

Detailed Project Description for Multiple Residence Permit:

Purpose - To build a family ranch, build a total of three homes as a secondary home for family, and hire a full time ranch manager to live onsite. Plan to start as soon as the snow melts in 2023 and continue to work on the construction of the three homes simultaneously until they are finished. The buyer is purchasing 800 acres in total, but would like all the homes on the 320 acre piece buffered by 160 on one side and 320 on the other side.

Fire Mitigation - plan to have 320 acres cleaned up for fire mitigation before building is started.

Utilities - Power - in the beginning the homes will be run off grid on a diesel generator until Idaho Power can install underground power to the homes.

A New service request has been opened with Idaho Power.

Water- wells will be drilled for each home.

Septic - septic permits to be applied for.

Fencing - There is existing wire fenceing on the property

Access- Corral Creek Rd. Is the main access point with three approach permits will be needed for the three residences.

Emissions- none

Dust & Noise- Considering this will be a family ranch and a second home there will not be an impact in this field.

Outside Storage- There will also be a hay barn & and a barn for Ranch equipment.

Dec Dec 27th

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>1040</u> or <input type="checkbox"/> Cash
FILE # <u>C.U.P. 22-57</u>	FEE \$ <u>250.00</u>	
ACCEPTED BY _____	DEPOSIT _____	
CROSS REFERENCE FILE(S): _____	DATE <u>12-27-2022</u>	
PROPOSED USE: <u>multiple residence - 3</u>		

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: _____

Date: 22 DEC 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. N/A leaving what is on site
- ☐ 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. to be completed by surveyor when snow melts
- ☐ A lighting plan. N/A
- ☐ 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. P+Z handle
- ☐ 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 JIM LAMON PHONE [REDACTED]
Owner ☐ Purchaser ☒ Lessee ☐ Renter ☐
MAILING ADDRESS 7300 N 70TH ST PARADISE VALLEY AZ ZIP 85235
EMAIL [REDACTED]
PROPERTY OWNER Joe Kennedy + Tracey Kennedy [REDACTED]
MAILING ADDRESS 3701 Waterwheel Rd. Emmett ID ZIP 83617
EMAIL [REDACTED]
AGENT / REPRESENTATIVE Kripe Land Co. PHONE [REDACTED]
MAILING ADDRESS 860 W Beacon St. Boise, ID ZIP 83706
EMAIL [REDACTED]
CONTACT PERSON (if different from above) Teia Golden
MAILING ADDRESS PO Box 4435 McCall, ID ZIP 83638
EMAIL [REDACTED] PHONE [REDACTED]

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY TBD Corral Creek
PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description)
Attached
TAX PARCEL NUMBER(S) RP 13N04E150006
Quarter SW 1/4 Section 15 Township 13N Range 4E
1. PROPOSED USE: Residential ☒ Civic or Community ☐ Commercial ☐ Industrial ☐
2. SIZE OF PROPERTY 320 Acres ☒ or Square Feet ☐
3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
Agricultural, none
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. NO
5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES
North Agricultural
South Agricultural
East Agricultural
West Agricultural

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 35 feet

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

Number of Proposed Structures: 2

Number of Existing Structures: 0

Proposed Gross Square Feet

1st Floor 2 - 20,000 sq ft.

2nd Floor 0

Total 40,000

Existing Gross Square Feet

1st Floor 0

2nd Floor 0

Total 0

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): 7500 SF (2)

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 0 3500 SF (1)

8d. DENSITY OF DWELLING UNITS PER ACRE: 3/320 Acres

9. SITE DESIGN:

Percentage of site devoted to building coverage: .42%

Percentage of site devoted to landscaping: 99.57%

Percentage of site devoted to roads or driveways: .01%

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

Total: 100%

10. PARKING (If applicable): N/A

a. Handicapped spaces proposed: _____

b. Parking spaces proposed: _____

c. Number of compact spaces proposed: _____

d. Restricted parking spaces proposed: _____

e. Are you proposing off-site parking: _____

Office Use Only

Handicapped spaces required: _____

Parking spaces required: _____

Number of compact spaces allowed: _____

11. SETBACKS: BUILDING Office Use Only PARKING Office Use Only

Proposed

Required

Proposed

Required

Front _____

Rear _____

Side _____

Side Street _____

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

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:

N/A

16. PROPOSED UTILITIES: Plan to septic test + drill well when snow melts
Proposed utility easement widths _____ Locations _____

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

18. POTABLE WATER SOURCE: 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): _____

Any special drains? NO (Please attach map) 10-8% 30 89.2%
Soil type(s): Jugon Coarse Sandy Loam Koppes-Toiyabe Complex
(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: Water Rights are being transferred, but ditches + ponds already exist.

