

Boise County Planning and Zoning Department

413 Main Street, PO Box 1300
Idaho City, Idaho 83631
Phone: 208-392-2293
www.boisecounty.us



MASTER PUBLIC HEARING APPLICATION

UPDATED
5-16-24

RECEIVED
APR 29 2024

TYPE OF APPLICATION: (PLEASE CHECK ALL THAT APPLY.)

CUP 2024-003

BOISE COUNTY
PLANNING & ZONING

- | | | |
|---|--|---|
| <input type="checkbox"/> APPEAL | <input type="checkbox"/> DEVELOPMENT AGREEMENT | <input type="checkbox"/> SUBDIVISION, FINAL |
| <input type="checkbox"/> COMPREHENSIVE PLAN
TEXT AMENDMENT | <input type="checkbox"/> PLANNED UNIT
DEVELOPMENT | <input type="checkbox"/> SUBDIVISION, VACATION |
| <input type="checkbox"/> COMPREHENSIVE PLAN
MAP AMENDMENT | <input type="checkbox"/> PLANNED COMMUNITY | <input type="checkbox"/> SUBDIVISION, AMENDED
PLAT |
| <input type="checkbox"/> ROAD NAME CHANGE | <input checked="" type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> VARIANCE |
| | <input type="checkbox"/> SUBDIVISION, PRELIMINARY | <input type="checkbox"/> OTHER _____ |

HEARING BEFORE: BOARD OF COUNTY COMMISSIONERS P&Z COMMISSION

PROJECT NAME: Hawk's Village + River Storage

SITE INFORMATION:

(This information can be found on the Assessor's property information assessment sheet.)

Quarter: 1 Section: 26 Township: 09N Range: 04E Total Acres: 30.4

Subdivision Name (if applicable): _____ Lot: _____ Block: _____

Site Address: 1111 Banks Lowman Rd City: Garden Valley

Tax Parcel Number(s): RP09N04E26404 Current Land Use: _____

PROPERTY OWNER:
Name: Draper Development

APPLICANT:
Name: Christopher Cody Draper

Address: [Redacted]
City: [Redacted] State: [Redacted] Zip: [Redacted]

Address: [Redacted]
City: [Redacted] State: [Redacted] Zip: [Redacted]

Telephone: [Redacted] Fax: [Redacted]
Email: [Redacted]

Telephone: [Redacted] Fax: [Redacted]
Email: [Redacted]

I consent to this application, I certify this information is correct, and allow Planning and Zoning staff to enter the property for related site inspections. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

I consent to this application, I certify this information is correct, and allow Planning and Zoning staff to enter the property for related site inspections. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

[Signature] 4/29/24
Signature: All Owner(s) of Date
Record

[Signature] 4/29/24
Signature: Applicant Date

NOTE: THIS APPLICATION MUST BE SUBMITTED WITH THE APPROPRIATE APPLICATION FORM

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AFFIDAVIT OF LEGAL INTEREST and Letter of Authorization

Christopher Cody Draper, "Owner" whose address is 1111 Banks Lawman Rd
City Garden Valley State ID Zip 83622

As owner of property more specifically described as:

Garden Valley Motel Property

HEREBY AUTHORIZES Christopher Cody Draper as Agent to represent and act for the Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Boise County Board of Commissioners, Boise County Planning and Zoning Commission, Boise County Planning and Zoning Staff, and or other Boise County Departments relating to the modification, development, planning, platting, re-platting, improvements, use or occupancy of land in Boise County, Idaho. Owner agrees that; Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application of any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that; Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platted or re-platting, improvement, occupancy, or use of any structure or land involved in the application shall take place until approved by the appropriate official of Boise County, Idaho, in accordance with applicable codes and regulations.

Owner agrees to pay any fines and be liable for any other penalties arising out of failure to comply with the terms of any permit or arising out of any violation of applicable laws, codes, or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and , if signing on the behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

[Signature]
(Signature of Owner)

(Signature of Owner)

(Signature of Owner)

(Secretary or Corporate Owner)

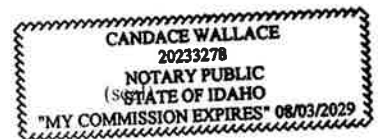
Cody Draper Member
(Print Name) (Title)

(Print Name) (Title)

(Print Name) (Title)

(Print Name)

NOTARY STATE OF IDAHO) ss
COUNTY OF Ada)



SUBSCRIBED and sworn to before me by Cody Draper
on this 29 day of April, 2024
Candace Wallace
Notary Public Date 4/29/24
My Commission expires on: 8/3/29

