

Valley County Planning and Zoning Department

700 S. Main ST
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@valleycountyid.gov
208-382-7115



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # [REDACTED]	or <input type="checkbox"/> Cash or <input type="checkbox"/> Card
FILE #	<u>CUP 26-210</u>	FEE \$	<u>250</u>
ACCEPTED BY	[REDACTED]	DEPOSIT	
CROSS REFERENCE FILE(S):	<u>Red Pine Recreation CUP 17-16</u>	DATE	<u>4/27/26</u>
PROPOSED USE:	<u>Roofing & sheetmetal for business</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: Tim Elan Date: 4-27-26

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.
- Three (3) copies** of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.
- A **Development Agreement may be required**. Possible road mitigation should be discussed with the Valley County Road and Bridge Director, 208-382-7195.

**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.

TIME CONSTRUCTION & MANAGEMENT CONDITIONAL USE
PERMIT APPLICATION ATTACHMENTS

Project Description: Businesses listed below operate on existing site, 13876 SH-55, McCall. No construction or additions will be made buildings and out-buildings.

- 1) TIME CONSTRUCTION & MANAGEMENT, LLC
DBA, MOUNTAIN METAL STRUCTURES AND MCCALL ROOFING AND SUPPLY



- 2) LONG VALLEY SHEETMETAL



Our services include roof installation, repair, and replacement, along with in-house fabrication of metal components such as flashing, gutters, and custom sheet metal products.

Plot Plan:

Attached with dimensions and boundaries of the lot. No proposed utilities, streets, easements, setbacks or additional buildings.

Landscaping Plan:

Maintain existing frontage, will add floral to the berm.

Site Grading Plan:

As the building and lot exist, no grading will be done or needed.

Lighting Plan:

All existing lighting will be used and maintained.

Property Owners within 300ft:

Scott Nunes – Malco LLC

Date of Pre-Application Meeting with Staff: 4-23-26

Staff Name(s): Cynda Herrick

CONTACT INFORMATION

APPLICANT Time Construction & Maint, Tim Elam PHONE 208-523-1100
Owner Purchaser Lessee Renter

MAILING ADDRESS 57 Deer Run Rd, Cascade ID ZIP 83611

EMAIL Tim@mountain-metal.com

PROPERTY OWNER Malco, LLC c/o Tok Commercial

MAILING ADDRESS 255 S 4th St, 2nd floor Boise ID ZIP 83702

EMAIL Debbie@TokCommercial.com

AGENT / REPRESENTATIVE _____ PHONE _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____

CONTACT PERSON (if different from above) Melody Elam

MAILING ADDRESS 57 Deer Run Rd Cascade ID ZIP 83611

EMAIL Mel@mountain-metal.com PHONE 208-891-0297

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 13876 SH-55, McCall, ID 83638

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
Lot 5N Pleasant Acres Subdivision

TAX PARCEL NUMBER(S) RP 00264000005N

Quarter SW Section 3 Township 17N Range 3E

1. PROPOSED USE: Residential Civic or Community Commercial Industrial

2. SIZE OF PROPERTY 0.97 Acres or Square Feet

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
Ava commercial Business, 3 Buildings

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 - ~~East~~ Coastline / John Deere
South Commercial - ED Staubs propane
East Residential -
West Commercial - Prestige Water Sports, Silvercreek Irrigation Supply

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: Existing

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

Number of Proposed Structures: _____ Number of Existing Structures: 3

Proposed Gross Square Feet

1st Floor _____

2nd Floor _____

Total _____

Existing Gross Square Feet

1st Floor 6300

2nd Floor 1200

Total 7500

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): _____

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: _____

8d. DENSITY OF DWELLING UNITS PER ACRE: _____

9. SITE DESIGN: Existing

Percentage of site devoted to building coverage: _____

Percentage of site devoted to landscaping: _____

Percentage of site devoted to roads or driveways: _____

Percentage of site devoted to other uses: _____, describe: _____

Total: 100%

10. PARKING (If applicable):

a. Handicapped spaces proposed: 1

b. Parking spaces proposed: 10

c. Number of compact spaces proposed: _____

d. Restricted parking spaces proposed: NO

e. Are you proposing off-site parking: NO

Office Use Only

Handicapped spaces required: _____

Parking spaces required: _____

Number of compact spaces allowed: _____

11. SETBACKS:

BUILDING

Office Use Only

PARKING

Office Use Only

Proposed

Required

Proposed

Required

Front _____

Rear _____

Side _____

Side Street _____

12. NUMBER OF EXISTING ROADS: 1

Width: Hwy 55

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?

