

Project Description

1. Purpose – Auto Repair Service for Local Community

- a. Provide a much-needed service.
- b. Reduce extended wait times for services needed.
- c. Affordable community option.

2. Strategy – Local Business for Local's Service

- a. Light to medium duty vehicle maintenance and repair work.
- b. Utilization of existing structure with necessary improvements to electrical, ventilation and insulation.
- c. Construction and completion of primary residence to establish a home based light commercial operation.
- d. A six-foot-high wood fence to be installed to create a "yard" on north end of shop for the storage of automobiles and to conceal from neighboring views. No vehicles stored for parts or salvage. Vehicles to only be stored if there is an active repair plan.
- e. Access gained via private drive at 34 Goslin Loop.
- f. Noise to be addressed by working primarily indoors inside an insulated block building. Vehicle exhaust noise to be muffled and vented from within shop.
- g. Fire risk to be mitigated through usage of approved containment systems for flammable fluids such as solvents, fuel, and oil. Shop to have appropriate fire extinguishers, block walls, and proper ventilation. Vegetation on property to be kept mowed.
- h. Dust from any non-residential traffic on Goslin Loop to be mitigated through the application of calcium chloride or environmentally friendly oils from Hwy 55 to 34 Goslin Loop to bind the surface.
- i. Professional and non-invasive signage not to exceed 12"x36" at property entrance.

3. Time Frame – Phase Plan

Phase One – Completion of improvements to existing 2500 sf structure, fencing, and septic system to be completed in the Fall of 2023.

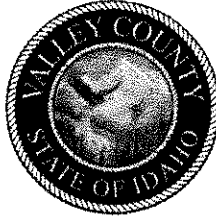
Phase Two – Part-time auto repair work, Winter 2023/2024.

Phase Three – Construction of primary residence and continuation of part-time auto repair work. Spring/Summer 2024.

Phase Four- Completion of primary residence, landscaping, and full-time auto repair work. Fall of 2025.

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>2757</u> or <input type="checkbox"/> Cash
FILE # <u>C.U.P. 23-36</u>	FEE \$ <u>250.00</u>	
ACCEPTED BY _____	DEPOSIT _____	
CROSS REFERENCE FILE(S): _____	DATE <u>8-3-2023</u>	
PROPOSED USE: <u>auto repair shop.</u>		

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: [Signature] Date: July 29, 2023

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

- ☐ A detailed project description disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- ☐ A plot plan, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ☐ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- ☐ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ☐ A lighting plan.
- ☐ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the GIS Portal at www.co.valley.id.us. Only one copy of this list is required.
- ☐ Ten (10) copies of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.

We recommend you review the Valley County Code online at www.co.valley.id.us
or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.

CONTACT INFORMATION

APPLICANT PATRICK A. PRATCHETT PHONE [REDACTED]
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

MAILING ADDRESS PO BOX 708 CASCADE ID 83611 ZIP 83611

EMAIL [REDACTED]

PROPERTY OWNER PATRICK & TYNE PRATCHETT

MAILING ADDRESS PO BOX 708 CASCADE ID ZIP 83611

EMAIL [REDACTED]

AGENT / REPRESENTATIVE _____ PHONE _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____

CONTACT PERSON (if different from above) _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 34 GOSLIN LOOP

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

TAX PARCEL NUMBER(S) RP000230000050

Quarter _____ Section _____ Township _____ Range _____

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

2. SIZE OF PROPERTY 5.26 Acres ☒ or Square Feet ☐

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

3.5 ACRES USED AS PASTURE FOR AGRICULTURAL GRAZING.

40X64 SHOP/BARN, 8X12 UTILITY BUILDING FOR WELL SYSTEM

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 VACANT LAND

South RESIDENCE

East RESIDENCE

West RESIDENCE

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 20'

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

Number of Proposed Structures: _____

Number of Existing Structures: 2

Proposed Gross Square Feet

Existing Gross Square Feet

1st Floor _____

1st Floor 2500

2nd Floor _____

2nd Floor _____

Total _____

Total 2500

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): 3,000

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 0

8d. DENSITY OF DWELLING UNITS PER ACRE: 0.2

9. SITE DESIGN:

Percentage of site devoted to building coverage: 2%

Percentage of site devoted to landscaping: 8%

Percentage of site devoted to roads or driveways: 7%

Percentage of site devoted to other uses: 83%, describe: PASTURE, RESIDENCE, NATIVE