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CONDITIONAL USE PERMIT APPLICATION

CUP # 2024-003

The Planning and Zoning staff is available to discuss this application and answer questions. Upon receipt of the required materials the Planning & Zoning Administrator will stamp the application received and review the application for completeness. Once the application is deemed complete a public hearing will be scheduled with the Planning and Zoning Commission. It is recommended that the Applicant review the Amended Unified Land Use Ordinance #2024-02 (ULO) and Boise County Comprehensive Plan prior to submittal. This Ordinance along with application materials are located on the County website at www.boisecounty.us. The Planning and Zoning Department DOES NOT accept faxed applications or signatures.

See ULO #2024-02, Chapter 4, Section 4.3 CONDITIONAL USES: Every use that requires a Conditions Use Permit (CUP) shall be subject to review and appraisal by the Commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons, property, or natural resources. It is the responsibility of the applicant to present plans to implement a conditional use in a way which will avoid or limit the harm to existing or contemplated use of nearby lands or place additional demands on public services.

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.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Property Owner:	Christopher Cody Draper		
Email:	[REDACTED]		
Phone:	[REDACTED]	Mailing Address:	[REDACTED]
City:	[REDACTED]	State:	[REDACTED]
		Zip Code:	[REDACTED]
Applicant (if different): _____			
Email: _____			
Phone: () _____		Mailing Address: _____	
City: _____		State: _____	
		Zip Code: _____	
Engineering Firm: _____			
Contact Person: _____		Phone: () _____	
Address: _____		Email: _____	
Surveyor: _____		Phone: () _____	

Location and size:
 Property Address: 1111 Banks Lowman Rd
 Parcel Number: RP09ND04E26404 Section: 26 Township: 09N Range: 04E
 Total Acreage: 4
 Proposed Land Use: Agricultural Residential Civic or Community Commercial Industrial
 Proposed Project Name: Hawk's Village & River Storage
 Assessor Exemptions (i.e. agriculture, timber, etc.): No: Yes:
 list: _____
 Is property currently mortgaged? N (if yes, Certificate of Acceptance of Mortgagee is required on survey)

I consent to this application, I certify this information is correct and I authorize the Boise County Planning & Zoning Department staff and its designated inspection agent to enter the property for any site inspection or compliance purposes as long as this application and a conditional use permit are in effect. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

- Signature: All Owner(s) of Record [Signature]
- Signature: All Owner(s) of Record _____
- Date: 4/29/24

I consent to this application, I certify this information is correct and I authorize the Boise County Planning & Zoning Department staff and its designated inspection agent to enter the property for any site inspection or compliance purposes as long as this application and a conditional use permit are in effect. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

- Applicant Signature: [Signature]
- Date: 4/29/24

I, the undersigned, am the owner of the referenced property and do hereby give my permission to COM DRAPER to be my agent and represent me in the matters of this application. I consent to this application, I certify this information is correct and I authorize the Boise County Planning & Zoning Department staff and its designated inspection agent to enter the property for any site inspection or compliance purposes as long as this application and a conditional use permit are in effect. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

- Owner Signature: [Signature]
- Date: 4/29/24

SECTION II: REQUIRED ITEMS

1. Latest recorded Deed to the Property
2. Application completed & signed; including Affidavit of Legal Interest and Letter of Authorization, if applicable.
3. Application fee paid in full in accordance with current fee schedule
4. Two copies of the completed application, as well as one to two reams of copy paper in order to produce the appropriate number of copies to assure the fullest presentation of the facts for evaluation of the request by agencies and the public.
5. Two copies of all required plans drawn to scale; or more copies as determined by the P&Z Administrator.
6. Narrative explaining the following:
 - A detailed project description disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate.
 - Location is compatible to others uses in the general neighborhood.
 - Use will not place undue burden on existing public services and facilities in the vicinity (see Impact Report in item 7).
 - Site is large enough to accommodate the proposed use and other features of the Unified Land Use Ordinance.
 - Summaries:
 - How the proposed use complies with the Unified Land Use Ordinance.
 - How the proposed use complies with the goals and objectives of the Boise County Comprehensive Plan.
7. Impact Reports must address potential impacts and how these will be minimized for the following:
 - Any environment, economy and social impacts.
 - Impact to adjoining property including noise, glare, odor, fumes, vibration, etc.
 - Impact to natural resources (wildlife, wildlife habitat, soil, water, etc.)
 - Impact to law enforcement, fire departments, emergency medical services or other public service providers.
 - Impact to school.
8. Plans Required with Application:
 - A plot plan, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, current buildings and proposed buildings.
 - A landscape 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 noxious weed control plan
9. Plans that may be Required, depending on land use:
 - A site grading plan clearly showing 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, if applicable.
 - An irrigation plan, if applicable.