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



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: [Signature]
Applicant

By: _____
Valley County Weed Control

Date: 22 DEC 2022

Date: _____

IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ Answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

N/A
Personal Ranch

2. Provision for the mitigation of impacts on housing affordability.

N/A

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

N/A

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

N/A

5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.

N/A

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

N/A

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

N/A

8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

N/A

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

N/A

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

N/A

11. Site grading or improvements including cuts and fills, drainage courses, and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

Once Multiple Residence have been approved, site grading plan will take place to get building permit.

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.

Planning on building on the 320 Acres with 160 Acres separating as a grazing field + buffer zone.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

Ranch Setting w/ larger lot sizes surrounding.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

Property Tax on 5 Residence
- Ranch Manager, Builders, Snow Removal

15. Approximation of costs for additional public services, facilities, and other economic impacts.

N/A

16. State how the proposed development will impact existing developments providing the same or similar products or services.

No Impact

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

N/A

18. What will be the impacts of a project abandoned at partial completion?

N/A

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

3-residential 18,000 sq ft
2-barns 40,000 sq ft.

20. Stages of development in geographic terms and proposed construction time schedule.

Barns will go up first, and homes to be built at the same time

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

N/A - Ranch Style -

TO BE RECORDED

For Value Received

William C. Kennedy, Successor Trustee of the
Pearl Kennedy Family Trust

The Grantor, does hereby grant, bargain, sell and convey unto

Joseph E. Kennedy

whose address is: Box 241, Carey, Idaho 83201

the grantees, the following described premises, to-wit:

Parcels of land, situate in Range 4 East, Boise Meridian, Valley
County, Idaho, more particularly described as:

Township 13 North:

Section 21, 22, 23, 24
South 1/4, 21, 22, 23, 24

RP13N04E142405

Together with and subject to easements 20 feet in width for
roadways, ingress, egress, and public utilities, the centerline of
which is described in that certain "easement" from Pearl Kennedy
Family Trust to Boise Tannin Corporation, a copy of which is
attached hereto.

Subject to any and all easements, rights-of-way, taxes, liens,
covenants, restrictions, reservations, assessments,
encumbrances of record.

TO HAVE AND TO HOLD the premises with their appurtenances unto the
said grantees, their heirs and assigns forever. And the said
grantors do hereby covenant to and with the said grantees, that
they are the owners in fee simple of said premises that said
premises are free from all encumbrances except the 1995 taxes and
assessments and that they will warrant and defend the same from all
lawful claims whatsoever.

Dated: 12/20/95

William C. Kennedy
William C. Kennedy, Successor Trustee of the
Pearl Kennedy Family Trust

State of Idaho)
County of Valley) ss:

On the 20 day of December, 1995 before me, a notary public in
and for said State, personally appeared William C. Kennedy
being by me first duly sworn, declared that he is Trustee of the
Pearl Kennedy Family Trust, that they signed the foregoing document
as the Trustee and that the statements therein contained are true

