

Valley County Planning and Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@co.valley.id.us
208-382-7115



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # <u>5760</u> or <input type="checkbox"/> Cash
FILE # <u>C.U.P. 22-47</u>	FEE \$ <u>300.00</u>	
ACCEPTED BY _____	DEPOSIT <u>—</u>	
CROSS REFERENCE FILE(S): _____	DATE <u>10-20-2022</u>	
PROPOSED USE: _____		

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements.
A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Applicant's Signature: [Signature] Date: 10/15/2022

The following must be completed and submitted with the conditional use permit application:

- ☐ A detailed project description disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- ☐ A plot plan, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ☐ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- ☐ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ☐ A lighting plan.
- ☐ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the GIS Portal at www.co.valley.id.us. Only one copy of this list is required.
- ☐ Ten (10) copies of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.

We recommend you review the Valley County Code online at www.co.valley.id.us
or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.

CONTACT INFORMATION

APPLICANT Aleksandr & Lyubov Galenko PHONE [REDACTED]
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐
MAILING ADDRESS PO Box 45153 Boise, ID ZIP 83711
EMAIL [REDACTED]
PROPERTY OWNER Aleksandr & Lyubov Galenko
MAILING ADDRESS PO Box 45153 Boise, ID ZIP 83711
EMAIL [REDACTED]
AGENT / REPRESENTATIVE ILYA Galenko PHONE [REDACTED]
MAILING ADDRESS 1893 N. SWAINSON AVE Meridian, ID ZIP 83646
EMAIL [REDACTED]
CONTACT PERSON (if different from above) _____
MAILING ADDRESS _____ ZIP _____
EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 219 Ashton Ln, McCall, ID 83638
PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)

TAX PARCEL NUMBER(S) RP 005530000 10

Quarter _____ Section _____ Township _____ Range _____

1. PROPOSED USE: Residential ☐ Civic or Community ☐ Commercial ☒ Industrial ☐

2. SIZE OF PROPERTY 1.925 Acres ☒ or Square Feet ☐

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

The only structure on the property is
a 50' x 24' shop which is used as
personal storage.

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location: _____

NONE

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North Jug Mountain Ranch Common Area
South Residential house, Rural
East Shed / Water pump, Rural Residential
West Residential house, Rural

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: N/A

7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):

Number of Proposed Structures: 0

Number of Existing Structures: 1

Proposed Gross Square Feet

1st Floor _____

2nd Floor _____

Total _____

Existing Gross Square Feet

1st Floor 4,200

2nd Floor _____

Total 4,200

8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence ☐ Multiple residences on one parcel ☐

8b. TYPE OF STRUCTURE: Stick-built ☐ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☐ Other ☐

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): _____

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: _____

8d. DENSITY OF DWELLING UNITS PER ACRE: _____

9. SITE DESIGN:

Percentage of site devoted to building coverage: 1.4

Percentage of site devoted to landscaping: 95.8

Percentage of site devoted to roads or driveways: 2.8

Percentage of site devoted to other uses: 0, describe: _____

Total: 100%

10. PARKING (If applicable): N/A

Office Use Only

a. Handicapped spaces proposed: _____

Handicapped spaces required: _____

b. Parking spaces proposed: _____

Parking spaces required: _____

c. Number of compact spaces proposed: _____

Number of compact spaces allowed: _____

d. Restricted parking spaces proposed: _____

e. Are you proposing off-site parking: _____

11. SETBACKS:	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
<u>N/A</u>	Proposed	Required	Proposed	Required
Front	_____	_____	_____	_____
Rear	_____	_____	_____	_____
Side	_____	_____	_____	_____
Side Street	_____	_____	_____	_____

12. NUMBER OF EXISTING ROADS: 1 Width: 20'

Existing roads will be: Publicly maintained? ☒ Privately Maintained? ☐ or Combination of both? ☐
Existing road construction: Gravel ☐ Paved ☒ or Combination of both? ☐

13. NUMBER OF PROPOSED ROADS: 0 Proposed width: _____

Proposed roads: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☐
Proposed road construction: Gravel ☐ Paved ☐ or Combination of both? ☐

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes ☐ No ☒

15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:

electricity, septic tank

16. PROPOSED UTILITIES: NONE

Proposed utility easement widths _____ Locations _____

17. SEWAGE WASTE DISPOSAL METHOD: Septic ☐ Central Sewage Treatment Facility ☐

N/A

Name: _____

18. POTABLE WATER SOURCE: N/A Public ☐ Water Association ☐ Individual Well: ☐

If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____

Nearest adjacent well _____ Depth _____ Flow _____

19. DRAINAGE (Proposed method of on-site retention): N/A

Any special drains? _____ (Please attach map)

Soil type(s): _____

(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)

Stormwater Prevention Management Plan will need approval from Valley County Engineer.