SECTION III: APPLICATION INFORMATION

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

TAX PARCEL NUMBER RPO9N04E26404

Quarter 1 Section 26 Township 09N Range 04E

1. PROPOSED USE: Residential Civic or Community Commercial Industrial

2. SIZE OF PROPERTY 4 Acres or Square Feet

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

GARDEN Valley Motel is on property. Property used to Host a WOOD mill.

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 Residential East Highway
South Commercial West Agriculture

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: new buildings < 20'

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

Number or Proposed Structure: 14 Number of Existing Structures: 1

	<u>Proposed Gross Square Feet</u>	<u>Existing Gross Square Feet</u>	<u>motel</u>
<u>12 Homes</u> <u>River storage</u>	<u>1st Floor 7,500 SF</u>	<u>1st Floor 4,000</u>	
	<u>2nd Floor 18,500 SF</u>	<u>2nd Floor 4,000</u>	
	<u>Total 25,500</u>	<u>Total 8,000</u>	

8a. TYPE OF RESIDENTIAL USE (If applicable):

Single family residence Mobile home for single family residence Multiple residences on one parcel

8b. SQUARE FOOT AGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): 7,500

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: +/- 8,000 (motel)

8c. DENSITY OF DWELLING UNITS PER ACRE: 6

9. PROPOSED SITE PLAN: 174,240 overall SF

Percentage of site devoted to building coverage: .169% OR 29,500 SF

Percentage of site devoted to landscaping: .05% OR 8,712 SF

Percentage of site devoted to roads or driveways: .258% OR 45,000 SF (ROAD TO motel) (ROAD TO RIVER STORAGE)

Percentage of site devoted to other uses: .533% OR 92,869 SF open space

Describe other uses: NA

Total 100%

10. Parking (If applicable)

- a. Handicapped spaces proposed: 4 for motel
 b. Parking spaces propose: 40 for motel
 c. Are you proposing off-site parking: 24 for banks
 Yes: _____ No: ✓

Office Use Only:	
Handicapped spaces required:	_____
Parking spaces required:	_____
Total:	_____

11. SETBACKS: BUILDING OFFICE USE ONLY PARKING OFFICE USE ONLY

	Proposed	Required	Proposed	Required
Front	<u>30</u>	<u>30</u>	_____	_____
Rear	<u>30</u>	<u>30</u>	_____	_____
Side	<u>10</u>	<u>10</u>	_____	_____
Street Side	<u>30</u>	<u>30</u>	_____	_____

12a. NUMBER OF EXISTING ROADS: N/A WIDTH: _____ PRIVATE OR PUBLIC? _____
 Existing road surface(s) type: Motel pull in

12b. NUMBER OF PROPOSED ROADS: 1 Proposed Width: 25'
 Will the proposed roads be publicly or privately maintained? yes
 Proposed road construction: ✓ Gravel _____ Paved

13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Septic - currently has capacity for 12 more hookups
Well, Electricity (Idaho power)

13b. PROPOSED UTILITIES: to keep same
 Proposed utility easement width: 25' Location: EVYR LANE

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? 180 Depth 30 Flow _____ Purity verified?
 Nearest adjacent well 449977 175 Depth NA Flow

15. REFUSE and TRASH DISPOSAL METHOD: Dumpster

16. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? NO
 Are you proposing any alterations, improvements, extensions or new construction: _____ If yes, Explain: _____

17. PROPOSED DAYS AND HOURS OF OPERATION (if applicable): 24/7

18. PROPOSED NUMBER OF EMPLOYEES (if applicable): 1

19. DRAINAGE (Proposed method of on-site retention): SLOPE / GRADING plan

20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN? (Information can be obtained from the Planning and Zoning Office) NO

