

Christopher Dewinter  
PO Box 14  
Donnelly ID 83615

I run an Ebay parts sales business from this location...13871 State Highway 55. I have been running this business at this location for the previous seven years, believing I was operating under the proper permits.

Day to day activities include dismantling snowmobiles, ATVs, watercraft, motorcycles, and other small vehicles and shipping the parts to other locations.

I dispose of the oil in a drum behind the building. The oil is then given to Mile High Power Sports or Proforma for heating.

Hours of operation are from 12 pm to 5:00 p.m. Most computer work etc is done from my home.

Old equipment, machine bodies are sold to a metal recycler or placed in a dumpster for pickup by Lakeshore Disposal.

Landscaping: I will begin watering and mowing the yard between the building and the highway. Parking will not be in the 100' setback from Highway 55.

*No outdoor lighting.*

# Valley County Planning & Zoning Department

219 N. Main  
PO Box 1350  
Cascade, ID 83611  
www.co.valley.id.us  
Phone 208-382-7115  
Fax 208-382-7119



## Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

FILE # CUP 23-14

ACCEPTED BY \_\_\_\_\_

CROSS REFERENCE FILE(S): \_\_\_\_\_

PROPOSED USE: \_\_\_\_\_

FEE \$ 150.00

DEPOSIT \$ \_\_\_\_\_

DATE 3/21/2023

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: Allen Conleton Date: 8/31/20

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.
- ❖ 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 Assessor's Office. 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 Codes online at [www.co.valley.id.us/planning-zoning](http://www.co.valley.id.us/planning-zoning) or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

APPLICANT C & R Investments PHONE [REDACTED]

Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

APPLICANT'S MAILING ADDRESS P.O. Box 2386 McCall, Id. ZIP 83638

OWNER'S NAME Allen Congleton

OWNER'S MAILING ADDRESS P.O. Box 2386 McCall, Id. ZIP 83638

AGENT/REPRESENTATIVE \_\_\_\_\_ FAX \_\_\_\_\_ PHONE \_\_\_\_\_

AGENT/REPRESENTATIVE ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

CONTACT PERSON (if different from above) \_\_\_\_\_

CONTACT'S ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS OF SUBJECT PROPERTY 13871 & 13873 Highway 55 Lakefork Id.

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

TAX PARCEL NUMBER RP17N03E035820A

Quarter \_\_\_\_\_ Section 03 Township 17N Range 03E B M

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

2. SIZE OF PROPERTY 4.999 Acres ☒ or Square Feet ☐

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

13871 Existing 29x47 Building with 14x47 Covered Storage/Internet sales, Tire Changing  
13873 Existing 42x60 Building/Fedex station

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: NO

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North Bare ground/Proposed Commercial

South Residential & Firewood & Equipment Yard

East Highway 55, Plumbing Supply Comp, Propane Comp, Redline Rental, Large Eq. Comp

West Farm land

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: \_\_\_\_\_

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

Number of Proposed Structures: \_\_\_\_\_ Number of Existing Structures: 2

Proposed Gross Square Feet

1<sup>st</sup> Floor \_\_\_\_\_

2<sup>nd</sup> Floor \_\_\_\_\_

Total \_\_\_\_\_

Existing Gross Square Feet

1<sup>st</sup> Floor 3888

2<sup>nd</sup> Floor 800

Total 4688

- 8a. TYPE OF RESIDENTIAL USE (If applicable): N/A  
 Single family residence ☐ Mobile home for single family residence ☐ Multiple residences on one parcel ☐
- 8b. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): N/A  
 SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: N/A
- 8c. DENSITY OF DWELLING UNITS PER ACRE: N/A
9. SITE DESIGN:  
 Percentage of site devoted to building coverage: 2%  
 Percentage of site devoted to landscaping: 3.5%  
 Percentage of site devoted to roads or driveways: 6.5%  
 Percentage of site devoted to other uses: 88%, describe: 22.5 Storage Yard  
65.5 Pasture  
 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/Existing</u> | <u>Required</u>        | <u>Proposed</u> | <u>Required</u>        |
| Front       | <u>100</u>               | _____                  | <u>8</u>        | _____                  |
| Rear        | _____                    | _____                  | <u>8</u>        | _____                  |
| Side        | <u>10 &amp; 146</u>      | _____                  | <u>4</u>        | _____                  |
| Street Side | <u>100</u>               | _____                  | _____           | _____                  |
- 12a. NUMBER OF EXISTING ROADS: 1 Width: 30 Private or Public? Private  
 Are the existing road surfaces paved or graveled? \_\_\_\_\_
- 12b. NUMBER OF PROPOSED ROADS: 0 Proposed width: \_\_\_\_\_  
 Will the proposed roads be publicly or privately maintained? \_\_\_\_\_  
Proposed road construction: Gravel ☐ Paved ☐
- 13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:  
Power, Phone, water 2-wells, Septic
- 13b. PROPOSED UTILITIES: None  
 Proposed utility easement width None Location \_\_\_\_\_
- 14a. SEWAGE WASTE DISPOSAL METHOD: Septic ☒ Central Sewage Treatment Facility ☐
- 14b. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒  
 If individual, has a test well been drilled? \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_ Purity Verified? \_\_\_\_\_  
 Nearest adjacent well 2-Existing wells Depth \_\_\_\_\_ Flow \_\_\_\_\_

