

CU.P. 23-07

Triple M Refrigeration

Project description

We propose to start building our office and shop in May and finish in October. Concrete framing in May.

Electrical plumbing and HVAC in June.

insulation sheetrock and paint in July

cabinets floor and doors in Aug. Siding

asphalt and landscaping in September.

final trim and occupancy in October.

building to be stick framed, asphalt and Metal roof. Rock on front of building.

This building is to house heating and air equipment as well as office personnel and Employee housing.

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 type="checkbox"/> Check # _____ or <input checked="" type="checkbox"/> Cash
FILE # <u>C.U.P. 23-07</u>	FEE \$ <u>150.00</u>	
ACCEPTED BY _____	DEPOSIT _____	
CROSS REFERENCE FILE(S): _____	DATE <u>2-1-2023</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: Matt Mosen Date: 1-31-23

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 Matthew M Moser PHONE [REDACTED]
Owner ☐ Purchaser ☒ Lessee ☐ Renter ☐

MAILING ADDRESS PO Box 591 Donnelly Idaho ZIP 83615

EMAIL [REDACTED]

PROPERTY OWNER Matthew M Moser

MAILING ADDRESS PO Box 591 Donnelly Idaho ZIP 83615

EMAIL [REDACTED]

AGENT / REPRESENTATIVE Paul Bull PHONE [REDACTED]

MAILING ADDRESS _____ ZIP _____

EMAIL _____

CONTACT PERSON (if different from above) _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 13129 Norwood Rd Donnelly ID 83615

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)

TAX PARCEL NUMBER(S) RP 16N03E170006

Quarter _____ Section _____ Township _____ Range _____

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

2. SIZE OF PROPERTY 1.71 Acres ☒ or Square Feet ☐

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

Bare land has Existing well and Part of Foundation

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 Roseberry Rd and Bare

South Misquito abatement

East house diagonal from lot

West houses & shops across creek

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 26 Feet

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

Number of Proposed Structures: 1

Number of Existing Structures: _____

Proposed Gross Square Feet

1st Floor 4000

2nd Floor 1000

Total 5000

Existing Gross Square Feet

1st Floor _____

2nd Floor _____

Total _____

8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence ☒ Business 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: 1

9. SITE DESIGN:

Percentage of site devoted to building coverage: 7%

Percentage of site devoted to landscaping: 5 1/2%

Percentage of site devoted to roads or driveways: 7 1/2%

Percentage of site devoted to other uses: 0, describe: will leave natural

Total: 100%

10. PARKING (If applicable):

a. Handicapped spaces proposed: 2

b. Parking spaces proposed: 5

c. Number of compact spaces proposed: 0

d. Restricted parking spaces proposed: 0

e. Are you proposing off-site parking: 0

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 50'

Rear min 200'

Side 50'

Side Street min 200'

12. NUMBER OF EXISTING ROADS: 0 Width: _____

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: 1 Driveway Proposed width: 40'

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:

well Power was on property

16. PROPOSED UTILITIES: sewer

Proposed utility easement widths _____ Locations _____

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

Name: North Lake

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? _____ (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 ☐ Creek at Bottom of Property

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

If yes, explain:

Scrape natural vegetation to pour level pad

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



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: 1-31-23

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.

Property is off paved Road and minimal traffic out of proposed shop
 2. Provision for the mitigation of impacts on housing affordability. I provide 10 Jobs that pay 25-40 dollars an hour and building has employee housing for distressed workers
 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.

heating and air bussiness, Monday thru Friday 8 to 5
minimal night lights or traffic when vacationers are here, Shop is a warehouse with office personal Mon-Fri
 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.

we will have cars and windows on building
minimal lights car security @ night
 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.

NO fabrication or chemicals. (Storing and Repairing Equipment only)
 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.

Creek and bottom of property

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.

Building at top of property
no impact on creek or wetland

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

we will sod disturbed soil and
leave 85% of property intact

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

will build retaining wall if needed
but will try to leave undisturbed.

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

N/A

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.

Building will be set back 30 ft and
not impact traffic visibility or neighbors
houses

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.