[Signature]
Notary Public
Idaho
Commission Expires: 12/20/97

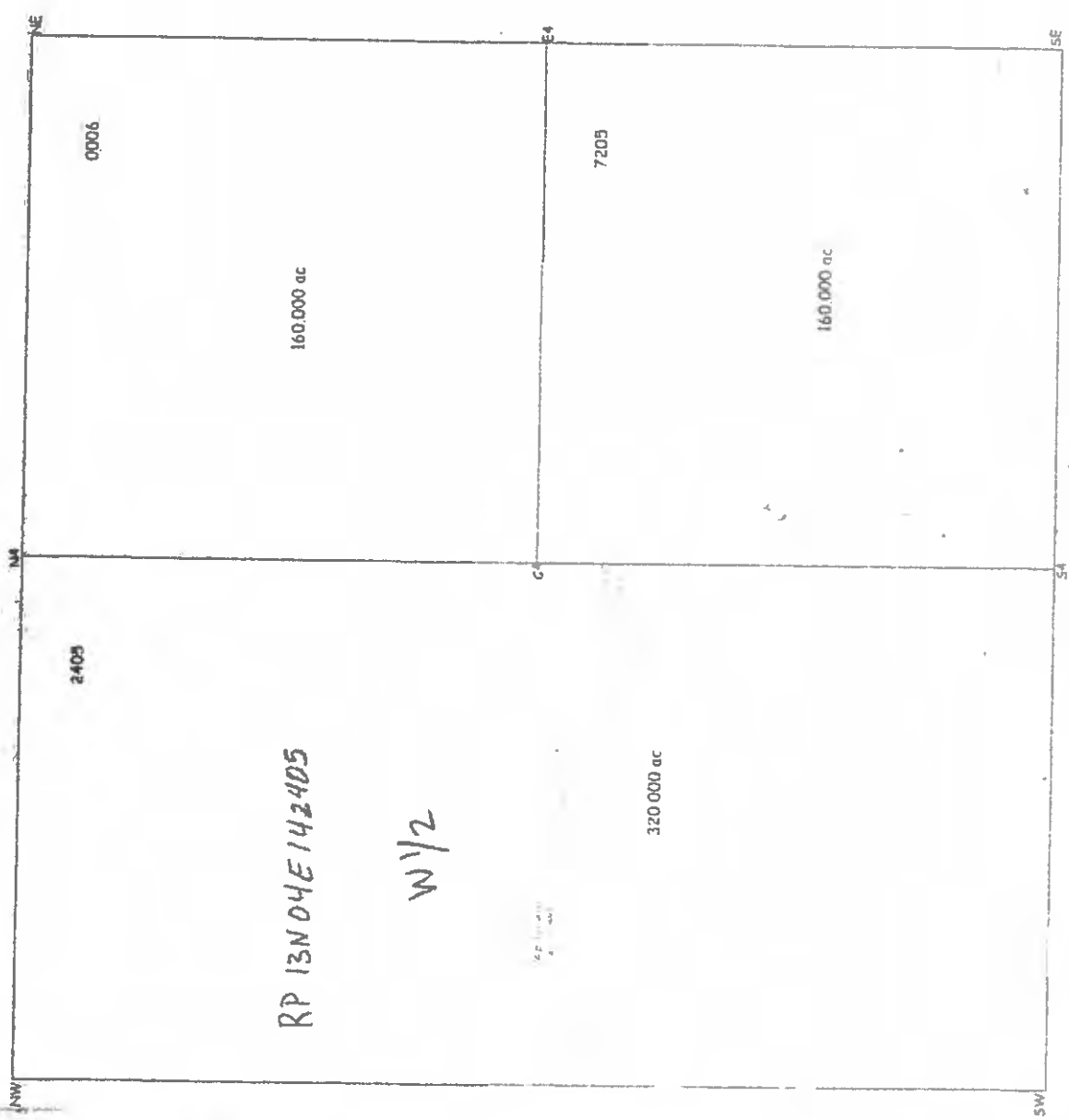
Complated by: 6-6-95

PLAT NUMBER

T W P . 1 3 N R 0 4 E S E C . 1 4

VALLEY COUNTY
Cartography Dept.
Assessor's Office
Casade ID 83611

Filename:
Valley County Base Map
Scale: 1" = 480 ft.
Date: 11/21/2021
Drawn by: L. Frederick



1. This map was prepared by the Valley County Assessor's Office. It is not a legal document. It is for informational purposes only.

WARRANTY DEED

For Value Received

Letha Sue Kennedy, now known as Letha sue Kennedy McCurrie,
an unmarried person

the Grantor, does hereby grant, bargain, sell and convey unto

Joseph R. Kennedy

whose address is: Box 241, Cascade, Idaho 83611

the grantee, the following described premises, to-wit:

Township 13 North, Range 4 East, Boise Meridian, Valley County, Idaho, more particularly described as the SW1/4 of Section 15 and the E2 of Section 15 (RP13N04E150000) (ARP13N04E154805)

Together with and subject to easements 70 feet in width for roadways, ingress, egress, and public utilities, the centerline of which is described in that certain "Easement" from Pearl Kennedy Family Trust to Boise Cascade Corporation, a copy of which is attached hereto.

~~Subject to an easement for roadways, ingress, egress, and public utilities 70 feet in width easterly of the North South center section line and southerly of the Lake Highway in the NE1/4 of Section 27, Township 34 North, Range 4 East, B-M, Valley County, Idaho, to East West center section line in said Section 27.~~

Subject to any and all easements, rights of way, taxes, liens, covenants, restrictions, reservations, assessments, and encumbrances of record.