20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?

(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒

21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☒

21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☒ No ☐

23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☐ No ☒

If yes, explain: _____

24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒

Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒

If yes, explain: _____

24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district. Submit letter from Irrigation District, if applicable.

25. COMPLETE ATTACHED WEED CONTROL AGREEMENT

26. COMPLETE ATTACHED IMPACT REPORT

N/A

Irrigation Plan

(Idaho Code 31-3805)

This land: ☐ Has water rights available to it
☒ Is dry and has no water rights available to it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one-acre or less or a suitable system for lots of more than one acre which will deliver water to those landowners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 - 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system.
 - 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. A list of the map requirements follows the short questionnaire. **Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.**

- 1. Are you within an area of negotiated City Impact? ☐ Yes ☐ No
- 2. What is the name of the irrigation district/company and drainage entities servicing the property?
Irrigation: _____
Drainage: _____
- 3. How many acres is the property being subdivided? _____
- 4. What percentage of this property has water? _____
- 5. How many inches of water are available to the property? _____
- 6. How is the land currently irrigated? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
- 7. How is the land to be irrigated after it is subdivided? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
- 8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

- 9. Is there an irrigation easement(s) on the property? ☐ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot? _____

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate wastewater direction →).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: _____

Also, provide the following documentation:

- ☐ Legal description of the property.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be **bonded** and/or **installed** prior to the recording of the plat or building permit.

Signed: _____
Applicant

Date: ____/____/____



VALLEY COUNTY


WEED CONTROL AGREEMENT

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

Valley County Weed Department can be contacted at 208-382-7199.

By: 
Applicant

By: _____
Valley County Weed Control

Date: 10/17/22

Date: _____

C.U.P. Impact Report [County Code Title 9, Chapter 5, §3-D]

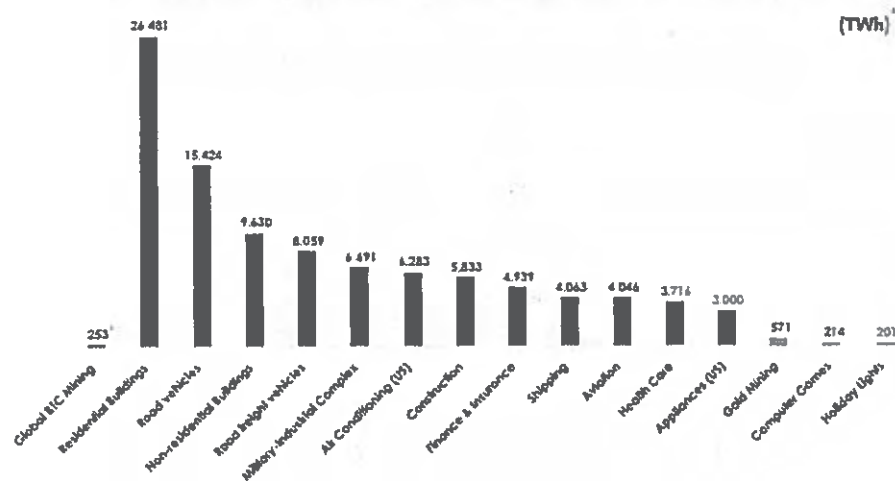
1. During initial setup of mining machines proposed at the 219 Ashton Lane, McCall ID, 83636 [hereafter known as the PROPERTY] there will be minimal auto traffic of no more than 3 trips to setup devices and ensure machine functionality and integration with the mining pool. Thereafter no more commercial use traffic of any volume is required.

2. No impact on housing affordability, the remainder of the PROPERTY shall be residential use and non-commercial.

3. Noise levels have been measured during stress-testing of machines at ~70dB right outside of the window vent, ~50dB at 20' away from the window vent, dropping to background levels near the edges of the property during daytime hours. Indoor tests measure in the high 80's (averaging 88dB indoors), this is mitigated through the use of 2" thick sound paneling around the room. Vibration levels are minimal and not measured. Nighttime tests also show sound from the window during stress-test dropped to background levels near the edge of the property, following a similar pattern.

4. Mining machines vary greatly in heat output depending on make and model and hashing output, but generally modern machines fall in the 25-75k BTU/hr range. For comparison's sake, this is about half of the output of a small propane heater, or about 1/3 of the btu output per gallon of gasoline. Hence total BTU output is expected between roughly 200k BTU/hr to 500k BTU/hr.

GLOBAL BITCOIN MINING VS OTHER INDUSTRIES



[For more information on Mining Efficiency in general Council Members are encouraged to read this short presentation by the Bitcoin Mining Council:

<https://bitcoinminingcouncil.com/wp-content/uploads/2022/07/2022.07.19-BMC-Presentation-Q2-22-Presentation.pdf> for clarity's sake on the global energy usage of bitcoin/cryptocurrency mining versus other industries, we have attached a single slide from the above presentation.]