Anticipated Trip Generation [Refer to ITE – Trip Generation Manual within Roads Policy Manual] _____

Primarily heavy truck traffic? Yes No Combination

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes No

15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:

Electric, propane, water, internet

16. PROPOSED UTILITIES: NONE

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: Existing

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): Gravel

Any special drains? NO (Please attach map)

Soil type(s): _____
(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

22. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes No

23. IS ANY PORTION LOCATED WITHIN 150-FT OF ANY LAKE, POND, RIVER, OR YEAR-ROUND FLOWING CREEK OR STREAM? THIS IS A RIPARIAN AREA AS DEFINED BY VCC 9-6-6.
Yes No

24. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes No

If yes, explain:

25a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes No

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

If yes, explain: _____

25b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
Submit letter from Irrigation District, if applicable.

26. COMPLETE ATTACHED WEED CONTROL AGREEMENT

27. COMPLETE ATTACHED IMPACT REPORT



VALLEY COUNTY WEED CONTROL AGREEMENT

It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.

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.

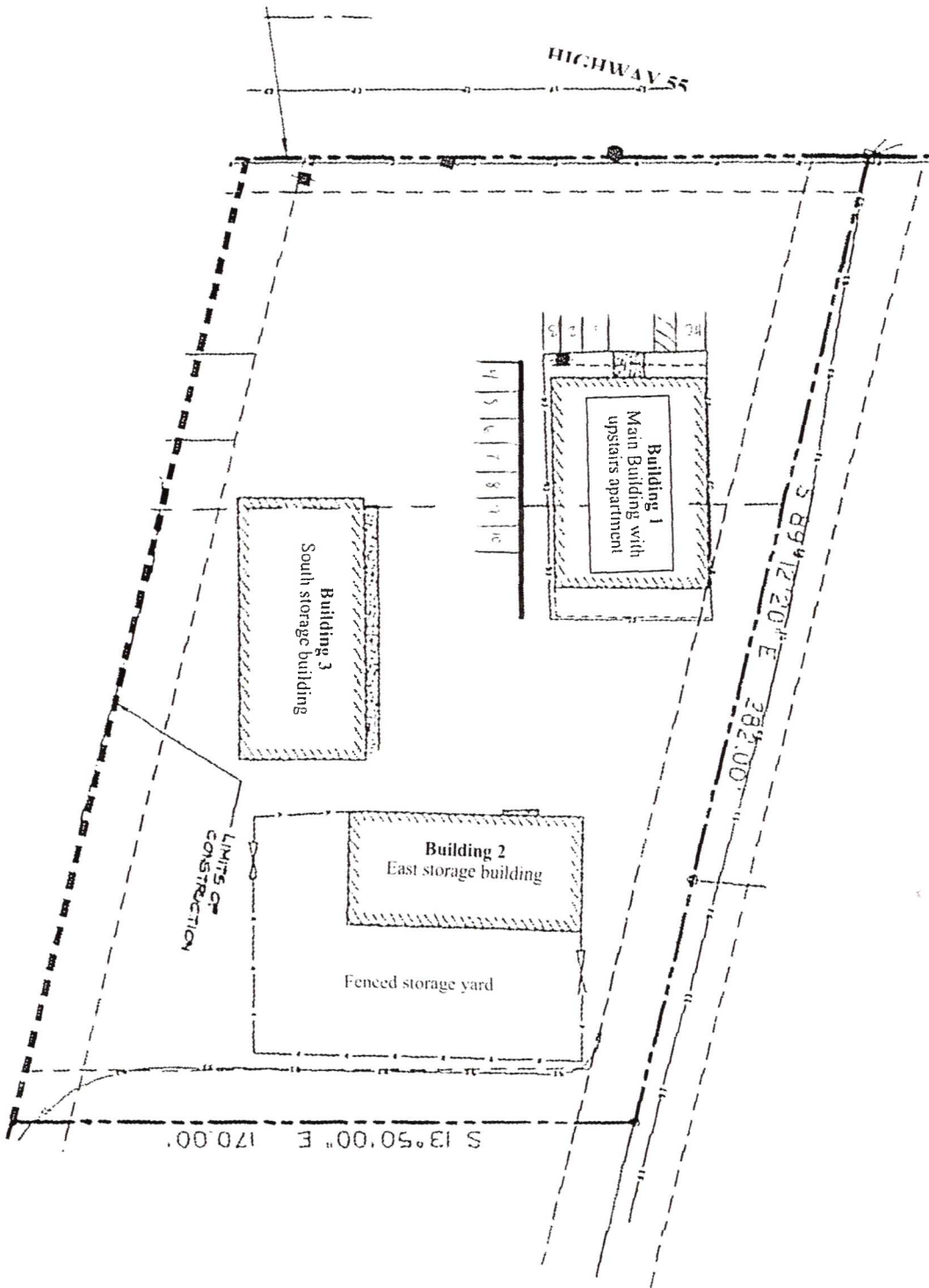
The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