This property is off two paved and
maintained roads and is like other
properties in the area such as two
businesses across creek on Cameron drive

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

Building will cost $\approx 700,000$ and I
Employee 10 Jobs with health insurance retirement
and living wages averaging $60,000 - 100,000$ per year

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

sewer and 200 amp service

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

There is not enough shop
space and don't think it will have
any 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.

NA

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

eye sore

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

2 bed 1 bath apartment for
employees

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

done October 2023

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.

shop would rent for $\$3000$ and
apartment 1000 pr month

Property Tax Exemption

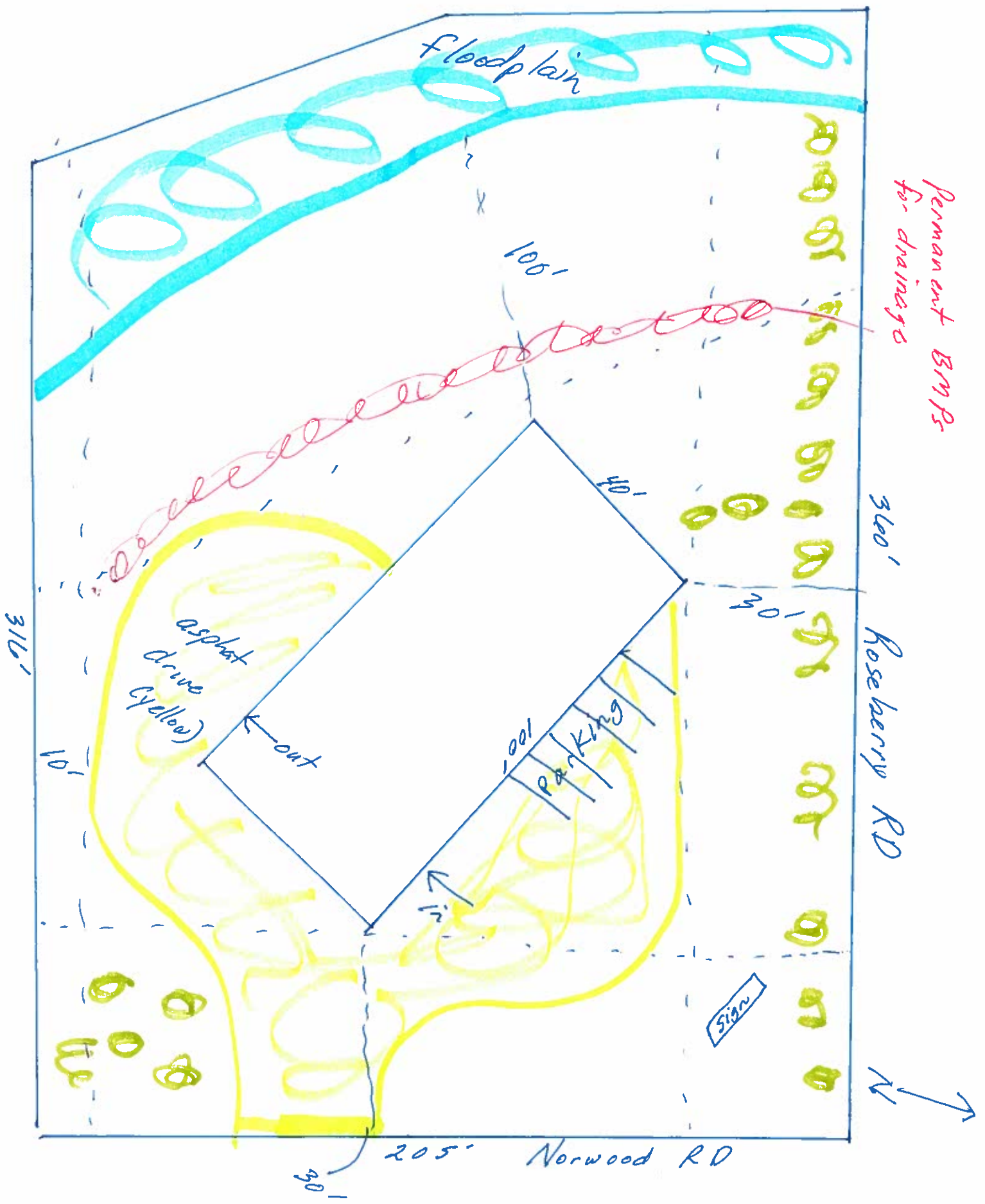
New and expanding business ***may*** qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code§ 63-602NN

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.



