

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

☐ Check # _____ or ☒ Cash

FILE # 13-08

FEE \$ 300 -

ACCEPTED BY _____

DEPOSIT _____

CROSS REFERENCE FILE(S): _____

DATE 2.17.23

PROPOSED USE: Rental of 5 RV sites

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: 2/17/2023

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 Steve FREDRIKSEN PHONE [REDACTED]
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

MAILING ADDRESS 5240 FAIRVIEW BOULEVARD ZIP 83706

EMAIL [REDACTED]

PROPERTY OWNER Steve FREDRIKSEN

MAILING ADDRESS _____ ZIP _____

EMAIL _____

AGENT / REPRESENTATIVE _____ PHONE _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____

CONTACT PERSON (if different from above) _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 12784 & 12786 CASCADE DR

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

WAGON WHEEL RANCH #5 SUR LOTS 12 & 13 BLOCK 4

TAX PARCEL NUMBER(S) RP 00299004012 A

Quarter _____ Section _____ Township _____ Range _____

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

2. SIZE OF PROPERTY 0.93 Acres ☒ or Square Feet ☐

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

CURRENTLY 1 RV per Lot, 2 Pump House AND
5 RV. Spaces with Full Hookups, this was built
IN Approx. 2002 By Tim Yates For Construction Workers

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 RV - Tiny Home

South CABIN

East RV Lot

West Mobile Home

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: RV's 12 Ft

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

Number of Proposed Structures: _____

Number of Existing Structures: 2

Proposed Gross Square Feet

Existing Gross Square Feet

1st Floor _____

1st Floor 40

2nd Floor _____

2nd Floor _____

Total _____

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 ☒ RV

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

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: _____

8d. DENSITY OF DWELLING UNITS PER ACRE: 5

9. SITE DESIGN:

Percentage of site devoted to building coverage: 12%

Percentage of site devoted to landscaping: 63%

Percentage of site devoted to roads or driveways: 20%

Percentage of site devoted to other uses: 5%, describe: Pump House & Fire Pit

Total: 100%

10. PARKING (If applicable):

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>Proposed</u>	<u>Required</u>	<u>Proposed</u>	<u>Required</u>
Front	_____	_____	_____	_____
Rear	_____	_____	_____	_____
Side	_____	_____	_____	_____
Side Street	_____	_____	_____	_____

12. NUMBER OF EXISTING ROADS: 4 Width: 15'

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 ☐
To Access RV Spaces
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
2 Wells, 2 Power Sources + Hook ups For 5 RV Spaces
16. PROPOSED UTILITIES: No New Utilities
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)
Soil type(s): Sandy
(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

Valley County Planning and Zoning

Conditional use permit application

12784 Cascade Dr. Donnelly Id

Wagon Wheel Ranch #5 sub lots 12 & 13 Block 4

In approximately 2002 Jim Yates installed the utilities on these lots and put a mobile home and 4 RV spaces on the property with the intention of providing the construction workers, who worked for him with a place to live.

In 2005 we purchased this property from Jim Yates and he removed the mobile home at that time. It was unused for many years, until we started to have workers interested in parking their RVs on these lots, for an affordable place to live. As per Planning & Zoning we allowed 1 RV per lot. We have 3 unused RV spaces on this property.