Valley County Weed Department can be contacted at 208-382-7199.

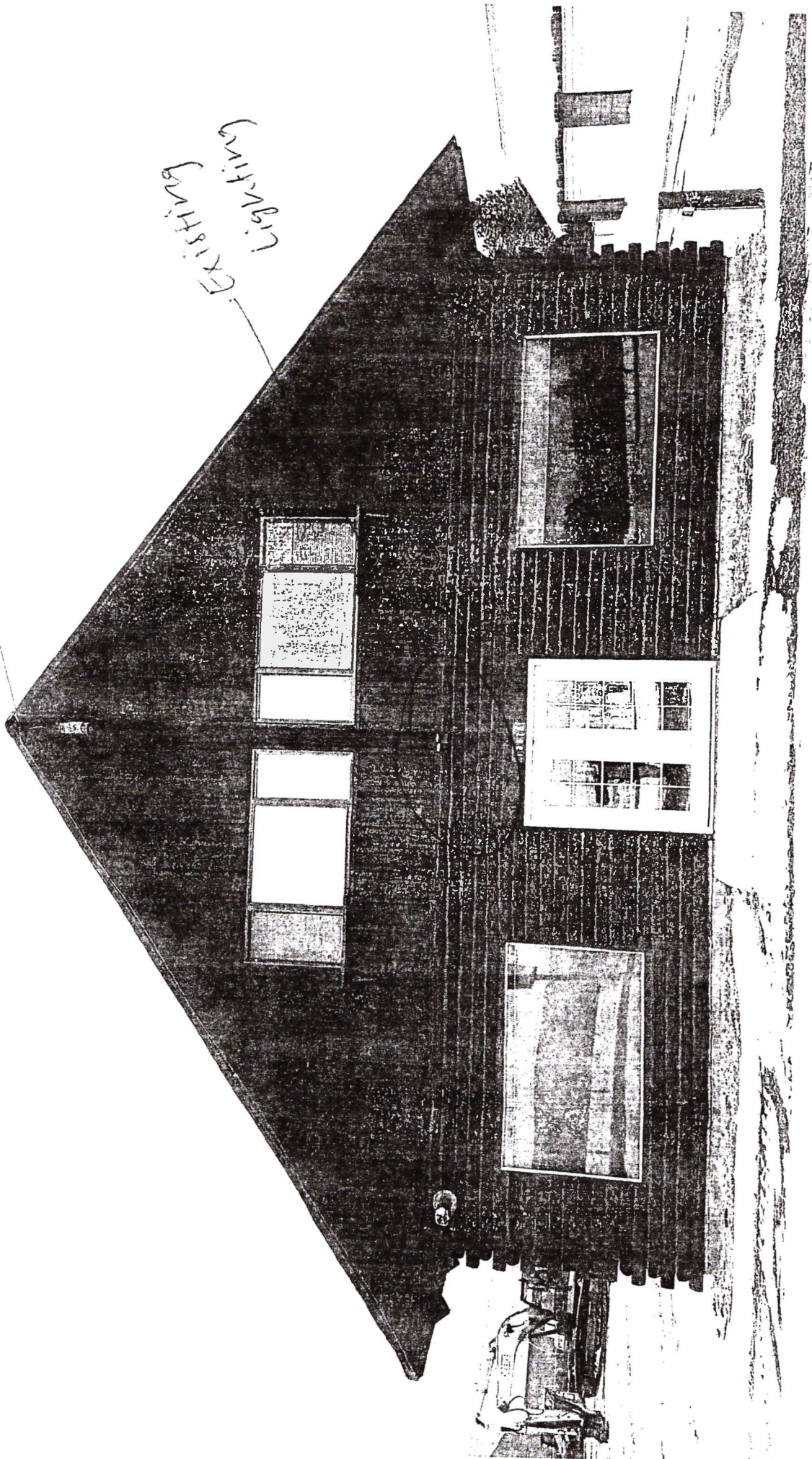
By: Tom Elam
Applicant

By: Valley County Weed Supervisor

Date: 4-27-26



Existing
Lighting



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.

5 TO 6 TRUCKS OR CARS PER DAY, EMPLOYEES OF THE BUSINESS. LOCAL CUSTOMERS OR CONTRACTORS WILL BE STOPPING BY THROUGH THE DAY TO PICK UP MATERIAL.

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

OUR BUSINESS WILL NOT AFFECT 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 and outdoor, day and night variations.

HOURS OF OPERATION ARE 8:00AM TO 5:00PM. CUSTOM METAL BENDING DONE DURING OPERATIONAL HOURS, ALONG WITH LOADING AND UNLOADING MATERIAL ON THE MACHINES. OPERATING EQUIPMENT INDOOR IN INSULATED SHOP.

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.

MINIMAL GLARE FROM VEHICLES. NO CHANGES TO EXISTING SITE.

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.

DIRT DUST FROM LIFT LOADING AND UNLOADING MATERIAL IS POTENTIAL. BEYOND THAT THERE WOULD BE OTHER PARTICULATE EMISSIONS IN THE AIR.

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.

NO WATER DEMANDS OR TERRAIN CHANGES TO EXISTING SITE.

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

NO EFFECT 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 CHANGE OR DISTERBANCE OF EXISTING SOIL OR VEGETATION.

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

EXISTING SITE, NO CHANGES

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