Valley County Planning and Zoning



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Parcel Boundaries Roads

URBAN/RURAL

Addresses

COLLECTOR

1:1,128

0 0.01 0.01 0.02 0.02 mi

0 0.01 0.01 0.02 0.04 km

Maxar, Microsoft

Valley County Planning and Zoning

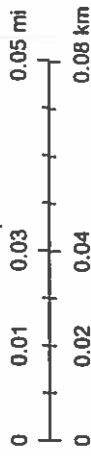


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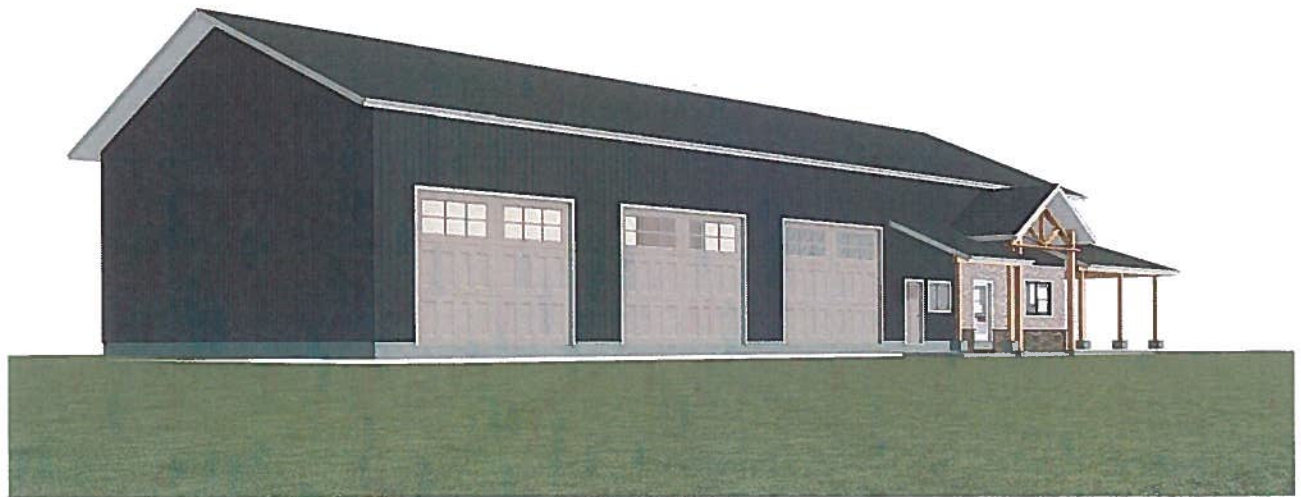
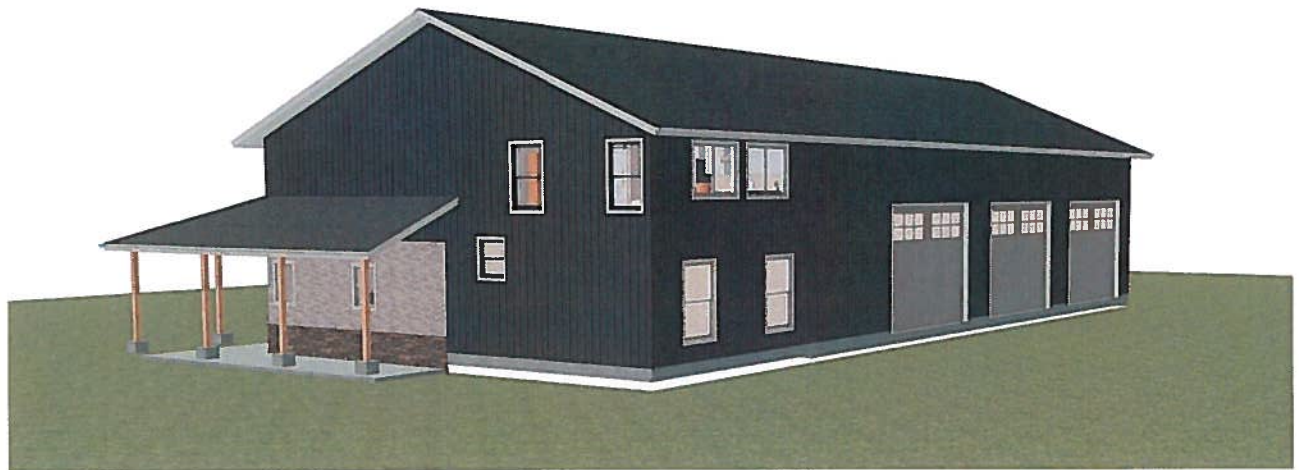
Floodplain