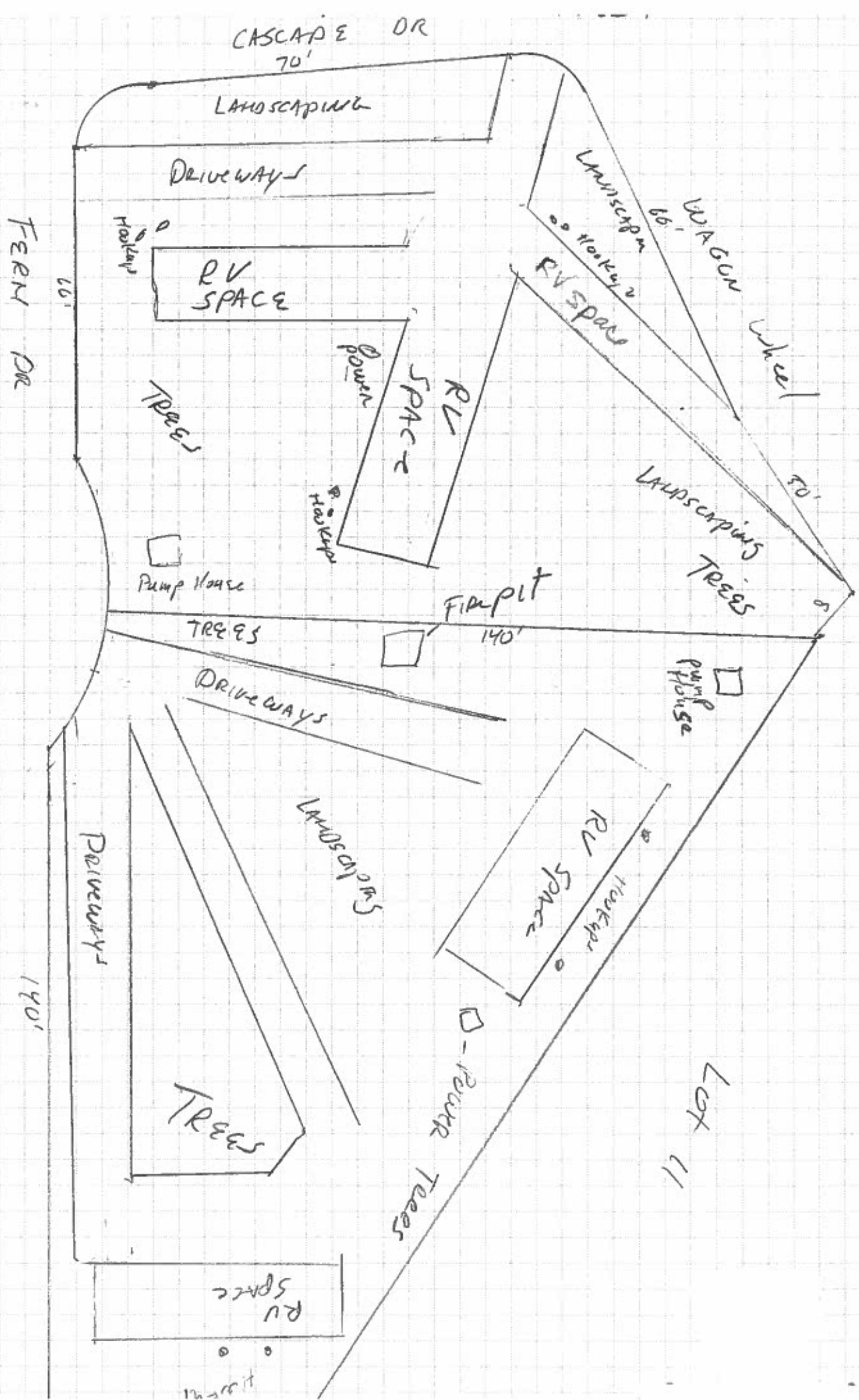
We would like to get a Conditional use permit to allow us to use the 3 unused RV spaces from time to time as the current tenants need to be able to help their workers find a place to stay. The spaces would probably be used more seasonally; however they are set up for year round if that became necessary.

The utilities are all in and the landscaping is in place, including trees, bushes, grass and boulders.

We do not need to do any additional construction to make this property available for affordable housing immediately.

Thank you for your consideration.