5. No particulate emissions are emitted from either mining devices nor peripheral equipment (air cooling, etc.).

6. No water is used/discharged or interacted with in any capacity. Since part of the plot does lie in USFWS and NLCD Wetlands, precautions will be taken to ensure equipment will not be subject to any water damage by ensuring air filters maintain normal levels of humidity and raising electrical equipment off of the floor via shelving units.

7. No fire or other hazards are identified nor introduced in commercial usage. All modern mining devices have safety measures to prevent overheating which can damage electrical equipment, similar to modern personal electronics that will turn off if running too hot to prevent damage to sensitive components. CO2 fire extinguishers will allow for the safe elimination of any fires without damaging electrical equipment. Neighboring properties do not engage in any hazardous activities to the best of our knowledge, nor should affect the PROPERTY's proposed use.

8. No vegetation was removed nor shall be removed for commercial use. Access trails to the transformer are maintained for Idaho Power and were chosen to route around any existing vegetation. Aside from minimal auto traffic during machine setup as discussed in 1, no soil displacement or disturbance is foreseen for commercial use.

9. Not applicable.

10. Not applicable.

11. Not applicable.

12. Only proposed commercial structural amendment, the building of a 10' high 3 wall enclosure to further eliminate any noise, is located on the south side of the existing structure and will not be visible from any public roads. No shadows shall be cast on neighboring property.

13. This location was primarily selected for residential use, and the commercial use is convenient to add because existing shop can be readily retro-fitted for proposed use with the addition of power. The availability for Idaho Power to add the necessary amperage to site was also a consideration in purchase.

14. No revenue change nor jobs.

15. Additional power usage of approximately ~65kw. Utility costs (based on previous location estimates) range around \$4k per month during peak summer hours. No other economic impacts or additional public services for commercial usage.

16. No impact on existing or similar developments.

17. Not applicable.

18. No impact if the project is abandoned.

19. Total commercial space will be a 10' x 9' room.

20. All first phase construction is complete and electrical installation finalized and passed inspection. Second phase will be the addition of the 3-wall enclosure on the outside of the inlet vent, slated for this Q4 2022 if C.U.P is granted.

21. Not applicable.

N/A

Property Tax Exemption

New and expanding business may qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code § 63-602NN

Application must be filed with the Valley County Assessor's office before construction begins.

Protocols for qualifying property exemption in Valley County, Idaho:

- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale area
- Housing
 - Multi-family housing must have 5 units or more per structure.
 - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
 - For local housing only (workforce)
 - Short term rentals not allowed
 - Units cannot be individually sold (e.g., no condominiums)
- Remodel and/or additions to existing businesses
 - Only the area of remodel/addition may qualify for exemption
 - Retail sales additions/remodel will not qualify

For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.

219 N Ashton Lane, McCall ID, 83638

Project Description

This Conditional Use Permit Project Description is intended to show forth the purpose, strategy, and time frame of the construction surrounding the usage of the property at 219 N Ashton Lane, McCall, ID 83638 (hereafter known as the PROPERTY) as it pertains to its commercial usage.

The purpose of the development at the PROPERTY is to add such utilities and/or amenities as to render the site suitable for use as a cryptocurrency mining unit. This requires mainly the addition of 3-phase power to allow mining machines to be run at suitable energy efficiency levels, along with appropriate cooling during hot months.

The addition of power was installing a transformer in conjunction with Idaho Power, ensuring service access, that allows the addition of 1200 amperes of 3-phase power to the PROPERTY. This access is available via unmarked trails around the building that are maintained free of brush, debris and were chosen to route around any current foliage and trees. Power lines were then trenched from the transformer to the building and ran inside to interior panels and conduits to allow access to mining machines. This part of the construction has been completed and passed county electrical inspection.

Second phase of construction is testing the electrical install, verifying adequate power and internet access. This was done on 9/23-10/3, running machines at various levels to stress-test the install before confirming payment for the installation.

Fire mitigation will be accomplished via several CO2 extinguishers on site to allow for proper handling of any electrical fires that should arise without damaging computer equipment.

Second phase will also include the construction of a partial enclosure with 3 walls and a roof on the outside of the exterior inlet to redirect sound toward the rear of the property. This along with the air filtration vent already in place will provide adequate dampening of noise. Measurements were taken of machines and fan during stress-test and they measured at ~70dB right by exterior window, ~50dB at 20' away, and dropping to background levels near the edges of the property.

Once construction is finished and machines are running, no further access is needed and all management will be done remotely, removing necessity for any commercial access.



