

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>46889</u> or <input type="checkbox"/> Cash
FILE # <u>C.U.P. 22-20</u>	FEE \$ <u>150.00</u>	
ACCEPTED BY _____	DEPOSIT <u> </u>	
CROSS REFERENCE FILE(S): _____	DATE <u>4-26-2022</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: _____

Date: 4/26/22

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 Western States Equipment Company. (Dave McKinnon) PHONE [REDACTED]
Owner ☐ Purchaser ☒ Lessee ☐ Renter ☐

MAILING ADDRESS 3858 N. Garden Center Way Ste 300, Boise ID ZIP 83703

EMAIL [REDACTED]

PROPERTY OWNER Ken Roberts (Clover Valley Properties)

MAILING ADDRESS P.O. Box 1177 Donnelly, ID ZIP 83615

EMAIL [REDACTED]

AGENT / REPRESENTATIVE David McKinnon PHONE [REDACTED]

MAILING ADDRESS 3858 N. Garden Center Way Ste 300 Boise ID ZIP 83703

EMAIL [REDACTED]

CONTACT PERSON (if different from above) -

MAILING ADDRESS - ZIP -

EMAIL - PHONE -

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 10 DAVIS CREEK LANE

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

TAX PARCEL NUMBER(S) RP16N03269809

Quarter SE Section 26 Township 16 N Range 3 E

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

2. SIZE OF PROPERTY 9.63 Acres ☒ or Square Feet ☐

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

Hay Storage Facility & Leveled Dirt (No Ag USE)

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 Commercial & Residential USES & Buildings

South Agricultural USE, No Buildings

East Agricultural USE " "

West Agricultural USE " "

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 25'

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

Number of Proposed Structures: 1

Number of Existing Structures: 1

Proposed Gross Square Feet

1st Floor 4800 +/-

2nd Floor _____

Total _____

Existing Gross Square Feet

1st Floor 14,400 SF

2nd Floor _____

Total 14400 SF

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: 1.17%

Percentage of site devoted to landscaping: 43%

Percentage of site devoted to roads or driveways: 3.4%

Percentage of site devoted to other uses: 9.9%, describe: Storage

Total: ~~100%~~ 18.8% Developed
81.2% Undeveloped (For future Expansion or Employee Housing)
Office Use Only

10. PARKING (If applicable):

a. Handicapped spaces proposed: 1

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: No.

Handicapped spaces required: 1

Parking spaces required: 5

Number of compact spaces allowed: 0

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	<u>155'</u>	_____	<u>5</u>	_____
Rear	<u>621'</u>	_____	_____	_____
Side	<u>90'</u>	_____	_____	_____
Side Street	<u>300+</u>	_____	_____	_____

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: 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: Ø
16. PROPOSED UTILITIES: Power
Proposed utility easement widths 20' Locations SouthEast
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? No Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well Next Door to North (300'+) Depth _____ Flow _____
19. DRAINAGE (Proposed method of on-site retention): _____
Any special drains? No (Please attach map)
Soil type(s): Dowel Sandy loam 0 to 2% slopes & Roseberry COARSE Sandy LOAM
(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: Some small irrigation for Landscaping Around build from the new well.
- 24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
Submit letter from Irrigation District, if applicable. NA.
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: NA
Drainage: _____
- 3. How many acres is the property being subdivided? _____
- 4. What percentage of this property has water? 0%
- 5. How many inches of water are available to the property? 0
- 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? Retention swale
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) lined Evaporation Pond

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: 4 / 20 / 2022



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: 4/18/22

Date: _____

April 25, 2022

Valley County Planning and Zoning Commission
219 N Main Street
PO Box 1350
Cascade, ID 83611

Re: CUP application & Impact Report for Western States Equipment Co

Dear Commissioners,

Please accept the attached application for a conditional use permit allowing the development of a Cat Rental Store on a 9.5-acre parcel of property located at 10 Davis Creek Lane, just south of Donnelly, ID, on the northeast corner of Davis Creek Lane and SH-55 (Picture #1). The property is relatively undeveloped, but it has a large (14,400sf), very visible, white Clear-Span building located at the southwest corner of the property, used for hay storage (Pictures No. 2 & 3).

The property is bordered by commercial uses to the north (Gestrin Well Drilling and Knife River's concrete batch plant) and undeveloped or agricultural land to the south, east and west. Access to the property is provided on Davis Creek Lane and there is no curb cut or direct access to SH-55. The intersection of SH-55 and Davis Creek Lane is improved with both an acceleration lane and a deceleration lane as well as a dedicated center turn lane on SH-55 for access to Davis Creek Lane (Picture No. 4).

The large White Clear-Span building on the property was constructed for agricultural use, and was not subject to commercial plan review and or a Conditional use permit prior to construction. As much as we would like to use the building for our proposed commercial use or storage, it was not built in a manner that would have allowed it to be used commercially without significant modification. Furthermore, the building is located in the best location for our new building on the property, therefore, we intend to take down the Clear-Span building and build a new, much smaller, approximately 4,800sf building in its place. The new building will include office space and shop bays for the maintenance of the rental fleet. Please see the attached site plan, elevations and floorplans for additional information on the proposed layout and design of the development. The smaller building footprint will reduce the visual impact of the current use and will be small enough to not require a fire sprinkler system (and the associated water tank for fire-sprinkler water storage)

We want to be operational at this location in Valley County by the end of this summer (2022). We acknowledge that we are behind schedule to make this happen due to the short building season in Valley County, a lack of available contractors and potential supply chain issues. We know that we can get the following development work done this summer; well drilling, septic system design and installation, electrical power installation, storage yard gravel installation and the landscaping planted this summer, but our new building will likely have to be constructed in 2023. In order to operate at this location prior to construction of the new building, we are requesting approval of the use of a temporary job trailer and maintenance shed until the completion of the new building in the summer/fall of 2023. See attached photos of the temporary job trailer and shop, currently located at our Butte, MT operation (Pictures No. 5 & 6). We are finishing our new Cat Rental Store building in Butte late this spring and we can re-locate the buildings here later this summer.