SECTION IV: CRITERIA FOR RECOMMENDATIONS AND DECISIONS

1. ULO Section 4.3.C Conditions of Permit: In approving any conditional use permit the Commission may Prescribe appropriate conditions, bonds, and safeguards in conformity with this Ordinance or the Comprehensive Plan. Conditions may include, but not limited to, specific requirements that:
 - a. Assure that development is maintained properly.
 - b. Control the sequence and timing of development.
 - c. Control the duration of development.
 - d. Designate the exact location and nature of development.
 - e. **Minimize** adverse impacts on other development.
 - f. Require the provisions for on-site or off-site public facilities or services.
 - g. Require more restrictive standards than those generally required in this Ordinance.
 - h. Require mitigation of effects of the proposed development upon service delivery by any political subdivision; including school districts providing services within the planning jurisdiction.
 - i. Require surety agreements.
2. ULO Section 4.3.C.2: A conditional use permit shall also be subject to the terms and conditions by which it is approved, including but not limited to,
 - a. Bulk and Placement Standards. (See ULO: Table 4.1.D.8)
 - b. Fencing
 - c. Floodplains, fire hazards, etc.
 - d. Grading
 - e. Hours of operation
 - f. Landscaping
 - g. Natural resources impact mitigation including wildlife habitats, historic sites, shorelines
 - h. Parking
 - i. Road volumes, traffic control, road maintenance
 - j. Screening
 - k. Sight obstruction mitigation
 - l. Visibility from roads


SECTION V: SPECIFIC REQUIREMENTS FOR PUBLIC HEARING AND NOTICE

1. Public Hearing Notice shall follow the ULO, Section 2.5. to agencies and surrounding property owners; as well as legal publication.
2. Per ULO. Section 2.4.D.2: Notice shall also be posted on the premises not less than ten (10) days prior to the **hearing by the applicant**. The applicant shall provide "Proof of Posting" to the Planning and Zoning Department **no later than** seven (7) days prior to the public hearing. Failure to provide the Proof of Posting will cause the hearing to be continued to a later date.

SECTION VI: STAFF SUMMARY ANALYSIS, REASONING AND FACT FINDING

SECTION VII: PLANNING AND ZONING COMMISSION ACTION

BELOW TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

FILE# COP 2024-003 FEE \$ _____
ACCEPTED BY:  DATE: 7 May 2024
CROSS REFERENCE FILE (S): _____
PROPOSED USE OF PROPERTY: _____

Hawk's Village Application, Garden Valley, Idaho

By Draper Development

Section 2: Required Items

- The latest recorded Deed is attached.
 - Application is completed and signed, notarized.
 - Application fee payment of \$1400.00 is attached.
 - Submitted.
 - Submitted.
 - Detailed Description
-
- Garden Valley, Idaho is home to many residents that enjoy the outdoors. We feel that this area will experience significant growth in the surrounding area and through subdivisions like South Fork Landing. We are proposing to add to the property that the current Garden Valley Motel is currently located on. We feel that the current motel property, being of a commercial nature, was in our best interest to submit the application on this 4-acre parcel instead of finding new land that may be of another new use or change of use. This property was once a wood mill. The current motel has eleven rooms of nightly rent, one long term rent for staff and has operated that way for years. The busy season for the motel is mainly that of June-September months by statistics. We are aware of the workforce housing issues in this area. Some of the teachers at the Garden Valley school may need places to stay and we hope this can help with that issue. The current motel property's septic system has an overall capacity allowance of 2400 GPM. The active motel is now using 990 GPM, which allows an expansion as it sits of 9 more additional one-bedroom units to be added to the existing septic system without any further expansion. Our proposal for Hawk's Village will be an addition of **8** small one-bedroom homes (**plans and picture attached**). There is also a private well on the property that services the motel and would also service the additional eight small homes we are proposing. We are working with DEQ on that as a preliminary step. These small homes will provide for an overflow of the motel in nightly short-term rents as well as a possibility of long-term rent availability. We will never exceed 2400 GPM on the entire property. We also will have the ability to remove a single bed from rooms to reduce 40 GPM per room to make more availability for GPM if needed for long term rent GPM availability in addition to the 210 extra GPM that exists after the 8 homes in Hawk's Village are placed. We expect to have both short-term rent and long term rents. These homes will have a beautiful modern mountain look to them. Part of the Hawks Village application is storage units called "River Storage". We are proposing

110 units on our plan (85 at 10'x20') (15 at 10'x10') to supplement the Garden Valley, Banks, Lowman areas. Our research has found that there is a shortage in the area, and we feel this property and the layout of it is a great fit for this use.

Upon approval, we will break ground this summer of 2024 and would be complete by summer of 2025. Although we would like to lay out a plan for a year due to the possibilities of unknowns, it is our full intention to complete it as soon as possible before the year's commitment. Phasing of the 8 small home units and the storage would run concurrently.

