

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 # <u>2652</u> or <input type="checkbox"/> Cash
FILE # <u>C.U.P. 23-09</u>	FEE \$ <u>150.00</u>	
ACCEPTED BY _____	DEPOSIT _____	
CROSS REFERENCE FILE(S): _____	DATE <u>2-27-2023</u>	
PROPOSED USE: <u>Storage - not for public use or rental</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: Marta Frost Date: 02/27/23

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**. Impact Report #4
- ☐ **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 Farm to Market Land, LLC PHONE [REDACTED]
Owner ☐ Purchaser ☐ Lessee ☐ Renter ☐
MAILING ADDRESS P.O. Box 1310 Donnelly, ID 83615
EMAIL [REDACTED]
PROPERTY OWNER Farm to Market Land, LLC
MAILING ADDRESS P.O. Box 1310, Donnelly, ID ZIP 83615
EMAIL [REDACTED]
AGENT / REPRESENTATIVE Marta Frost PHONE [REDACTED]
MAILING ADDRESS P.O. Box 1310, Donnelly, ID ZIP 83615
EMAIL [REDACTED]
CONTACT PERSON (if different from above) [REDACTED]
MAILING ADDRESS [REDACTED] ZIP [REDACTED]
EMAIL [REDACTED] PHONE [REDACTED]

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 13091 Farm to Market Rd Donnelly
PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
Tax #22 IN SE NE 514 T16N R3E 200000 Donnelly
Area Rural Investment
TAX PARCEL NUMBER(S) RP 16N03E141920
Quarter [REDACTED] Section [REDACTED] Township [REDACTED] Range [REDACTED]
1. PROPOSED USE: Residential ☐ Civic or Community ☐ Commercial ☐ Industrial ☐
2. SIZE OF PROPERTY 10.89 Acres ☒ or Square Feet ☐
3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
Irrigated Grazing Land, no structures
[REDACTED]
[REDACTED]
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
[REDACTED]
5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:
North Grazing Land
South Grazing Land
East 30 acres with a manufactured home
West 240 acres with a house on it

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 30 feet

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

Number of Proposed Structures: 1

Number of Existing Structures: 0

Proposed Gross Square Feet

1st Floor 10,000

2nd Floor —

Total 10,000

Existing Gross Square Feet

1st Floor —

2nd Floor —

Total —

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): N/A

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: N/A

8d. DENSITY OF DWELLING UNITS PER ACRE: N/A

9. SITE DESIGN:

Percentage of site devoted to building coverage: 2.8%

Percentage of site devoted to landscaping: 98%

Percentage of site devoted to roads or driveways: —

Percentage of site devoted to other uses: —, describe: Grazing Land

Total: 100%

10. PARKING (If applicable):

a. Handicapped spaces proposed: 0

b. Parking spaces proposed: 0

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:

	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	Proposed	Required	Proposed	Required
Front	<u>200 feet</u>	<u>—</u>	<u>—</u>	<u>—</u>
Rear	<u>200 feet</u>	<u>—</u>	<u>—</u>	<u>—</u>
Side	<u>50 feet</u>	<u>—</u>	<u>—</u>	<u>—</u>
Side Street	<u>50 feet</u>	<u>—</u>	<u>—</u>	<u>—</u>

12. NUMBER OF EXISTING ROADS: 1 Width: 50 feet Farm To Market Rd.

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: N/A Proposed width: —

Proposed roads: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☐

Proposed road construction: Gravel ☐ Paved ☐ or Combination of both? ☐

Driveway will be gravel.

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

15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:

Power

16. PROPOSED UTILITIES: Water (well) and Waste Disposal (septic)

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): We will maintain the current
Any special drains? No (Please attach map) drainage ditch.

Soil type(s): Sandy and clay underneath
(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:

We will put a gravel driveway to the shop.

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

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

If yes, explain: We will place a culvert under the
driveway

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

25. COMPLETE ATTACHED WEED CONTROL AGREEMENT

26. COMPLETE ATTACHED IMPACT REPORT

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: Roseberry Irrigation District

Drainage: N/A

3. How many acres is the property being subdivided? We don't want to subdivide it.

4. What percentage of this property has water? 3% of the property has a running creek

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
N/A ☐ 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.

see attached map.

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? We don't plan on retaining it. The water will go to the existing draining ditch
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)
We don't plan on having contaminants on the property. If any oil spill or other contaminant takes place we plan to take it off the property into an approved disposal facility.

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: _____

Marta Frost
Applicant

Date: _____

02/03/2023



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: Marta Frost
Applicant

By: _____
Valley County Weed Control

Date: 02/03/2023

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.
 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.
Only during construction.
 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.
No outdoor lights or activities. The only lights will be 5 front lights on the building, motion activated and with accordance with dark sky ordinance.
 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.
None
 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.
No water demand

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

None

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.

None

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

None

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

No foundation, no slopes. Only concrete slab for the building.

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

We plan to build a berm for sight buffer and fence around the building and the driveway so cows don't get in. We will build a well and septic in case we want to build a house there in the future.

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce the future 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.

The building will be in the back of the property. We will have a fence around it.

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.

We purchased this parcel because of the affordable price and close proximity to our office.

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

None

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

None

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

None

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.

None

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

It will be completed once started. If not, it will be removed, if not finished.

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

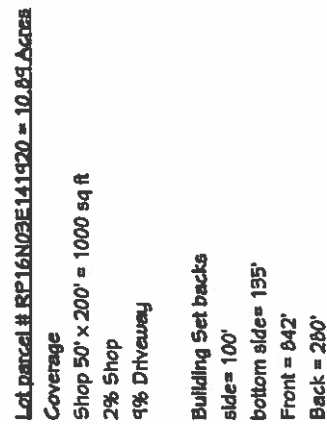
The shop will be 10,000 sq feet.

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

May 2023 - November 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.

None

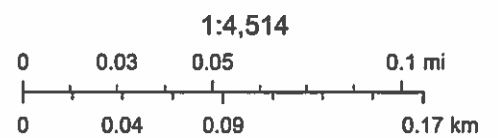


Assessor's Map & Parcel Viewer



2/27/2023, 10:40:22 AM

☐ Parcel Summary & Improvement Report



Maxar

Project Narrative

The building will be used for storage of snow removal equipment (for Frost Management Company), as well as excavating equipment, an RV and several snowmobiles and 4-wheelers. There will not be any outside storage, hence we are building a shop large enough to accommodate all of the equipment.

Berm will be built with trees planted to shield the building from the street view. Driveway will be gravel. Septic and well will be installed, as we are hoping to build our personal residence there in the future.