

## **CUP Application - Forge Landworks, 13722 Highway 55**

**From:** Jordan Campbell [REDACTED]

**Sent:** Wednesday, April 19, 2023 8:04 AM

**To:** Cynda Herrick <cherrick@co.valley.id.us>

**Subject:** Re: CUP Application - Forge Landworks, 13722 Highway 55

Good morning Cynda,

Touching base here.

The property owner is visiting in the next week or so to discuss screening options on site, I'll get a plan put together shortly after for you. In the meantime I'll answer the questions I can:

### *Amount of Equipment:*

- 3 Excavators
- 2 Skidsteers
- 25 Skidsteer and excavator attachments
- 1 Roller
- 1 Service Truck
- 1 Dump Truck
- 1 Fuel Trailer
- 1 Dump Trailer
- 2 Equipment Trailers



*Are you planning on storing items on the entire area shown in orange?* No, I only encircled the large area to emulate the previously approved CUP, happy to decrease the footprint if needed.

*Hours and Days of Operation* - Access to equipment and materials will be maintained at all times. No customer or business transactions will take place on the property. The property is gated and locked when no one is present. We installed a nice cedar split rail and ranch fence around the property 3 years ago to improve security and offer better options for agricultural use.

Hope this helps! Would you like this added to my application narrative and resubmitted?

Jordan

# 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 # C.U.P. 23-16

FEE \$ 250.00

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

DEPOSIT -----

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

DATE 3-27-2023

PROPOSED USE: Equipment Storage / Construction Yard

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: 3/24/2023

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](http://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** Forge Landworks LLC PHONE [REDACTED]

Owner ☐ Purchaser ☐ Lessee ☐ Renter ☒

MAILING ADDRESS PO Box 54, McCall, ID ZIP 83638

EMAIL [REDACTED]

**PROPERTY OWNER** Teufel Holly Farms Inc

MAILING ADDRESS 160 SW Miller RD, Portland, OR ZIP 97225

EMAIL [REDACTED]

**AGENT / REPRESENTATIVE** Jordan Campbell PHONE [REDACTED]

MAILING ADDRESS PO Box 54, McCall, ID ZIP 83638

EMAIL [REDACTED]

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

MAILING ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_ PHONE \_\_\_\_\_

### PROPERTY INFORMATION

**ADDRESS OF SUBJECT PROPERTY** 13722 Highway 55, McCall, ID 83638

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

RP12N03E150465 - Tax NO. 2 IN N/2 NE4 LESS STATE HWY. R.O.W. S15 T17N R3E

**TAX PARCEL NUMBER(S)** RP 12N03E150465

Quarter N/2 NE4 Section 15 Township 17N Range 3E

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

2. SIZE OF PROPERTY 33.5 Acres ☒ or Square Feet ☐

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

Approximately 33.5 acres, a portion of which is to be used as a construction yard.

Residential with previously approved commercial land use. There are two permanent structures; a cabin and a pole barn.

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 102 Irrigated Grazing Land

South 534 Res Impr on Cat 12

East 512 Res Rural Tract Vacant

West Irrigated Grazing Land

## APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 12'
7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):  
Number of Proposed Structures: 1      Number of Existing Structures: 2  
Proposed Gross Square Feet      Existing Gross Square Feet  
1<sup>st</sup> Floor 1120      1<sup>st</sup> Floor 2150  
2<sup>nd</sup> Floor \_\_\_\_\_      2<sup>nd</sup> 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 ☐ \_\_\_\_\_  
8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): N/A  
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 2155 (Cabin - 1100, Shed - 1055)
- 8d. DENSITY OF DWELLING UNITS PER ACRE: 0.03 Dwelling Units Per Acre
9. SITE DESIGN: 10 Acres  
Percentage of site devoted to building coverage: < 1%  
Percentage of site devoted to landscaping: 62%  
Percentage of site devoted to roads or driveways: 7%  
Percentage of site devoted to other uses: 30%, describe: Equipment and materials storage  
**Total: 100%**
10. PARKING (If applicable): N/A      **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> |
|-------------|-----------------|------------------------|----------------|------------------------|
|             | Proposed        | Required               | Proposed       | Required               |
| Front       | <u>296'</u>     | _____                  | <u>172'</u>    | _____                  |
| Rear        | <u>2,207'</u>   | _____                  | <u>2,088'</u>  | _____                  |
| Side        | <u>170'</u>     | _____                  | <u>30'</u>     | _____                  |
| Side Street | _____           | _____                  | _____          | _____                  |
12. NUMBER OF EXISTING ROADS: 1      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 ☒
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15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:  
Electric, private well, septic
- 
16. PROPOSED UTILITIES: None  
Proposed utility easement widths \_\_\_\_\_ Locations \_\_\_\_\_
17. SEWAGE WASTE DISPOSAL METHOD: Septic ☒ Central Sewage Treatment Facility ☐  
*Septic will not be utilized for storage* 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): Existing site slope. No utility drainage  
Any special drains? \_\_\_\_\_ (Please attach map)  
Soil type(s): \_\_\_\_\_  
(Information can be obtained from the Natural Resource Conservation Service: [websoilsurvey.nrcs.usda.gov](http://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: Existing ditches will be left as is
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- 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

# Irrigation Plan

(Idaho Code 31-3805)

*"Not in an irrigation district"*

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This land: ☐ Has water rights available to it  
☐ Is dry and has no water rights available to it.