Allowing the Cat Rental Store to operate out of a job trailer for a season will provide us with the opportunity to get established in the market, obtain building permits, order our building supplies in advance to avoid supply chain issues, schedule our contractors and subs and be ready to build in a more orderly fashion in the

spring/summer of 2023, with a completion date of no later than October 1st, 2023. We are also willing to bond for any of the improvements that we may be unable to complete this year for circumstances that are out of our control.

All maintenance provided at this location will be limited our own equipment and we will provide the following services:

- Cleaning machine cabs, greasing & filing fluids (85% of services)*.
- Minor repairs, e.g. replacing teeth on a bucket, hydraulic hose replacements, air filter replacement, replacing a starter, etc.... (15% of services).

*All used oil will go in a waste oil tank with secondary containment. We will use a Conex box to store filters, new engine oil, and small parts while operating out of the temporary structures.

We have met with the Valley County Building Official and the Donnelly Fire Marshall and will continue to work with them as we determine what, if any, additional life safety items and equipment will be necessary to use a temporary office and shop facility. Test holes for groundwater monitoring and perc testing have already been dug, and we were lucky to be able to schedule a well driller for this summer (as most drillers in the area are already booked out for the entire summer).

Idaho Power has 3-phase power adjacent to the site and is working on a design to provide underground service to a new transformer on the property that will work with the attached site plan.

A security gate will be installed at the entrance of the storage area that will be locked when the business is not in operation to prevent any of the equipment from being stolen. The elevation difference between the developed portion of the property and the street, in addition to the new landscaping and the irrigation ditch east of the property (between the property boundary and the road), should help with security at the site without the immediate need for security fencing like we see in other markets.

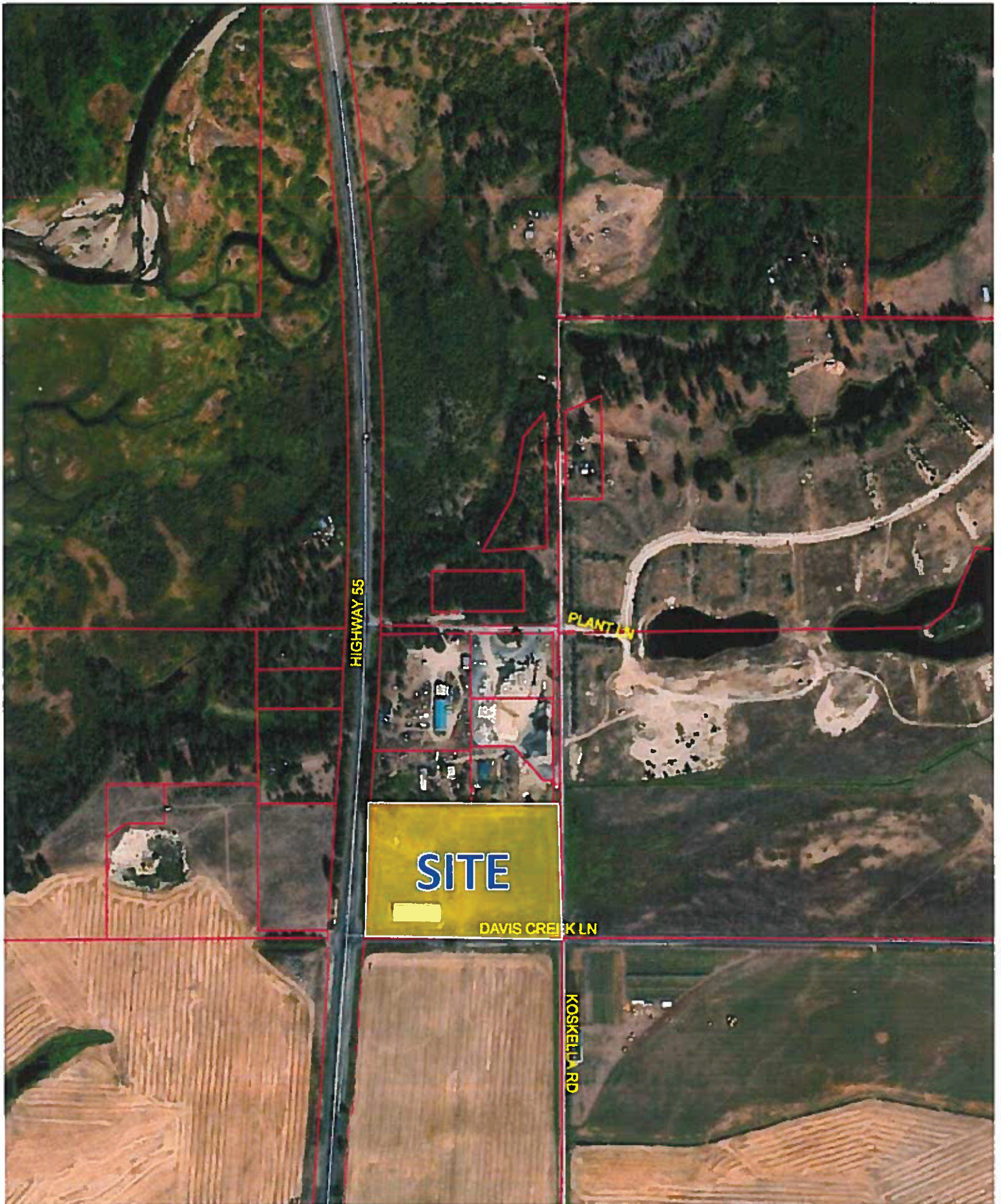
The large size of the property, compared to several of our other rental facilities, and the lack of workforce housing in the area has prompted us to look into the possibility of providing housing on the property in the future, likely in the north-east corner of the property. We are not ready to request approval of housing at this time; however, as we become more established at this location we are likely to return to you and request approval of that as well.