- Location we feel is most compatible here with our application as a motel property carries the "commercial" use with it. The history of the property has also included the use of an old wood mill. People have experienced guests come and go for some time now. We feel that the location is of the same use with our neighbors.
- Our application is an extension of the use that already exists currently. Noise will be at a minimum with a noise rule in place for all guests. The motel is a very quiet place currently and blends in next to the traffic of the Banks Lowman highway.
- Being of 4 acres we have designed this CUP to layout in compliance.

4.3.E Compliance of:

4.3.E.1 That the use does constitute a conditional use as specified in Tables 4.1.D.1 through 4.1.D.7, or as determined by the Commission.

Enclosed in our application for this section we designed the setbacks to meet code with at 30' around the perimeter. We have created an allowance of parking spaces for the density of the application and applied the handicap spaces. The current height of the motel is approximately 30' and our new 8 homes in Hawk's Village and the storage units will not exceed 18' in height.

4.3.E.2 That the use is in accordance with the goals and policies of the Boise County Comprehensive Plan.

We feel that we strongly align with the Boise County Comprehensive Plan and the vision of Boise County. Being a taxable entity it aligns us with the business plan of the county and the direction of the growth that Boise County. Growth in our application is multi-use and provides motel stay, nightly rents, long term stay and storage which aligns with the vision of the County.

4.3.E.3 That the use is designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended

character and uses of the vicinity and that such use will not change the essential character of the same area.

Garden Valley is a mountain location. Enclosed in our application you will find our building plans and a rendering of the look we are presenting. Our proposed design is of modern mountain finishes to give our property a look that fits in with the community and surrounding landscapes. The character of the area is in a commercial district filled with the same uses that's included in our application. We feel that this is the perfect parcel of land to extend the commercial application that has existed for almost 20 years now. Our new 8 small homes will be steel stud, closed cell spray foam and among many better qualities than a traditional built home.

4.3.E.4 That the use is not hazardous to, or in conflict with, existing neighboring uses.

We feel that the current motel is labeled commercial and has been in existence for many years. The neighboring uses also consist of multi-use. What once was a wood mill next to us was more toxic to the neighboring properties than what we are presenting in our application.

4.3.E.5 That the use is served adequately by essential public facilities and services such as, but not limited to, highways, streets, police, and fire protection, drainage structures, refuse disposal, water, sewer, schools, etc., at reasonable marginal cost.

We have had a discussion with the Fire Department as far as impact and feel that nothing extreme is presented here that will create any unnecessary things. With the added storage units, the customers will come and go, and no permanent living will be at River Storage. Hawk's landing will be an additional 8 small homes that are being placed on the property are not susceptible to fire as much as a traditional home that are framed in wood. Our steel framed homes paired with the closed cell spray foam present a perfect energy seal and are virtually fireproof allowing emergency services and residents to have less risk of loss. Every service has currently experienced the motel for nearly 20 years, and this is a small extension of any more risk.

4.3.E.6 That the use does not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

This property will be maintained privately with no cost to the county. This will create more tax revenue for Boise County with no additional costs as far as maintenance, roadwork, or snow removal. We have significant open space for snow storage on the 4 acres.

4.3.E.7 That the use does not involve uses, activities, processes, materials, equipment and conditions or operations that will be detrimental to any

Unified Land Use Development Ordinance #2016-01 99

persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, pollution, or odors.

Uses here will be standard uses only and no harmful acts of any kind. All our units will not have any shiny metal including the storage units and all buildings will be of mountain modern finishes. Please see our noise rules that are attached. We make it a priority to guarantee noise reduction and zero tolerance of excessive noise.

4.3.E.8 That the use does not have vehicular approaches to the property which create hazardous interference with traffic.

We will use the current approach that has been available to the motel for nearly 20 years. No new approaches are presented in our application.

4.3.E.9 That the use does not result in the destruction of any significant natural, scenic or historic features.

No destruction of any natural landscape or feature. The property is covered with old sawmill wood pieces, and we will be bringing in new topical material for better padding and flow.