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**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: \_\_\_\_\_  
Drainage: \_\_\_\_\_
- 3. How many acres is the property being subdivided? \_\_\_\_\_
- 4. What percentage of this property has water? \_\_\_\_\_
- 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  
☐ 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? \_\_\_\_\_

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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)

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### 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: \_\_\_\_/\_\_\_\_/\_\_\_\_





# 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: 3/24/23

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

# IMPACT REPORT (from Valley County Code 9-5-3-D)

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

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ Answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

Existing approach to Highway 55 is ~50' wide and paved providing adequate ingress and egress for proposed truck traffic. No alterations are planned.

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.

Noise and Vibration Levels will be generated by large truck traffic, construction equipment moving on site, and small motorized tools.

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.

Glare from vehicle and equipment windshields is possible at the site. Existing trees, planned covered storage structure, and material storage will aid in shielding glare. Parking area will be gravel / dirt, so heat would not be expected to be much more than typically found in dirt and gravel.

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.

Gravel dust is possible from vehicle traffic and loading/unloading of aggregates. Smoke from possible slash burning. Exhaust emissions are controlled through filters and treatments on 80+% of equipment and vehicles currently used in the business.

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.

Existing surface water drains to ditches. No wetlands or flood prone areas. No changes proposed. No changes are known to water quality as a result of proposed equipment and material storage.

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

Routine slash burning may propose a hazard to property and controlled through compliance with DEQ.

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.

N/A

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

Any disturbed soil and vegetation will be graveled to form parking or storage, though there is currently no plan to expand existing graveled areas.

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

N/A

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

Proper has existing mature aspen tree forming a sight buffer during the summer months.

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.

No cuts or fills. Covered storage will be neutral(tan) in color and act as a screen. Equipment will be visible from neighboring properties, especially during winter months when projects are few.

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.

Forge Landworks constructed a fence around the property and through conversation with the land owner found it mutually beneficial to remain present on the property. Access to Highway 55 is a considerable attribute.

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

The increase in revenue from property tax assessment will be approximately triple the agricultural use on the 10+ acre site. New job potential for local residents is seen as 5-10 in the next two years.

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.

This proposed development may create an increased level of competition in the excavation and construction scope in Valley County.

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 is believed the site will return to natural pasture if the project is abandoned.

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

No new residential buildings proposed. One covered storage building proposed at approximately 1120 sq/ft.

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

Site is currently developed due to previous nursery operations and ready to begin.

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.

N/A

### **Property Tax Exemption**

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

Application must be filed with the Valley County Assessor's office before construction begins.

#### **Protocols for qualifying property exemption in Valley County, Idaho:**

- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale area
- Housing
  - Multi-family housing must have 5 units or more per structure.
  - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
  - For local housing only (workforce)
  - Short term rentals not allowed
  - Units cannot be individually sold (e.g., no condominiums)
- Remodel and/or additions to existing businesses
  - Only the area of remodel/addition may qualify for exemption
  - Retail sales additions/remodel will not qualify

For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.

# **Landscape and Site Grading Plan**

Forge Landworks LLC  
13722 Hwy 55  
McCall, ID

## **Description**

Forge Landworks plans to utilize the existing landscape and grading from the previously approved land use to meet it's storage needs.

There is no intent to break ground or plant vegetation at this time.

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## **Lighting Plan**

## **Description**

Forge Landworks does not believe lighting is necessary for the storage of equipment and materials at this time.

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## **Property Owners Within 300 feet**

### **Jon Rentzch**

411 Deinhard LN F-184  
McCall, ID 83638

### **Shane Snyder & Carrie O'Rear**

3555 Colchester CT  
Knoxville, TN 37920

**Jeffrey Bitton**

13708 Highway 55  
McCall, ID 83638

**Frasier Family Revocable Trust**

2123 Airport Rd  
Council, ID 83612

**Wylie & Janice Griffith**

7010 Moon Valley Rd  
Eagle ID, 83616



Forge Landworks LLC  
200 Scott St  
McCall, ID 83638

Jordan Campbell

CLIENT  
Forge Landworks  
13722 Hwy 55  
McCall, ID 83638

PROJECT  
Covered Storage

DRAWN BY  
Jordan Campbell

ISSUE  
3/24/23

DESCRIPTION  
Front/North Side