We are very excited about the prospect of expanding into Valley County and we feel like this location is ideal for our proposed rental facility. We look forward to meeting with you to discuss this Conditional Use Permit application. If you have any questions about the proposed development please let me know and I will do my best to provide answers to any of your questions. Regards,

Dave McKinnon
VP Properties, The Terteling Company, Inc.



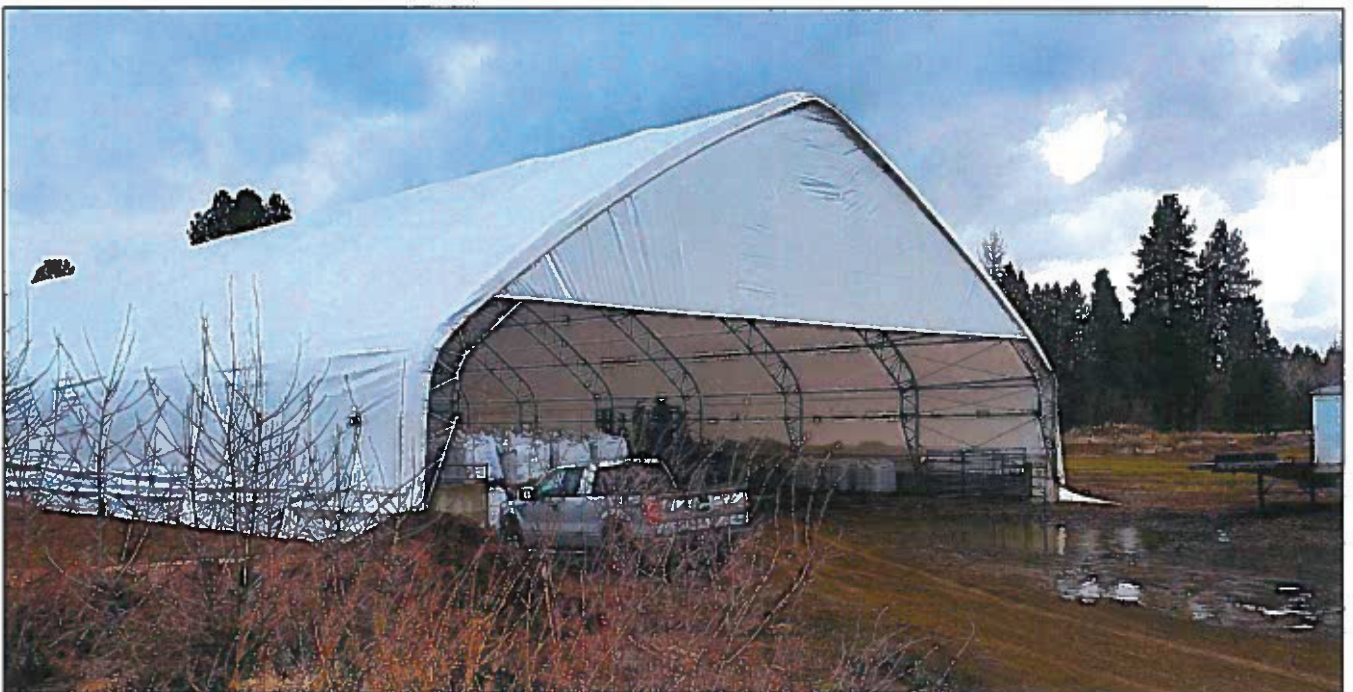
Picture No. 1



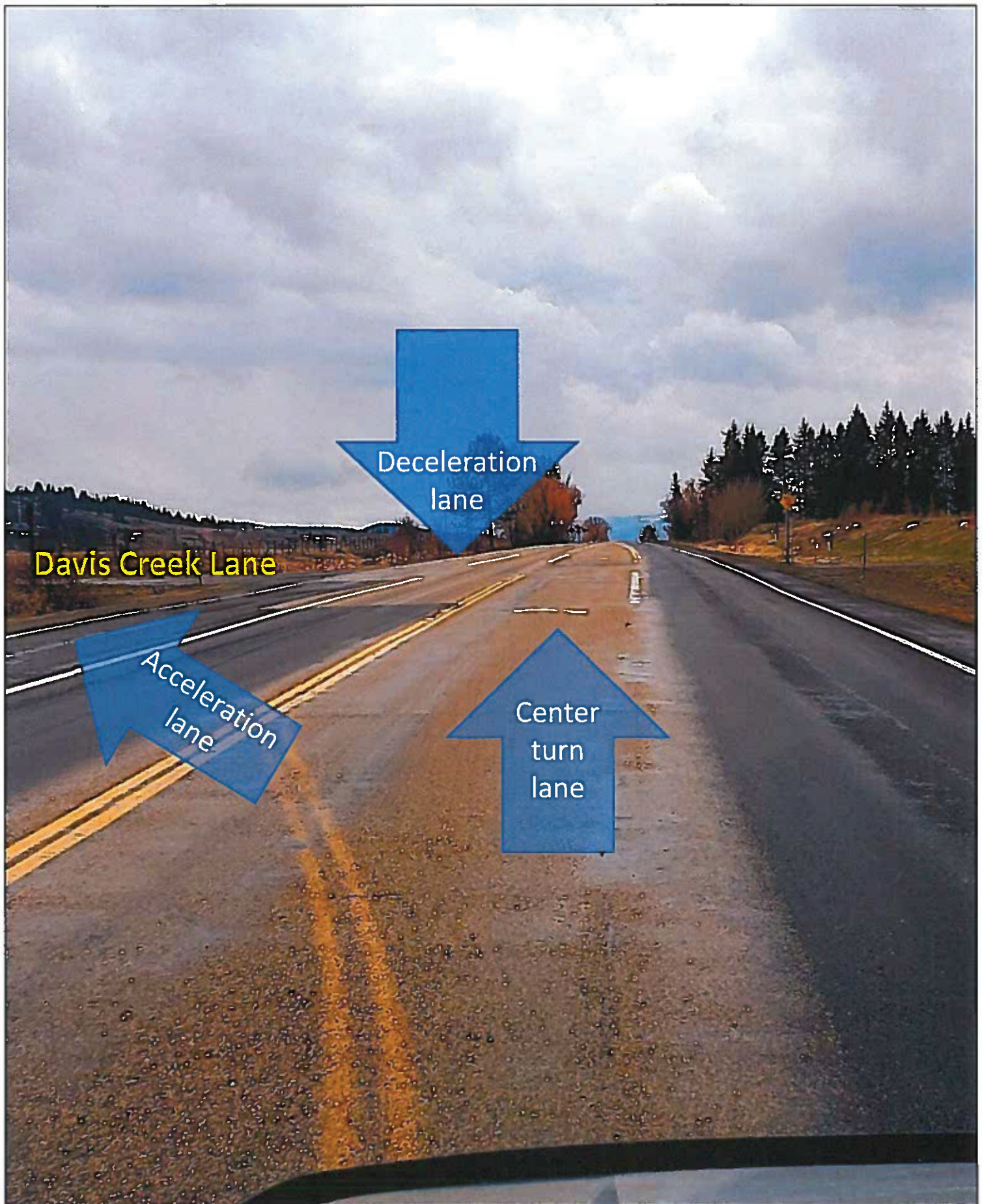
Picture No. 2



Picture No. 3



Picture No. 4
(South Bound on SH-55)



Picture No. 5



Picture No. 6



IMPACT REPORT

Pursuant to the Requirements of the Conditional Use Permit application requirements (VCC 9-5-3-D) we offer the following Impact Report:

- 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, buildout or full occupancy of the proposed development. Include pedestrian, bicycle, auto and truck traffic.***

According to the 10th generation of the ITE Trip Generation manual, the traffic volume created by our proposed "construction rental store" is minimal, just .99 am peak trips per 1,000 of building. The new building will consist of just under 3,000 sf, so the trip generation of the new development should generate less than 3 AM peak trips per day. We operate several similarly sized cat rental stores in other semi-rural locations near Fruitland, Idaho & Butte, Montana and we have found that we have approximately 10-12 customer trips per day during our busiest (summer) season. The typical trip consists of a contractor either bringing a truck with trailer and picking up equipment or dropping off a piece of equipment at the beginning or at end of the day. Being located closer to our customers will actually reduce the number of trips we make as a company up to Valley County. We have been delivering enough equipment to the area that it made sense to us to put a rental store in Valley County. The increased traffic volume created during the development and upon completion by this development will be negligible when compared with and added to the existing traffic along SH-55.

As previously noted, the location is located at an existing intersection with both acceleration and deceleration lanes, as well as a center turn lane for southbound traffic to use to access the site. All of the roads fronting on the property are asphalted County roads or a fully built State Highway. The use is not pedestrian or bicycle oriented due to its rural location and commercial use along a highway and therefore will not negatively or positively affect bicycle or pedestrian use of the adjoining roadways.