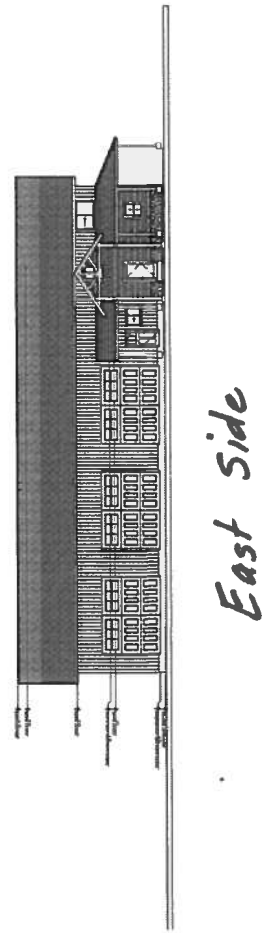
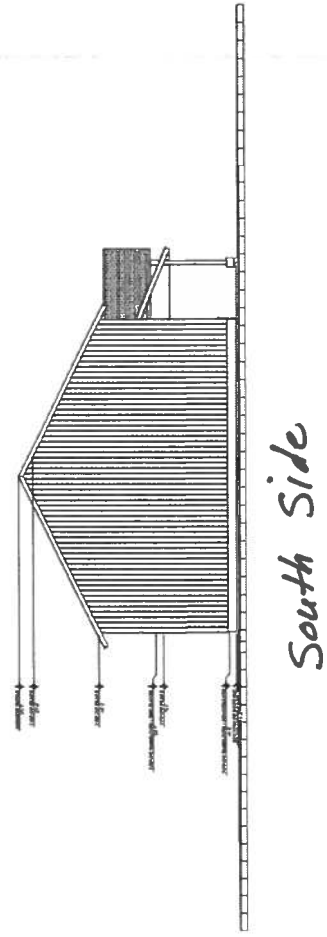
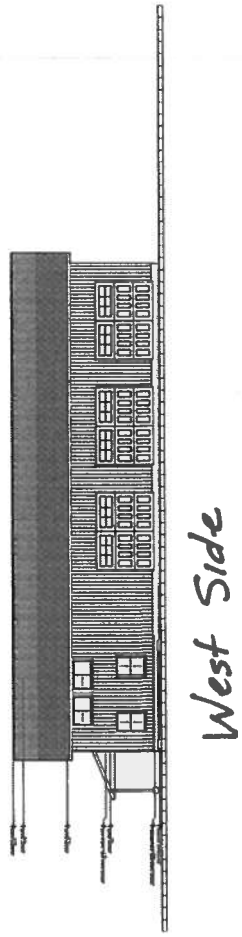
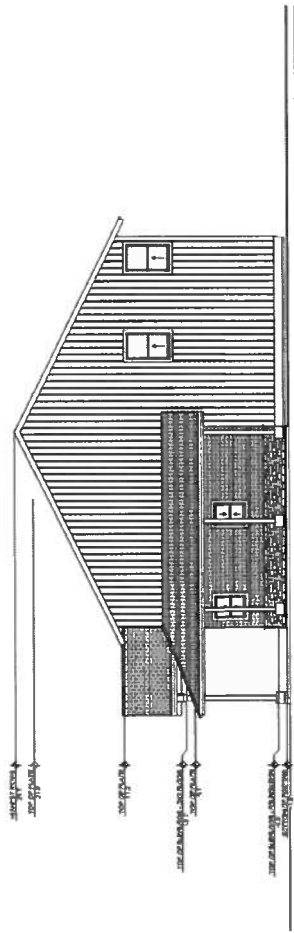
- Floodway (1% Annual Chance, 100-Year)
- A (1% Annual Chance, 100-Year)
- AE (1% Annual Chance, 100-Year)
- Addresses
- 500-Year Floodplain (0.2% Annual Chance)
- Roads
- Parcel Boundaries
- COLLECTOR