- Impact reports:

Impact Report:

A positive impact to the Garden Valley area with our application is that of more affordable/workforce housing. This is the biggest issue in the area and by adding Hawk's Village to the Motel property we are creating a combined 8 more homes for people needing a place to live both short term and long term and work in the area. Another positive impact on the county is the extension of tax revenue with our entire application. More people will also stay and that creates a resource to local restaurants, banks, businesses, and the grocery store. As the Garden Valley area continues to grow with subdivisions such as South

Fork Landing, our River Storage will be able to accommodate that future growth. Seasonal and year-round residents will have a place to store their items without having to commute to another town. Our Hawk's Village will provide an added place for people to experience as we plan to promote recreation in the area to experience things like river adventures, snowmobiling, hiking, hunting, fishing and more all while having that community experience with scenic views of Charters Mountain. The existing property currently is covered in old sawmill bark and wood scrap that we will clean up and re grow the open space to natural habitat. The motel will be getting new deep grain siding, refinished decking, and posts to portray that modern mountain look blending in with Hawk's Landing. All colors will be of natural earth tones to blend into the area. Currently the Elk and wildlife do not graze on the property due to the material of old wood scraps and bark. With the re-growth of the habitat that we are going to restore, the wildlife will be able to filter back through the property to and from the river each day and potentially graze along the way. The improvement of the soil in our application will have a professional grading and storm water management plan by our engineer Crestline Engineers to ensure all draining and flow is calculated so it does not disturb any neighbor. The motel currently is of quiet nature, and we have attached our noise policy to this application to ensure there isn't any extended impact to neighbors. There will be an increase in traffic to the property for the uses but no new added or different noises that already do not currently exist at the motel. We have spoken to the Fire Department and are arranging on-site meetings to make sure everything complies with them and emergency services. We included an emergency evacuation plan for all residents and emergency services attached to this application and we will follow any comments that are given to this application from the local services such as law enforcement, fire department, emergency services and other public service providers. Our impact to the school will be to allow more schoolteachers a place to live and bring 8 more long term local homes.

8. Plans submitted with application packet:

- A landscape plan is attached.
- An emergency plan is attached.
- Small home plans and rendering are attached.
- To conform with all noxious weed protections.
- Noise rules are attached.

9. Site grading plan:

- This will be a supplemental and given 30+ days in advance to the June 20th hearing date.
- The lighting plan is to follow the dark sky ordinance.
- No irrigation plan to apply here.