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

The proposed use will not have a negative impact on housing affordability in Valley County as the property is located next to higher intensity commercial uses and would not be an ideal location for housing

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

There will be some typical construction noise associated with the construction of the building, but no more than you find for a typical small commercial project (heavy equipment motors, digging, scraping, drilling etc.). Upon completion there will be very little noise other than loading and unloading equipment that may be heard off site of the development, but that will typically be overshadowed by

the noise created by vehicles passing by on SH-55 and the concrete batch plant noises to the north. There will rarely be any special activities other than a possible customer appreciation BBQ each year, but that will not create any special or significant noise or vibration levels that will exceed background noise from the highway.

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 typically close before sunset, and after dawn so lights from employee or customer cars should be limited, and per the attached site plan the lights will be aimed away from the highway. There will be outside storage of equipment, new parking areas, a new building and some outside, but down shielded lighting that will potentially increase the glare along the highway, however the placement of landscaping will mitigate some of the potential glare and the use of motion sensing lights for security will further reduce the potential glare coming from the site in the dark. There will not be any uses on the site that should generate any heat that would be noticeable off of 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 use.***

The particulate emissions from this site will be small and will consist of minor amounts of exhaust and fugitive dust that may be created while loading or maintaining the rental fleet of equipment. This amount is further mitigated by the fact that rather than shipping and returning equipment all the way back to Meridian or our Fruitland stores (creating more exhaust and wear and tear on SH-55/95) contractors will not need to travel as far to get the equipment needed for their projects. The site is currently in use as a hay storage lot and that use generates very little particulate emissions.