TO HAVE AND TO HOLD the premises with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises that said premises are free from all encumbrances except the 1995 taxes and assessments and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: 12-24-95

Lotha Sue Kennedy McCurrie
Lotha Sue Kennedy McCurrie

State of Idaho)
County of *Miaako*) ss

On the 39th day of November, 1995 before me, William Brown a notary public in and for said State, personally appeared Letha Sue Kennedy McCurris, proven to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public

Idaho

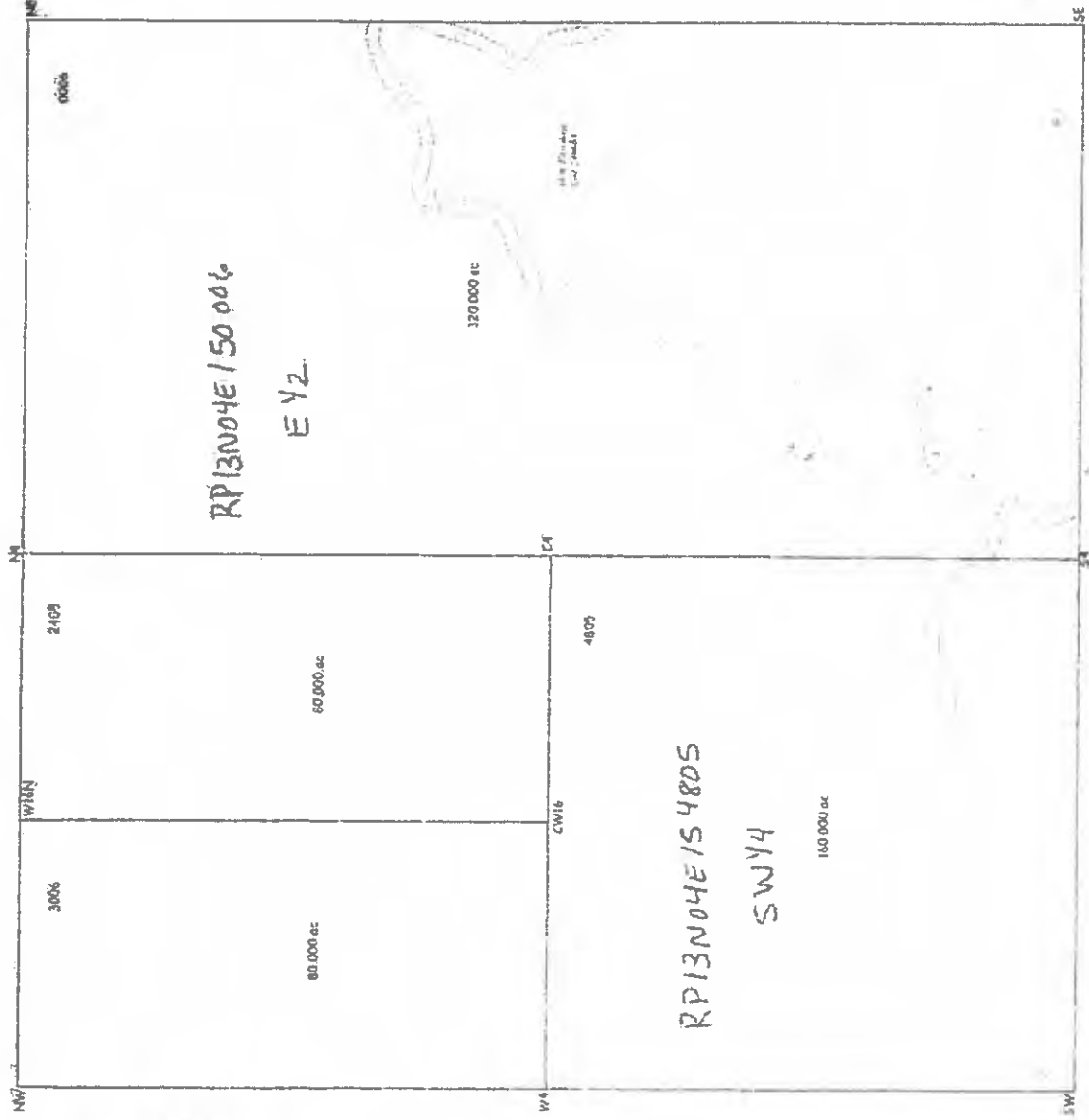
Commission Expires: 12-31-2000

PLAT THREE

T W P . 1 3 N R O 4 E S E C . 1 5

VALLEY COUNTY
Cartography Dept.
Assessor's Office
Casscode: ID 83611

Valuer:
Valley County Base Map
Scale: 1" = 400 ft.
Date: 11/21/2021
Drawn by: L. Fredrick



Valley County Assessor's Office