EXISTING SITE, NO CHANGES. LANDSCAPING MAINTAINED, FLOWERS ADDED TO EXISTING FRONT BIRM.

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

SITE GRADING COMPLETE AS EXISTING LOCATION.

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.

NO CHANGES TO BUILDINGS. SITE IS VISIBLE FROM THE ROAD.

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.

OUR BUSINESS'S OFFER ROOFING, SIDING, WAINSCOT, FASCIA AND SOFFIT MATERIAL AND INSTALLATION. IN ADDITION, CUSTOM METAL FABRICATION TO VALLEY COUNTY RESIDENTIAL AND COMMERCIAL CUSTOMERS. THE LOCATION IS CENTRALIZED WITHIN VALLEY COUNTY TO MAKE EASE OF PICK UP AND DELIVERY TO CUSTOMERS.

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

EMPLOYMENT FOR LOCAL RESIDENTS. CURRENTLY EMPLOYED 5 INSTALLERS/FABRICATORS.

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

NO CHANGES FROM OUR BUSINESS.

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

CUSTOM METAL FABRICATION WAS CURRENTLY NOT AVAILABLE IN VALLEY COUNTY. QUICK TURN AROUND TIME FOR CONTRACTORS AND CUSTOMERS. IN ADDITION, ROOFING MATERIALS AND SHEET METAL PRODUCTS.

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 IMPACT FROM OUR BUSINESS.

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

NO CHANGES MADE TO EXISTING SITE.

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

DOES NOT APPLY.

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

EXISTING SITE, DOES NOT APPLY.

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.

EXISTING SITE, DOES NOT APPLY.