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

Potable water will be provided by drilling a new well for the proposed building. Culinary Water demand for the new facility is minimal, totaling less than one dwelling unit equivalent (no showers, just bathrooms and sinks). There are no water rights being sold with the property and there is no surface water, wetlands or flood prone areas located on the property.

Sewage will be handled by a septic system designed for the site (likely a mound system), therefore mitigating the effect on groundwater in the area

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

The proposed use has minimal fire risk or explosion risk, and the neighboring commercial uses pose a minimal risk as well (well drilling and concrete). In the case of a wild fire there is actually very little vegetation on the subject property, as it has been scraped clear and we could move equipment towards

the center of the property to limit potential exposure to a fast moving fire. Caterpillar equipment is often used to help in fire situations to cut fire lines build fire breaks and having access to additional equipment may actually be beneficial in a forest fire situation.

All flammable or hazardous materials will be stored in accordance with environmental and fire safety regulations.

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.*

The current disposition of the property will not require us to remove additional vegetation, disturb any wetlands (none exist on the property), cut any slopes/embankments or create sedimentation of disturbed soils.

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

We will re-stabilize any areas that are disturbed with hard surfaces and/or landscaping efforts. We will use a tackifier and gravel to stabilize the storage areas and we will add vegetation in accordance with the Landscaping Ordinance to enhance the site (no vegetation is being removed).

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

There are no anticipated problems with existing soil stability, and there are no new roads that will be needed for this development. Additional topsoil and soil amendments will be used as necessary to compliment additional landscaping.

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

Site grading will be minimal and will not require any cuts or fill to achieve our desired development. We have included a drainage plan with our application drawings. Fencing and landscaping details are also indicated on the attached landscaping plans. (check with Buddy and Pete, Cinda and Ken)

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 fill and buildings. Include the affect of shadows from new feature on neighboring properties.*

As mentioned previously, the large white Clear-Span building located on the property will be removed and the new building will much smaller, shorter and will be a neutral color that will not be anywhere near as highly visible from SH-55. Neither building will cast shadows on neighboring properties due to their locations and setback. There will be new landscaping on all 3 roads that front on the property.

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 in an ideal location for our business for the following reasons:

- a.* Centrally located near Donnelly, Cascade, Tamarack and McCall on SH-55, thereby reducing the need to ship equipment from farther way.
- b.* Located adjacent to other commercial uses that support the construction/development industry (Gestrin Well Drilling and Knife River).
- c.* The inclusion of acceleration/deceleration lanes and a center turn lane on Highway 55 at an existing intersection. This allows us to be on SH-55 without needing another direct access to SH-55 that might cause congestion if we were asking for another access point.
- d.* Seller owns or farms on two of the adjacent properties (and is supportive of the use).
- e.* The property is already flat and does not require extensive cutting or fill to be used as desired.
- f.* The site is not currently in agricultural production and is not an agriculturally viable piece of because it lacks the soil coverage to be productive as agricultural land.

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

The new building and improvements will increase the taxable value of the property, as well as converting the use of the land from agricultural storage to commercial use will also increase the value within Valley County. There would be very little to no increase in local expenditures for services such as police, EMS, snow removal etc., and there would be no new expenditures required for schooling, indigent services, library or parks by allowing this use in in this location. In reality it will be a net benefit to the community from a tax perspective.

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

As noted above, there will be no additional costs for additional public services or facilities from this development. The taxes generated by this new development will be a net benefit for the County and will not require and significant expenditure for additional municipal of public county services.

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

The proposed rental store will provide developers in Valley County with better access to Caterpillar and other quality construction equipment without having to go to Boise or elsewhere for a similar product. There are other construction rental companies in Valley County but they do not have access to the variety of equipment we have available and it will allow for additional competition in the market. We believe that there is a place for us in this market and we believe in it enough to invest significantly in this location.

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 form the depletion of the resource. Describe the process in detail and describe the impacts of each part.*

No resources will be used to produce any product at this site. The only services offered at this location are the things that you would typically find at an equipment rental facility (equipment rental, minor repair and potentially parts sales).

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

Very little impact. We believe that this is an appropriate place for a commercial use, and any improvements that are made (parking, driveway, septic, well, building, etc.) could be used by another user and the existing sprung building could be used for its original purpose (hay storage) without further modification.

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

No residential dwellings proposed at this time, although we are considering the potential to develop workforce housing on the NE corner of the property, and a 4,500sf office/shop. The temporary trailer is approximately 1,000sf and the temporary shop area is approximately 600sf.

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

This project will start with the construction of a well and the septic system as soon as entitlements are secured. The white Clear-Span building will likely be removed immediately upon securing a CUP for the new use, if not already taken down prior to approval. Landscaping, electrical power, wash-pad construction and installing gravel would start soon after, depending on availability of subcontractors and Idaho Power timelines. By August 1st, 2023 we would like to have our temporary trailer and shop building on site and have our first pieces of equipment ready to rent.

We want to build and develop in an orderly fashion, and that will push us towards building the new building in 2023. We feel that this is the right decision and it will allow us ample time to secure contractors, building permits and building materials necessary for the new building. We plan on completion of the new building and parking lot in the summer 2023 and once we move into the new building we will remove the temporary trailer and shop from the property. We are happy to bond for the completion of any site improvements deemed necessary by Valley County in order to operate on a temporary basis.

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.*

We plan to be the owner and operator of this development, and therefore we do not have any anticipated sale or lease information for this proposal.