Steve Fredriksen

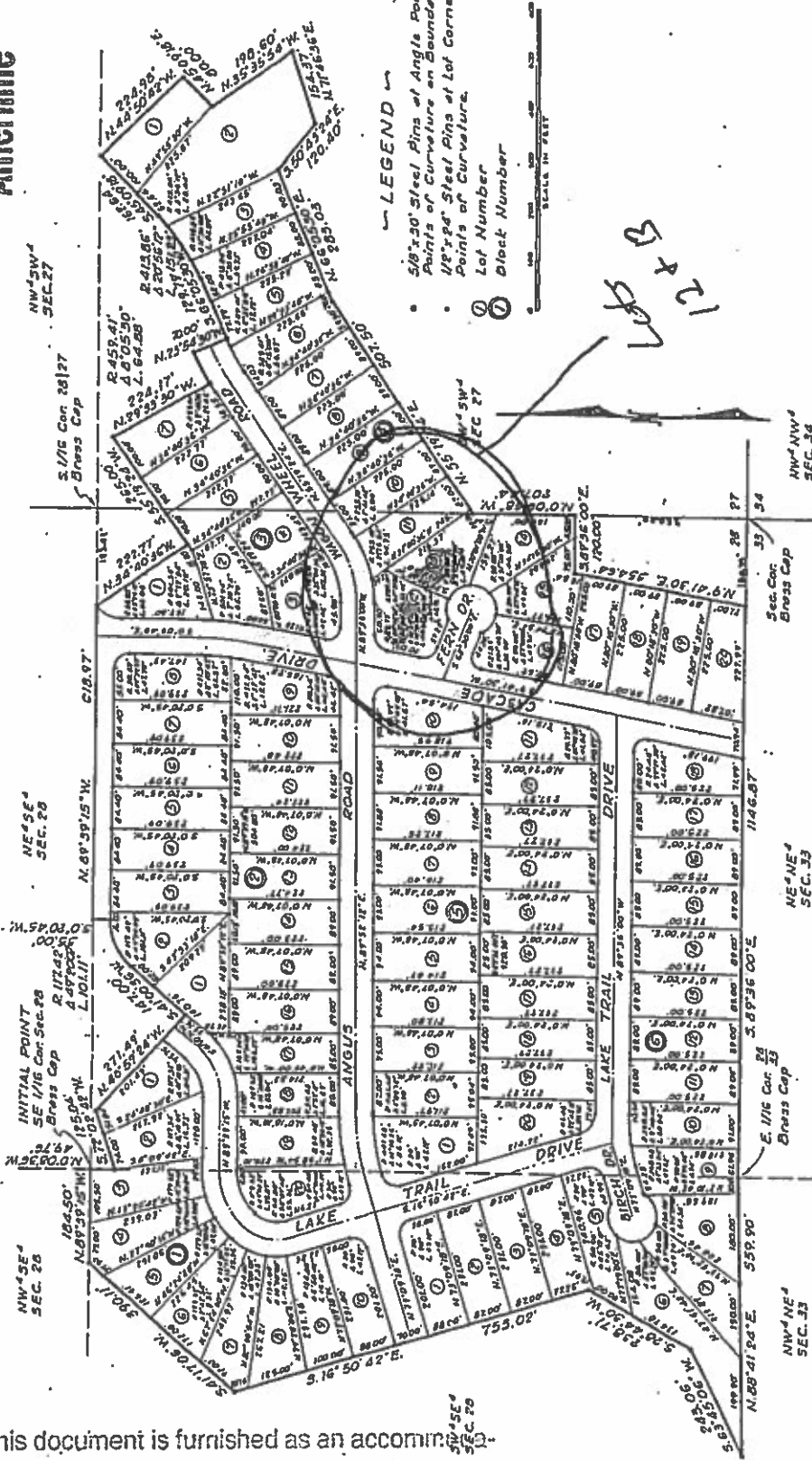


WAGON WHEEL RANCH #5 SUBDIVISION

PART OF THE S³SE⁴ OF SECTION 28 & THE SW⁴SW⁴ OF SECTION 27, T.16 N., R.3 E., B.M.

VALLEY COUNTY, IDAHO

Bill Harris - Engineer



- LEGEND
- 5/8"x30" Steel Pins at Angle Points & Points of Curvature on Boundary.
 - 1/2"x24" Steel Pins at Lot Corners & Points of Curvature.
 - Lot Number
 - Block Number



12 x 3

SANITARY RESTRICTION

No building or shelter which will require a water supply or a sewage disposal facility for people using the premises where such building or shelter is located shall be erected until written approval is first obtained from the State Board of Health by its administrator or his delegate approving plans and specifications either for public water and/or sewage facilities, or individual parcel water and/or sewage facilities.

Sanitary Restriction Under Title So
Recorded By Instrument No. 84,304

This document is furnished as an accompaniment. AmeriTitle makes no representations as to its effect, sufficiency, completeness or any other matters that might be implied therein.

Landscaping plan

The landscaping is in and includes several native trees, plus some fir and spruce. Many native bushes and flowers, with grass in the open areas. Some dirt and boulders have been added to help with privacy and curb appeal.

Site Grading plan

The ground is mostly level and driveways are in. A drainage seems to be absorbed by the soil and landscaping.

Lighting Plan

No additional lighting is planned. The current light comes from the RVs on the property and lights they provide.



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.

Steve FREDRIKSEN

By: _____

Applicant

By: _____

Valley County Weed Control

Date: _____

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.
CASCADE IS TRAILER VOLUME WILL BE MINIMAL, LESS THAN 3 VEHICLES PER DAY. CASCADE IS PAVED + MAINTAINED, WAGON WHEEL RD IS GRAVEL + MAINTAINED
 2. Provision for the mitigation of impacts on housing affordability.
THIS IS PART OF THE SOLUTION FOR HOUSING AFFORDABILITY ESPECIALLY FOR CONSTRUCTION WORKERS, AND OTHER RECREATIONAL 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.
N/A - ALREADY BUILT
 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.
ONLY GLARE WILL BE FROM RVs + CARS ON THE PROPERTY
 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.
SHOULD NO CHANGE, OCCASIONAL CAMP FIRE
 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.
DUE TO THE SANDY SOIL + RELATIVELY FLAT LOT, GROUNDWATER SOAKS INTO GROUND - THERE IS NO PROBLEM WITH SURFACE WATER

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

NA

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 planned to be removed

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

Mature trees, bushes & grass are in place

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

NA

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

All grading and landscaping is done

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.

Landscaping has many mature trees & bushes

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.

NA

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

N/A

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.

EXISTING RV RENTALS - seem to be completely Full.
This will provide year Round, low cost housing opportunities for local workers

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.

5 spaces long term rental spaces
- No short term rentals

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

Already Done, looking to use more of the spaces

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.

Year Round RV. spaces are currently being rented for \$350 to \$450 per month