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:

BUILDING

Office Use Only

FENCED YARD
PARKING

Office Use Only

Proposed
EXISTING
400'

Required

Proposed

Required

Front

Rear

Side

Side Street

220'

20'

500'

50'

20'

12. NUMBER OF EXISTING ROADS: 1 Width: 12'

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:

400 AMP ELECTRIC, WELL 40 GPM, SEPTIC APPROVAL 4 BEDROOM

16. PROPOSED UTILITIES: —

Proposed utility easement widths —

Locations —

17. SEWAGE WASTE DISPOSAL METHOD: Septic ☒ Central Sewage Treatment Facility ☐

Name: —

18. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual Well: ☒

If individual, has a test well been drilled? — Depth 145' Flow 40 GPM Purity Verified? no

Nearest adjacent well — Depth — Flow —

19. DRAINAGE (Proposed method of on-site retention): NO

Any special drains? GREASE TRAP (Please attach map)

Soil type(s): SILT/CLAY

(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)

Stormwater Prevention Management Plan will need approval from Valley County Engineer.

20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?

(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒

21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☒

21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☒ No ☐

23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☐ No ☒

If yes, explain: —

24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒

Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒

If yes, explain: —

24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
Submit letter from Irrigation District, if applicable.

25. COMPLETE ATTACHED WEED CONTROL AGREEMENT

26. COMPLETE ATTACHED IMPACT REPORT

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: NONE
Drainage: NONE
3. How many acres is the property being subdivided? NA
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
NA ☐ 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.
NA
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? NA

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)

NA

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.

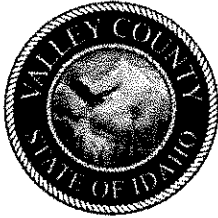
=====Applicant Acknowledgement=====

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: July 1 20 2023



VALLEY COUNTY

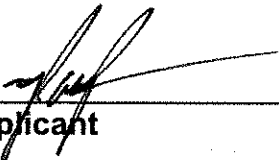
WEED CONTROL AGREEMENT

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: July 28 2023

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.

POTENTIAL INCREASED TRAFFIC ON GOSLIN LOOP FOR
COMMERCIAL ACTIVITY. LIGHT VEHICLES, DURING DAYLIGHT HOURS.

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

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.

POTENTIAL FOR NOISE FROM POWER TOOLS DURING DAYLIGHT
HOURS. USAGE OF TOOLS IS INSIDE BUILDING, BUT DOORS
MAY BE OPEN DURING WARM MONTHS.

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.

POTENTIAL GLARE FROM GLASS SURFACE OF PARKED VEHICLES

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.

POTENTIAL FOR INCREASED DUST FROM TRAFFIC ON
GOSLIN LOOP.

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.

WETLAND ON SW CORNER OF LOT. ACTIVITY
TO OCCUR ON NE CORNER WITH 500' SEPERATION.
NO SPECIAL WATER USAGE. SHOP OUTFITTED W/GREASE
TRAP.

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*

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

NONE

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

N/A

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.

FENCING TO CONCEAL PARKED VEHICLES

ADDITION OF VEGETATION SUCH AS TREES & SHRUBS

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.

*FENCING + VEGETATION ADDITIONS TO REDUCE
VISIBILITY OF VEHICLES*

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.

*ADEQUATE SPACE, AFFORDABILITY, OTHER LIGHT COMMERCIAL
ACTIVITY IN AREA.*

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

INCREASED VALUE ON PROPERTY FROM BUILDINGS & RESIDENCE.
POTENTIAL TO INCREASE VALUE FROM \$50K - \$500K. POTENTIAL
FOR ADDING A NEW FULL TIME JOB.

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

NA

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

LIMITED COMPETITION

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?

EASILY ADAPTED FOR RESIDENCE / AG USE.