RECORD OF SURVEY

For

Clover Valley Properties, LLC

Located in T8S16N, R13E, E4M,
Valley County, Idaho
2022

Legend

- Set 5/8 inch Rebar (PLS 13549)
- Found 5/8 inch Rebar
- Calculated Position
- No Monument Found or Set
- Monument as Noted
- Exterior Boundary Line
- Existing Parcel Line
- Easement/Prescribed Right-of-way Line

Notes

Horizontal datum based on Idaho State Plane, Idaho West Zone 11Q3
Coordinates were rounded by applying a scale factor of
1.0002682935 to grid values. Distances are ground distances and are in
U.S. Survey Feet.

Refer to Record of Survey Book 10, page 134
Refer to Record of Survey Book 11, page 116
Refer to Record of Survey Book 8, page 168

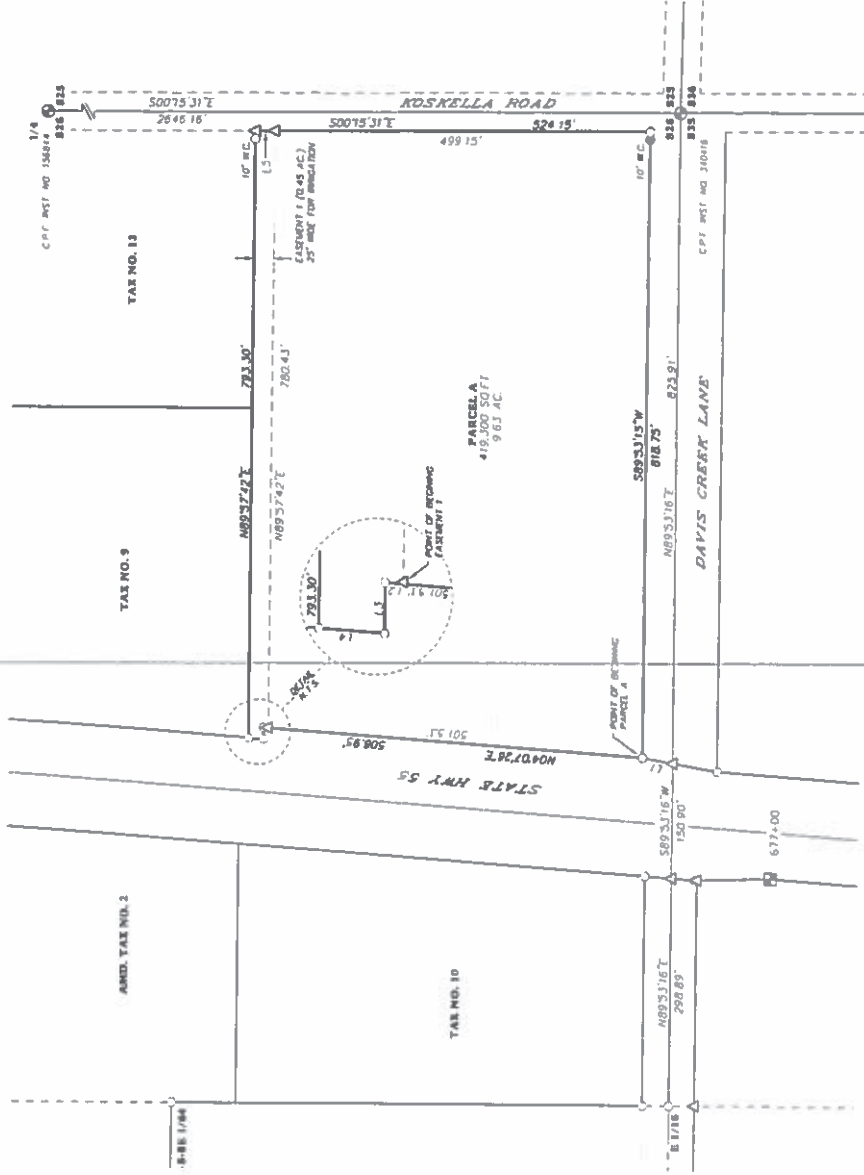
Survey Narrative

The purpose of this survey was to show the retracement and proper
dimensions of a parcel land shown as RPT6N03E26S009 on Valley
County Assessor's Map.

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.62	N09°53'15"W
L2	5.42	N04°07'28"E
L3	14.78	S89°53'15"W
L4	19.65	N04°07'14"E
L5	25.00	S00°13'31"E

CERTIFICATE OF SURVEYOR

I, George J. Bowers IV, do hereby certify that I am a
registered Professional Land Surveyor, licensed by the State of
Idaho, and that this map has been prepared from an actual
survey made on the ground by me or under my supervision,
and that this map is an accurate representation of said
survey. I am not aware of any fraud or error in the
State of Idaho pertaining to this survey, including Title
55, Chapter 16, Corner Perpetuation and Easement.



Bowers Land Surveys, Inc.