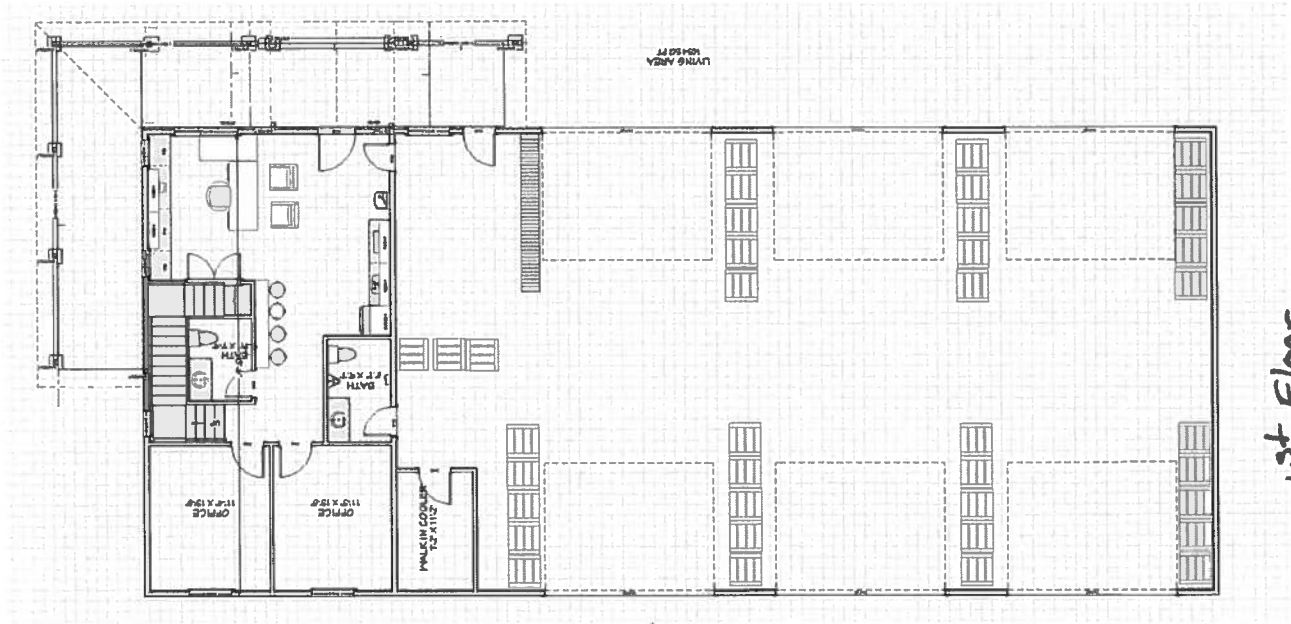
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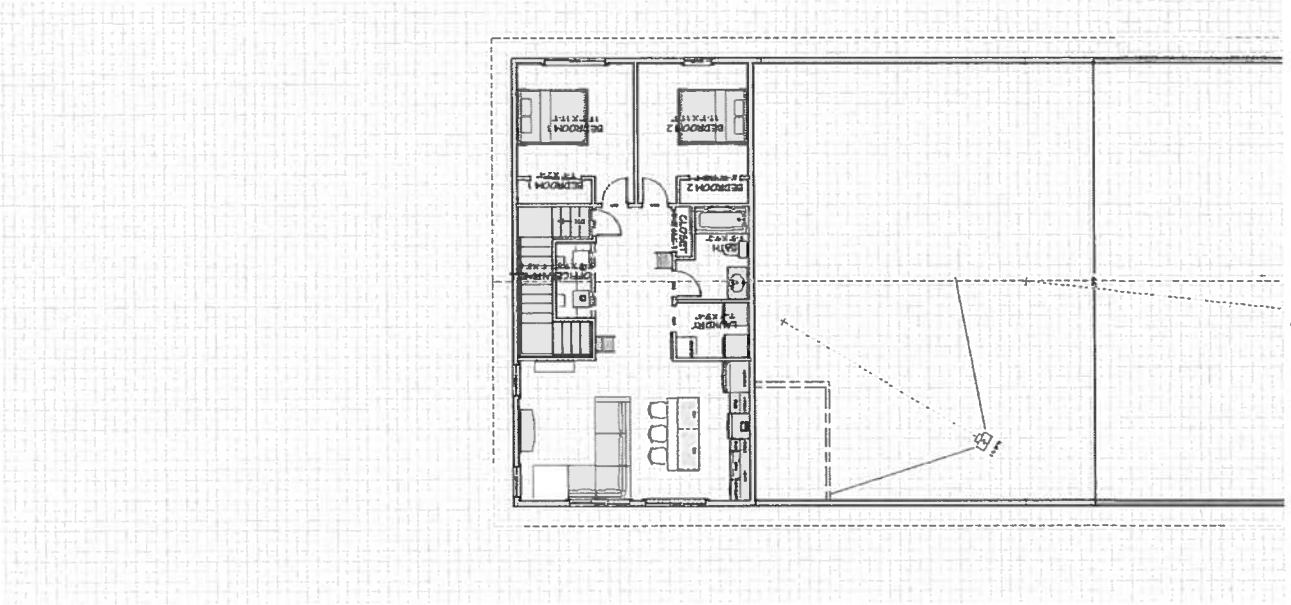
Valley County IT, Maxar, Microsoft