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

1 RESIDENTIAL DWELLING

2,500 SF NON RESIDENTIAL

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

2,500 SF NON RESIDENTIAL BUILDING ~~TO~~ COMPLETED BY
OCT 2023, RESIDENCE TO BE COMPLETED BY 2025

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.

NA

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

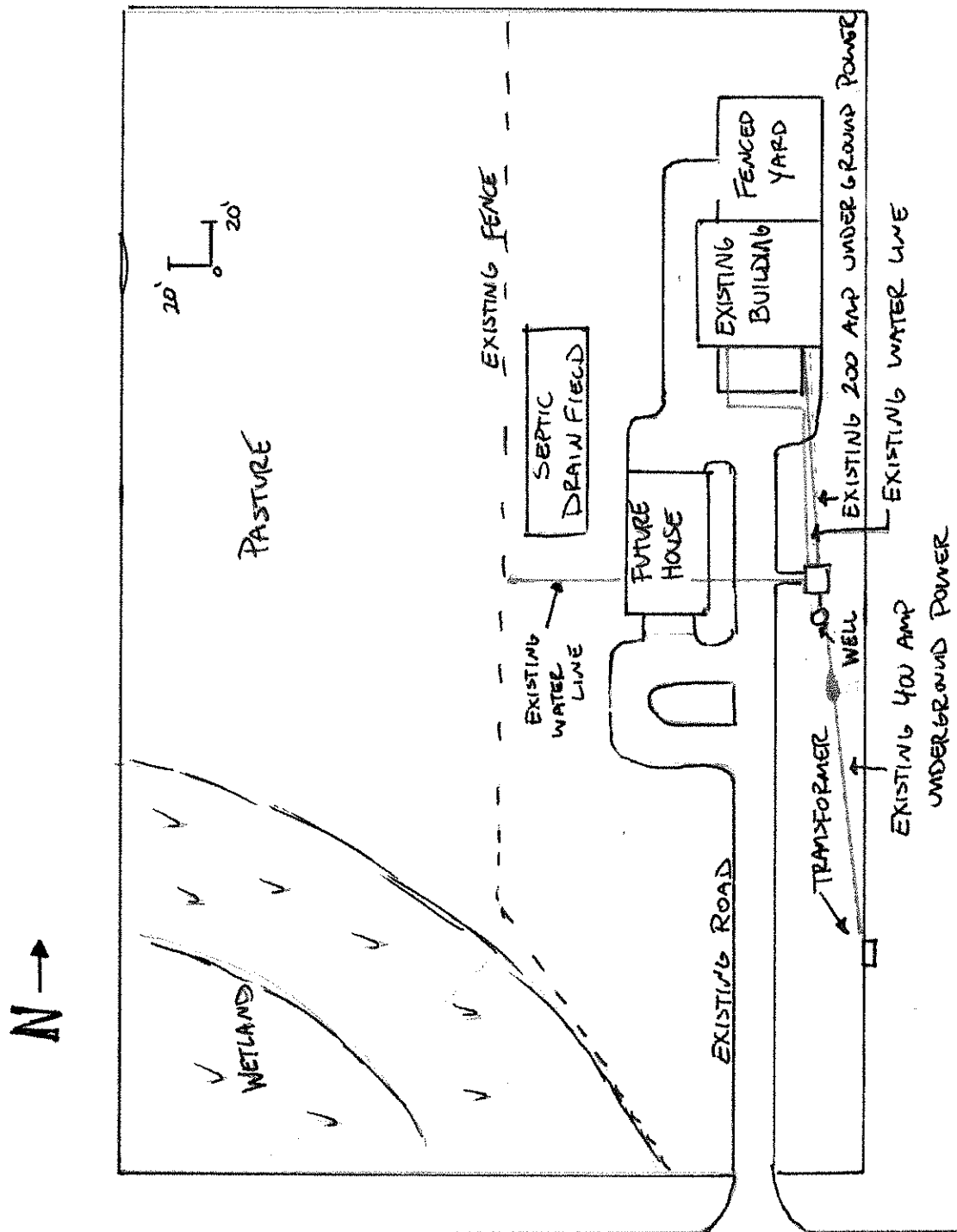
Application must be filed with the Valley County Assessor's office before construction begins.

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.