JOB NO: 22006
DRAWN BY: CB
DATE: 03/16/22
SHEET: 1 OF 1

P.O. BOX 976 - CASCADE, IDAHO 83411 - PHONE: 208-460-6373

BOWERS LAND SURVEYS

P.O. Box 976, Cascade, Idaho 83611 Phone (208) 469-0457

Parcel A

9.63 Acres

In the SE1/4SE1/4 of Section 26,

T. 16 N., R. 3 E., B.M.,

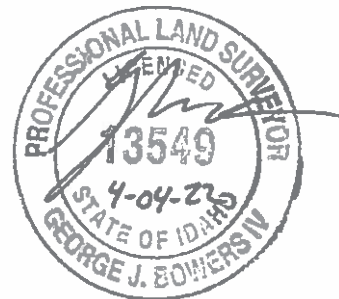
Valley County, Idaho

A parcel of land located in the SE 1/4 of the SE1/4 of in Section 26, Section 1, T. 16 N., R. 3 E., B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the Southeast Corner of said Section 26, a found aluminum cap, C.P.F. Inst. No. 340416, corner records of said Valley County; Thence a bearing of S 89°53'16" W, a distance of 825.91 feet, on the south boundary line of said Section 26, to a point on the easterly right-of-way boundary line of State Highway 55; Thence a bearing of N 09°53'39" E, a distance of 40.62 feet, on said easterly right-of-way boundary line, to a found 5/8 inch rebar being the **TRUE POINT OF BEGINNING**.

Thence a bearing of N 04°07'26" E, a distance of 506.95 feet, on said easterly right-of-way boundary line, to a found 5/8 inch rebar; Thence a bearing of S 89°55'55" W, a distance of 14.78 feet, on said easterly right-of-way boundary line, to a found 5/8 inch rebar; Thence a bearing of N 04°07'14" E, a distance of 19.65 feet, on said easterly right-of-way boundary line, to a found 5/8 inch rebar; Thence a bearing of N 89°57'42" E, a distance of 793.30 feet to a point (said point witnessed by a found 5/8 inch rebar which bears S 89°57'42" W, 10.00 feet); Thence a bearing of S 00°15'31" E, a distance of 524.15 feet to a found 5/8 inch rebar on the northerly right-of-way boundary line of Davis Creek Lane (said rebar witnessed by a set 5/8 inch rebar which bears S 89°53'15" W, 10.00 feet); Thence a bearing of S 89°53'15" W, a distance of 818.75 feet, on said northerly right-of-way boundary line, to the **POINT OF BEGINNING**.

Said described parcel of land contains 9.63 acres, more-or-less, together with and subject to rights-of-way and easements of record and/or use.



BOWERS LAND SURVEYS

P.O. Box 976, Cascade, Idaho 83611 Phone (208) 469-0457

Easement 1

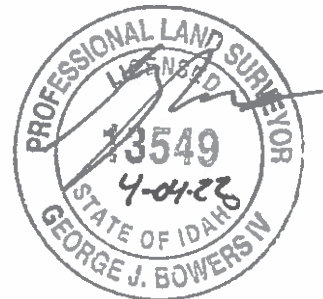
In the SE1/4SE1/4 of Section 26,
T. 16 N., R. 3 E., B.M.,
Valley County, Idaho

A 25 foot wide easement for irrigation located in the SE 1/4 of the SE1/4 of in Section 26, Section 1, T. 16 N., R. 3 E., B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the Southeast Corner of said Section 26, a found aluminum cap, C.P.F. Inst. No. 340416, corner records of said Valley County; Thence a bearing of S 89°53'16" W, a distance of 825.91 feet, on the south boundary line of said Section 26, to a point on the easterly right-of-way boundary line of State Highway 55; Thence a bearing of N 09°53'39" E, a distance of 40.62 feet, on said easterly right-of-way boundary line, to a found 5/8 inch rebar; Thence a bearing of N 04°07'26" E, a distance of 501.53 feet, on said easterly right-of-way boundary line, to the **TRUE POINT OF BEGINNING**.

Thence a bearing of N 04°07'26" E, a distance of 5.42 feet, on said easterly right-of-way boundary line, to a found 5/8 inch rebar; Thence a bearing of S 89°55'55" W, a distance of 14.78 feet, on said easterly right-of-way boundary line, to a found 5/8 inch rebar; Thence a bearing of N 04°07'14" E, a distance of 19.65 feet, on said easterly right-of-way boundary line, to a found 5/8 inch rebar; Thence a bearing of N 89°57'42" E, a distance of 793.30 feet to a point (said point witnessed by a found 5/8 inch rebar which bears S 89°57'42" W, 10.00 feet); Thence a bearing of S 00°15'31" E, a distance of 25.00 feet to a point; Thence a bearing of S 89°57'42" W, a distance of 780.43 feet, on said northerly right-of-way boundary line, to the **POINT OF BEGINNING**.

Said described easement contains 0.45 acres, more-or-less.









D-Series Size 1 LED Wall Luminaire



Catalog Number	
Notes	
Type	WL1

Hit the Tab key or mouse over the page to see all interactive elements.

d®series

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Specifications Luminaire

Width:	13-3/4" (34.9 cm)
Depth:	10" (25.4 cm)
Height:	6-3/8" (16.2 cm)

Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)
Depth:	4" (10.2 cm)
Height:	6-3/8" (16.2 cm)



For 3/4" NPT side-entry conduit (BBW only)

Ordering Information

EXAMPLE: D5XW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C	10 LEDs (one engine)	30K	T25	MVOLT ²	Shipped included	Shipped installed
	20C	20 LEDs (two engines) ¹	40K	T24	120 ³	Surface mounting bracket	Photoelectric cell, button type ⁴
			4000 K	T35	208 ³		Q-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
			50K	T3M	240 ³	Surface-mounted back box (for conduit entry) ⁵	PIR
			5000 K	T4M	277 ³		PIRH
			AMBPc phosphor converted	T4M	347 ³		PIRH IFCV
				TETM	480 ³		PIRH IFCV
							E20WC