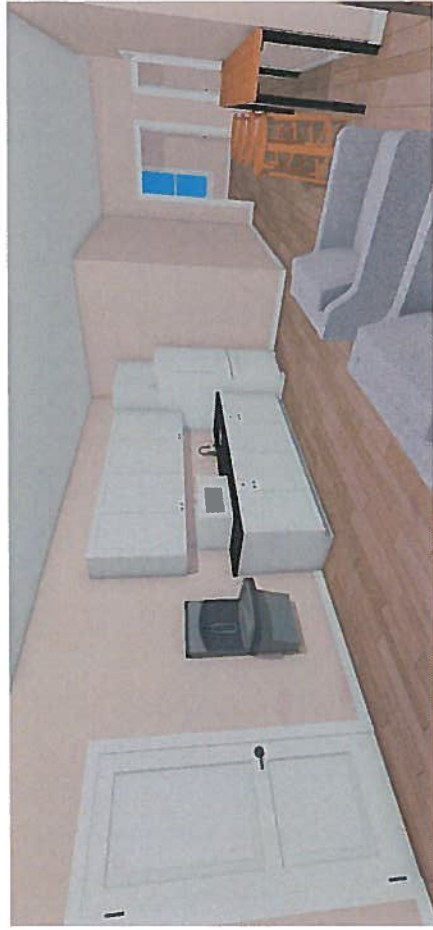




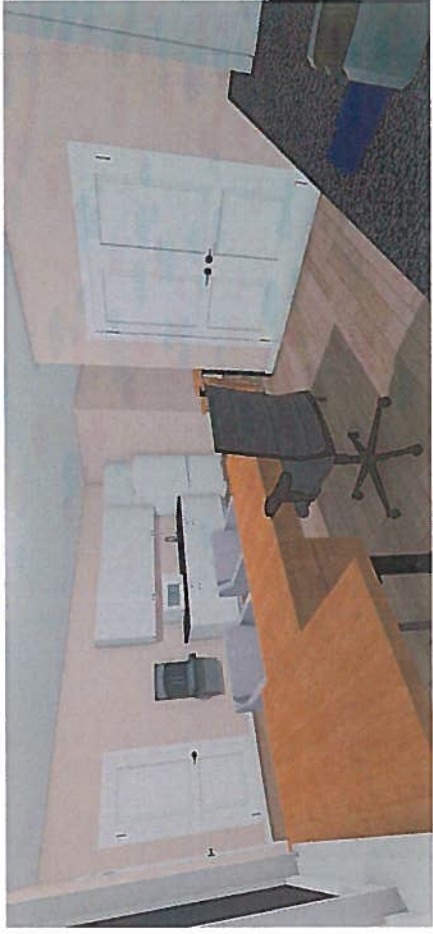
1st Floor



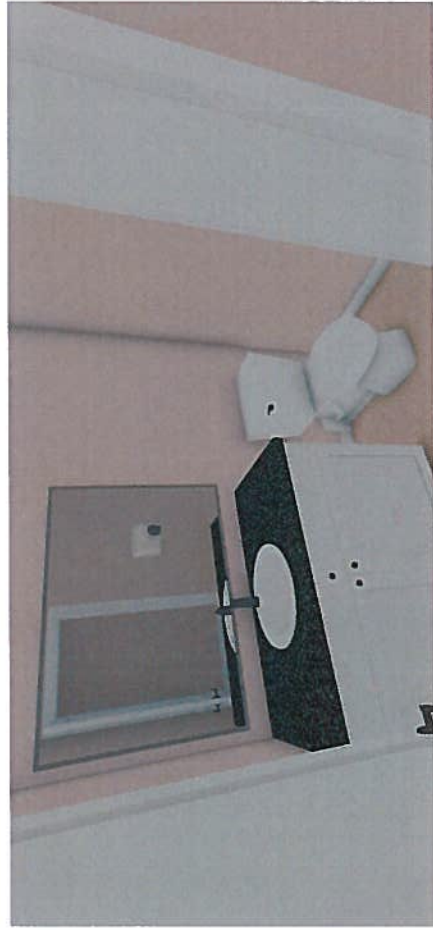
2nd Floor



STAFF KITCHEN



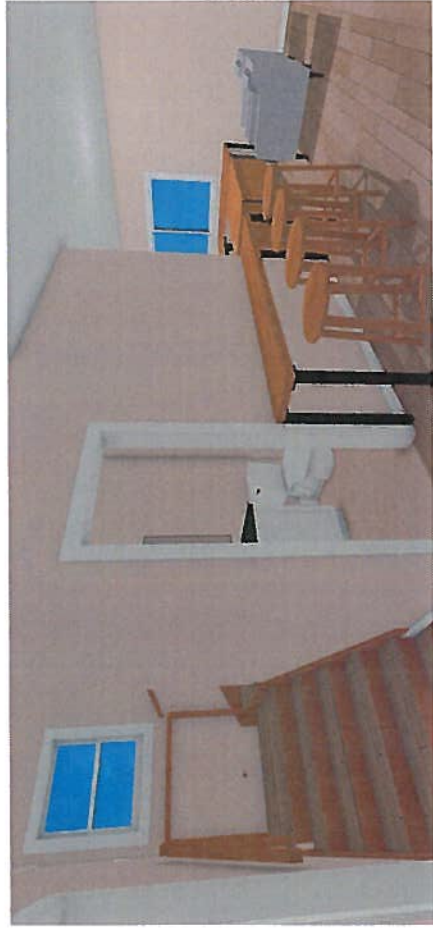
FRONT OFFICE



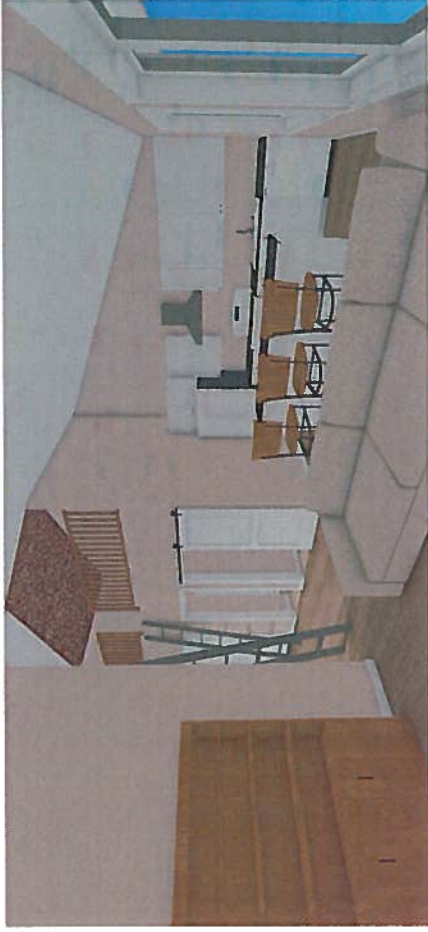
OFFICE BATHROOM



FRONT OFFICE 2



HALLWAY



APT KITCHEN



APT LIVING



APT COMPUTER CENTER



Bedroom 1



Bedroom + BATH SPACES



OPTIONAL LOFTS



Bedroom 2