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? open ditch on front of property not being used  
Are you proposing any alterations, improvements, extensions or new construction? no  
If yes, Explain: \_\_\_\_\_  
\_\_\_\_\_
16. DRAINAGE (Proposed method of on-site retention): Existing Slopes will be retained  
Any special drains? no (Please attach map)  
Soil type (Information can be obtained from the Soil Conservation District): \_\_\_\_\_
- 17a. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?  
(Information can be obtained from the Planning & Zoning Office) no
- 17b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? no
- 17c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? no
18. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? no If yes, Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
19. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
20. COMPLETE ATTACHED WEED CONTROL AGREEMENT
21. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.



# 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.

### COOPERATOR

C & R Investments

PO. Box 2386

McCall, ID. 83638

By: Allen Congleton Allen Congleton

Date: 8/31/20

By: \_\_\_\_\_  
Valley County Weed Control

Date: \_\_\_\_\_



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

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

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ 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. *Exist. Buildings, no new construction. Full occupancy traffic will be similar to prior occupants with approved CUP of the sites.*
  2. Provision for the mitigation of impacts on housing affordability. *Employees are sourced locally*
  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. *Operations will be during daylight hours and will not exceed noise levels of adjacent highway or approved decibel level laid out in county code/ordinances.*
  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. *Objects and buildings impacting heat and glare have not changed and will not exceed those of prior approved CUP for 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. *The buildings each have a wood stove for supplemental heat. Current existing uses of the property don't cause dust, chemicals, gasses, or fumes, ect. Any proposed uses of the property that produced any of the above would not be allowed.*

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

Potable water will come from existing well and be disposed of in existing septic field. Rain water and snow melt will not change from existing method of absorption into the ground. There are no wet land or flood prone areas or potential changes. Good existing ground water quality, no surface water and no potential changes.

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

No fire, explosion or other hazards are proposed for this land use. Current neighboring activities will not have affect on proposed use.

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

No exist vegetation or soil will be removed from property for proposed use

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

Soils and vegetation will not be removed so they will not need to be restored or replaced.

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

Very gradual slopes exist on property. Soil characteristics have had no negative impact on current existing building foundations. No new utility and road construction are proposed. Exist soil will be utilized for landscaping

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

There will be no site grading or improvements, cuts, fills, drainage courses, impoundments or sound buffers required. Exist fencing will be kept in good repair and added to block storage area view from highway. Landscaping will be cleaned up and more installed to meet county code requirements of trees/bushes ect.



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 affect of shadows from new features on neighboring property.

Prior and current view of property will not be diminished.  
There will be no affect of shadows on neighboring properties

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 property August of 1998 because of the high saturation of commercial property in the area. There was one building on it ~~operating~~ operating as a tire shop, we some time latter built a second building.

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

The property assessments have gone up and down from a high of almost 900,000 to 400,000 something. I don't really know how they come up with their numbers. New jobs are always being created be the business that occupy the property.

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

No additional costs are estimated at this time for public services, facilities or other negative economic impacts

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

No other developments to my knowledge offer what the existing services offer in the area.

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.

No natural resources at or near this site will be used for the purposed use

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

The buildings are and have been complete for years. If a business leaves the property, it would be leased to another

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.

2 - commercial buildings

4683 SF

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

no new construction. Landscaping will be renewed in Spring

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.

no portion of land or any building will be sublet

Rock Construction  
Cul

# Valley County Planning and Zoning

Fed Ex



3/21/2023, 3:27:13 PM

Parcel Boundaries



Addresses Roads

New Saven  
Fence

MAJOR

Current  
Application

1:1,128

0 0.01 0.02 0.04 km

Maxar, Microsoft