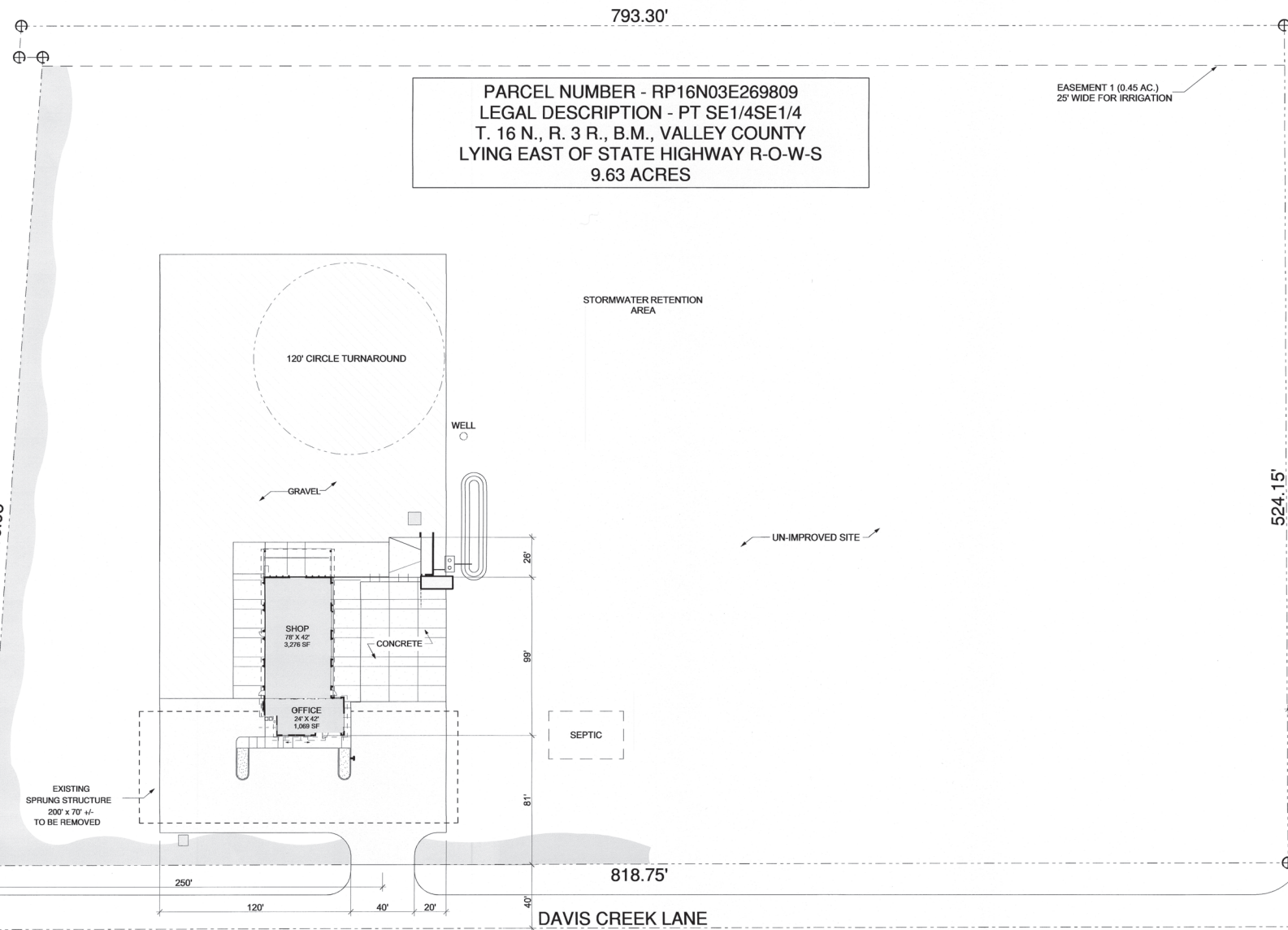
Other Options	Finish
Shipped installed ¹	
SF Single fuse (120, 277 or 347V) ^{1,10}	DSXSD Sandstone
DF Double fuse (208, 240 or 480V) ^{1,10}	DDBTXD Textured dark bronze
HS House-side shield ¹¹	DDBLXD Textured Black
SPD Separate surge protection ¹²	DNATXD Textured natural aluminum
	DWHXCD textured white
	DSSTXD textured sandstone

Accessories

Ordered and shipped separately:

DSWH5 U	House-side shield (one per light engine)
DSWBSV U	Bird-deterrent spikes
DSXWV6 U	Vandal guard accessory

- NOTES
- 20C 1000 is not available with PIR, PIRH, PIR IFCV or PIRH IFCV.
 - MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
 - Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
 - Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
 - Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
 - Photocontrol (PI) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
 - Reference Motion Sensor table on page 3.
 - Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode ES files located on product page at www.lithonia.com
 - Not available with SPD.
 - Not available with E20WC.
 - Also available as a separate accessory; see Accessories information.
 - Not available with E20WC.



PARCEL NUMBER - RP16N03E269809
 LEGAL DESCRIPTION - PT SE1/4SE1/4
 T. 16 N., R. 3 R., B.M., VALLEY COUNTY
 LYING EAST OF STATE HIGHWAY R-O-W-S
 9.63 ACRES

STATE HIGHWAY 55



Architectural Site Plan
 SCALE: 1" = 30'

MARK	DATE	DESCRIPTION

CAT RENTAL
 DAVIS CREEK LANE
 DONNELLY, IDAHO 83615

COPYRIGHT 2019
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: AS NOTED
 DATE: 4.11.22
 PROJECT NO: Project No.

SHEET TITLE
 Architectural Site
 Plan
SD2