PLOT PLAN
34 GOSLIN LOOP

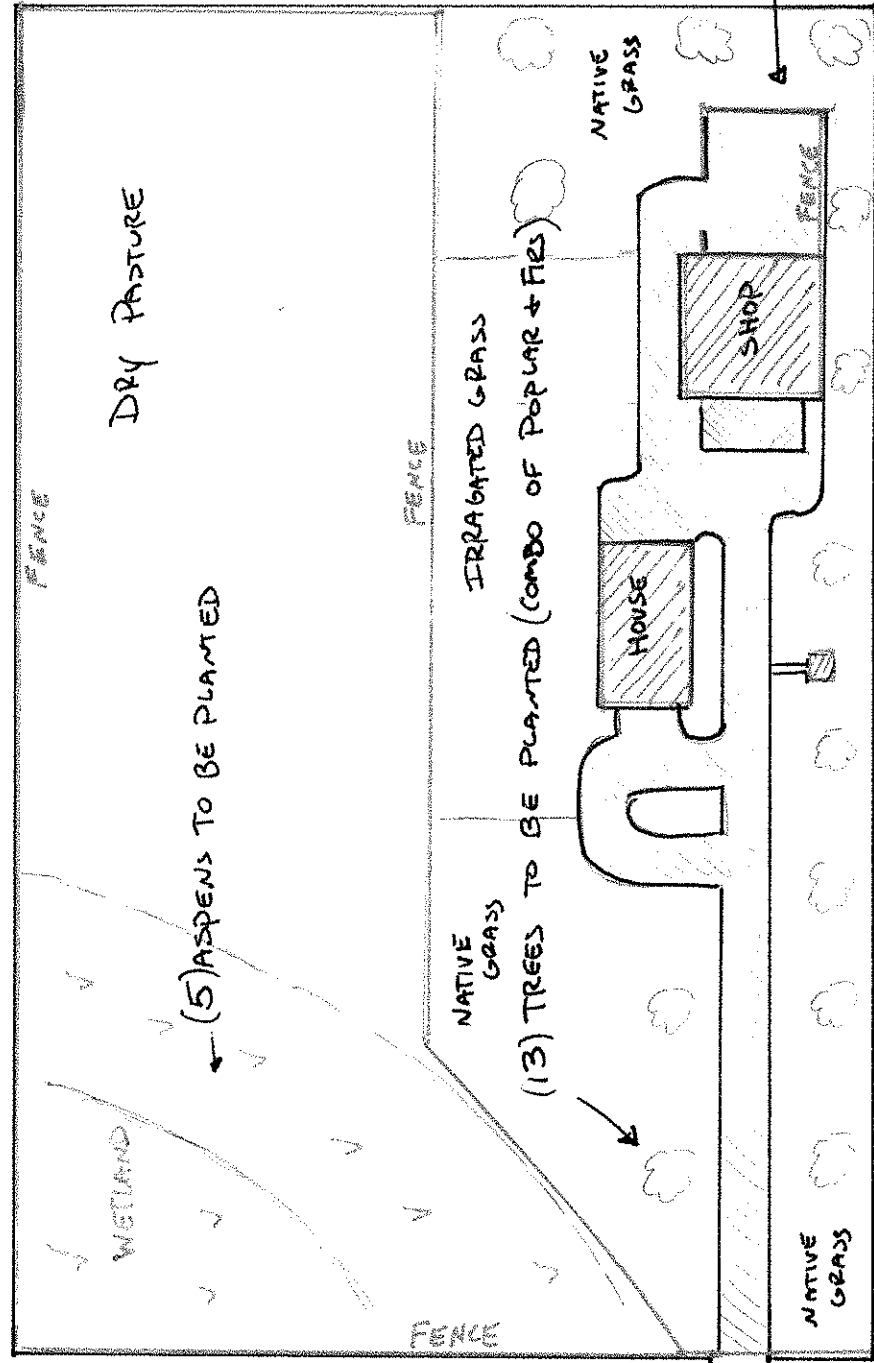


GOSLIN LOOP

LANDSCAPE PLAN

34 GOSUN LOOP

N →



GOSUN LOOP

LIGHTING PLAN

34 GOSUN LOOP

N →

