

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



C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # <u>89</u> or <input type="checkbox"/> Cash
FILE # <u>23-30</u>		FEE \$ <u>400 -</u>
ACCEPTED BY <u>CH</u>		DEPOSIT <u>1000 -</u>
CROSS REFERENCE FILE(S): <u>C.U.P. 20-36 HWY 55 storage</u>		DATE <u>5-30-2023</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS:	
<input type="checkbox"/> SHORT PLAT	<u>Green Valley Subd.</u>	
<input checked="" type="checkbox"/> FULL PLAT		

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.

The following must be completed and submitted with the conditional use permit application:

- ❖ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations.
- ❖ A phasing plan and construction timeline.
- ❖ One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- ❖ A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, 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.
- ❖ A Wildfire Mitigation 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 list is required.

Ten (10) copies of the application and additional materials are required.

We recommend you review Title 9 and Title 10 of the Valley County Code online at
www.co.valley.id.us/planning-zoning or

at the Planning and Zoning Office, 219 North Main, Cascade, Idaho.

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

PROPOSED SUBDIVISION NAME Green Long Valley Sub

APPLICANT Steel National PHONE [REDACTED]
Owner ☒ Option Holder ☐ Contract Holder ☐

APPLICANT'S SIGNATURE [Signature] DATE _____

APPLICANT'S MAILING ADDRESS 4114 Nelson Lane Coldwell ID

OWNER Wisemen LLC PHONE _____

OWNER'S MAILING ADDRESS Same

Nature of Owner's Interest in this Development? _____

AGENT/REPRESENTATIVE _____ FAX _____ PHONE _____

AGENT/REPRESENTATIVE ADDRESS _____

ENGINEER Intermountain engineering PHONE [REDACTED]

ENGINEER ADDRESS Melba

1. SIZE OF PROPERTY 24.09
20.09 Ac.

2. NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER _____

3. ANY RESTRICTIONS ON THIS PROPERTY?

Easements to _____

Deed Restrictions _____

Liens or encumbrances _____

4. LEGAL DESCRIPTION _____

5. TAX PARCEL NUMBER RP16N03E034611 (new #)
Quarter _____ Section 4 Township T.16 N Range 3E

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

Storage Units Under Construction

7. 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

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

North _____

South _____

East _____

West _____

- 8a. TYPE OF TERRAIN: Mountainous ☐ Rolling ☐ Flat ☒ Timbered ☒
- 8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? No
- 8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: Lot 5 thru 10 thickly wooded
- 9a. WATER COURSE: Drain South
- 9b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
Information can be obtained from the P&Z Office. Include a map if yes. No
- 9c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? No
- 9d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? ✓
- 10a. NUMBER OF EXISTING ROADS: Coho Road Width 70' Private or Public? Public
Are the existing road surfaces paved or graveled? Paved
- 10b. NUMBER OF PROPOSED ROADS: 2 Proposed width: 70'
Will the proposed roads be publicly or privately maintained? Privately maintained by Owners
Proposed road construction: Gravel ☒ Paved ☐
- 11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
N
- 11b. PROPOSED UTILITIES: power
- Proposed utility easement width 12' Location _____
- 12a. SOLID WASTE DISPOSAL METHOD: Individual Septic ☒ Central Sewage Treatment Facility ☐
- 12b. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒
If individual, has a test well been drilled? Yes Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well _____ Depth _____ Flow _____
13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? No
Are you proposing any alterations, improvements, extensions or new construction? _____
If yes, explain: _____
14. DRAINAGE (Proposed method of on-site retention): _____
Any special drains? No (Please attach map)
Soil type (Information can be obtained from the Soil Conservation District): _____
15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? _____
If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: _____

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:

Setbacks: Front _____ Sides _____ Rear _____
Mobile homes allowed? No
Minimum construction value _____ Minimum square footage _____
Completion of construction required within _____ Days ☐ Months ☐ Years ☐
Resubdivision permitted? _____
Other _____

17. LAND PROGRAM:

Acreage in subdivision 24.09 Ac. Number of lots in subdivision 10
Typical width and depth of lots 135' width 329'
Typical lot area 1 Ac. Minimum lot area 1 Ac. Maximum lot area 1.39 Ac.
Lineal footage of streets 1300 Average street length/lot 170'
Percentage of area in streets 0.34 ± %
Percentage of area of development to be public (including easements) 68 ± %
Maximum street gradient 6%
Indicate if subdivision is to be completely developed at one time; if not, describe stages _____

18. COMPLETE ATTACHED PLAN FOR IRRIGATION. N/A

19. COMPLETE ATTACHED WEED CONTROL AGREEMENT.

20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.



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APPLICATION FOR IRRIGATION PLAN APPROVAL

submitted with C.U.P. & Subdivision Applications
(Idaho Code 31-3805)

Applicant(s): Steel National LLC

4114 Nelson Lane Caldwell ID 83605
Mailing Address City, State Zip

Telephone Numbers: [REDACTED]

Location of Subject Property: 21 Coho Lane
(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP _____ Section _____ Township _____ Range _____

C.U.P Number: _____

This land: ☐ Has water rights available to it
☐ Is dry and has no water rights available to it. If dry, please sign this document and return to the Planning & Zoning Department as part of your application.

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 land owners 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 in accordance with 50-the 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.

To better understand your irrigation request, we need to ask you a few questions. 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 X No

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: _____

Drainage: _____

3. How many acres is the property being subdivided? 9+

4. What percentage of this property has water? 0%

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. Please 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 pond

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) _____

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 waste water 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 currently in effect 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 / Property Owner

Date: 5, 30, 23
(Application Submitted)



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

Steel Natural

By: Jan CIL

Date: 5/3/23

By: _____
Valley County Weed Control

Date: _____

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

- ❖ 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.

The proposed subdivision consists of two private roads. They are accessed by coho road, which is a county road. There are only two residences off of one of the private roads. The other private road will have 6 building sites, these roads will not adversely effect the existing county road.

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

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.

The noise coming from Hwy 55 would be the only noise that exist now. The construction of the private roads would most likely not be noticed over the hwy traffic.

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.

The pavement from the road may add some heat.

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.

There could be some added dust from the road construction

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.

The drainage water and ground water will be engineered by the civil engineer as to plans.

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

There are no hazards and no effects on the neighboring properties.

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.

There will be base gravel brought in for the elevation required, same as the storage unit facility

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

There will be a lanscape plan, that will replace the existing vegetation.

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

No problems with the soil stability.

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

The sites will require the property elevation to be brought up to the height of the storage facility on site.

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.

There will be no affects for the neighbors. There are no neighbors close to the proposed lots

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.

There seems to be a demand for housing in the area

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

These are residential lots

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

The lots will be on their own septic and wells.

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

The existing residents will hhave new neighbors

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?

na

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

3.52 acres total of residential

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

The access road to be built first, then the utilities developed, following with the houses built. Timeline of 3 yrs

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.

The range of sale would be what the market offers at that time.

Nampa, ID 83651

CLIENT:

REVISIONS					
				No.	BY DATE

DESCRIPTION

LOCATED IN THE SW 1/4 OF SECTION 3 AND
IN THE SE 1/4 OF THE SE 1/4 OF SECTION 4
T. 16 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO