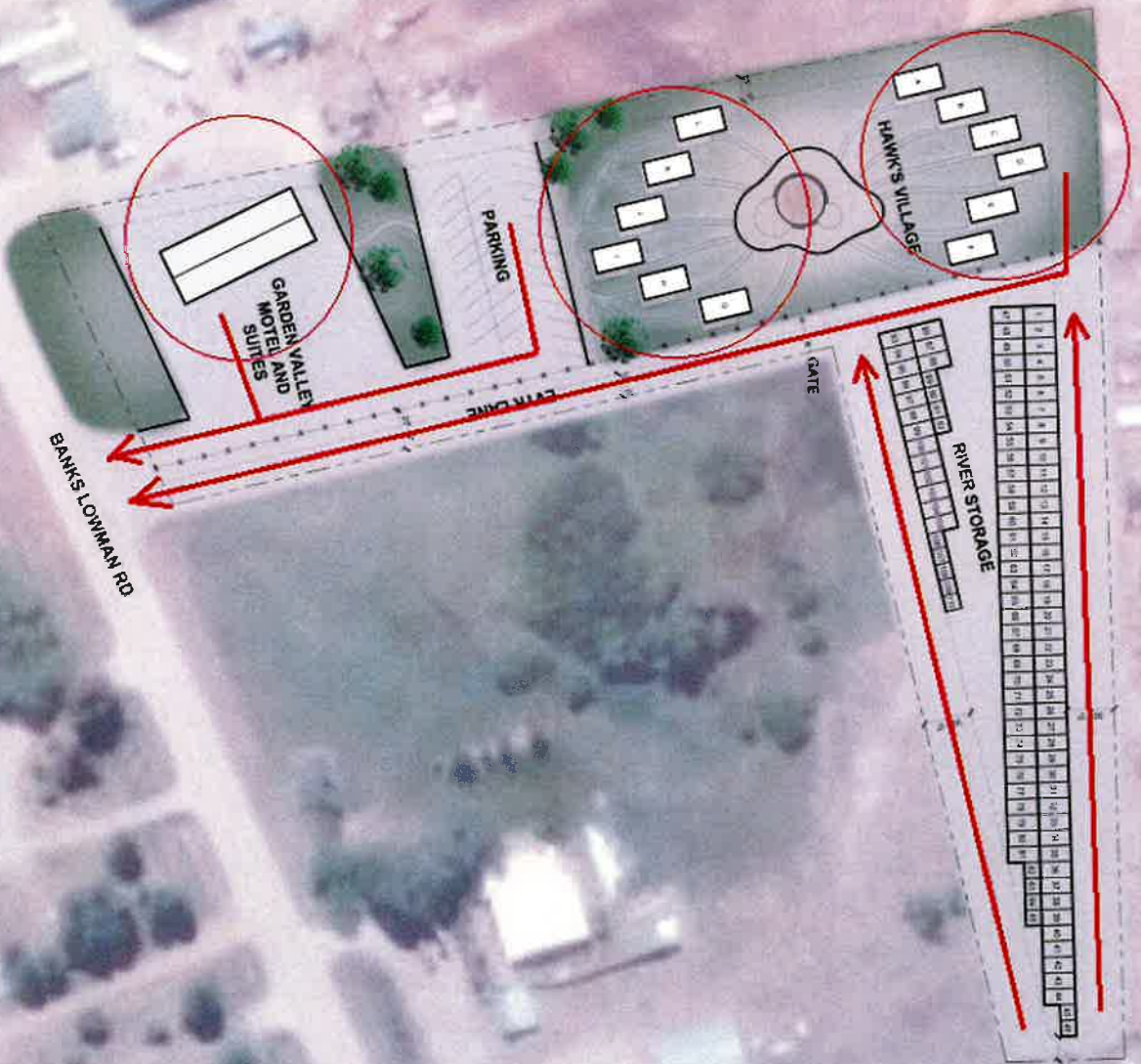
Hawk's Village

Quite Time Policy

10:00PM – 7:00AM

To ensure an enjoyable stay for all our guests and neighbors, Garden Valley Motel & Suites, Hawk's Village, and River Storage strictly enforces a **Three Strike Policy** on reported noise complaints from all guest rooms, hallways, outside areas, and all other areas of the property between the hours of 10:00PM – 7:00AM. There is a **Zero Tolerance** for any **EXCESSIVE NOISE** at all. For the comfort and convenience of your neighbors, please assist us in providing a safe and quiet environment. Your cooperation is greatly appreciated. Thank you!

EMERGENCY ACTION PLAN EVACUATION ROUTES





BANKS LOWMAN RD

GARDEN VALLEY
MOTEL AND
SUITES

PARKING

EVR LANE

HAWK'S VILLAGE

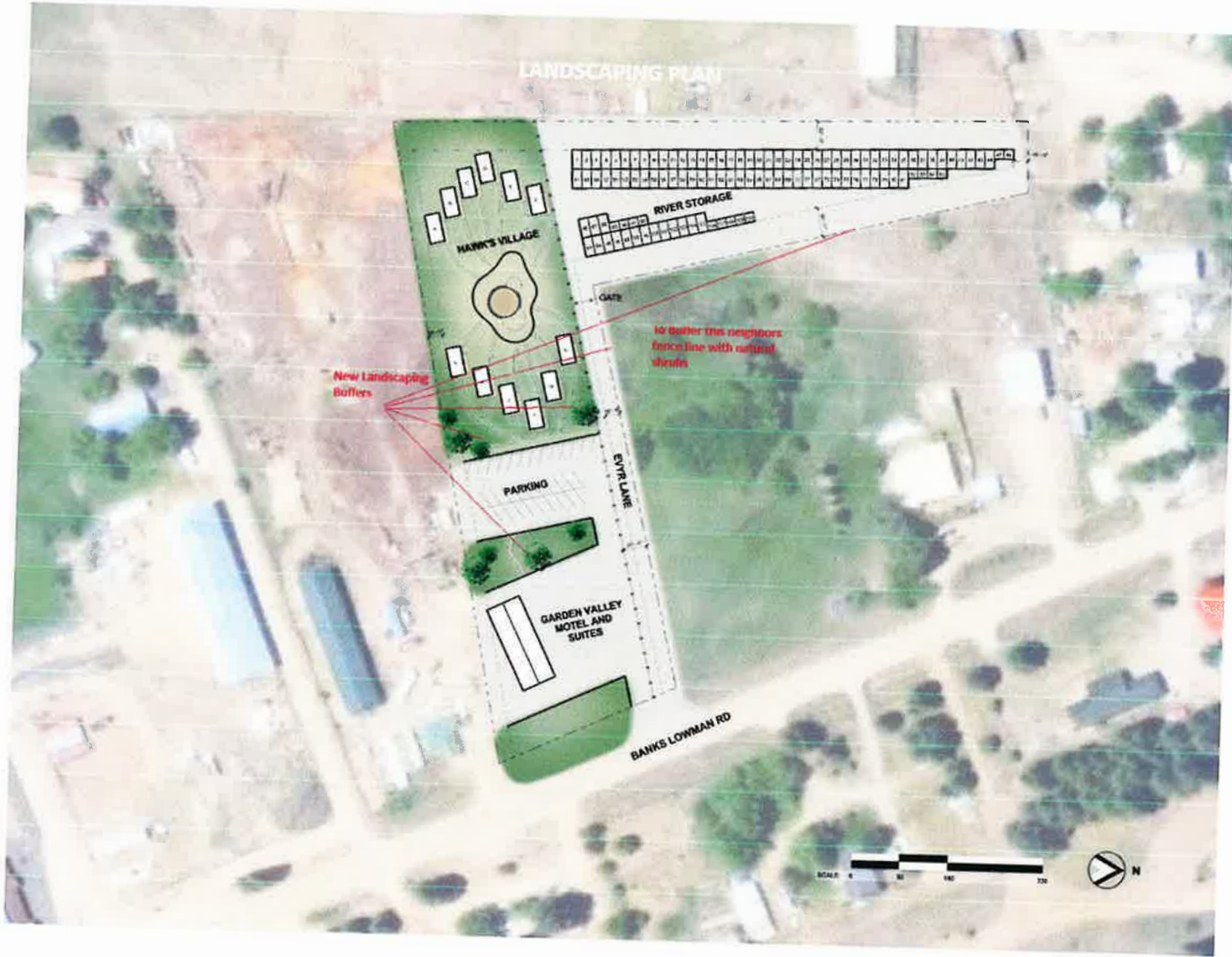
RIVER STORAGE

GATE



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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LANDSCAPING PLAN



New Landscaping Buffers

to buffer the neighbors fence line with natural shrubs

PARKING

GARDEN VALLEY MOTEL AND SUITES

BANKS LOWMAN RD

EYRE LANE

GATE

RIVER STORAGE

MARK'S VILLAGE



SEE 2018 IRC

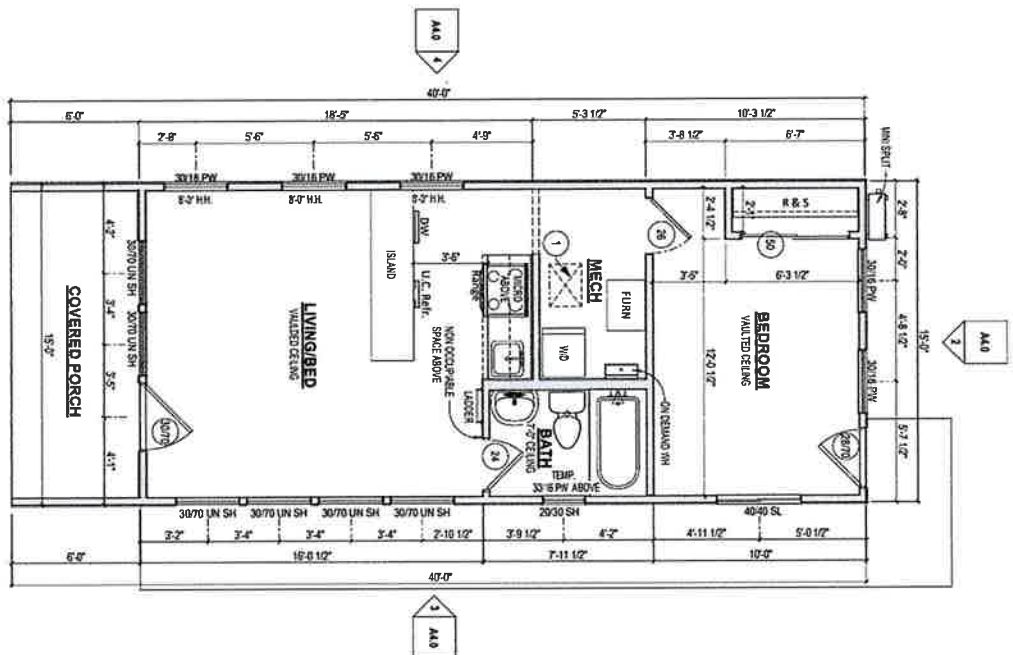
- R302.1 PROVIDE LUBRICANT PROTECTION AS REQUIRED
- R302.2 PROVIDE FINISHING AS REQUIRED
- R302.3 PROVIDE SUFFICIENT CEILING HEIGHTS
- R302.4 MEET STAIRWAY REQUIREMENTS
- R302.5 MEET GUARD REQUIREMENTS

NOTE: VERIFY ALL WINDOW/DOOR ROUGH OPENING AND HEADER HEIGHT AND THE SAME FOR TRIM PACKAGE. VERIFY STANDARD HEIGHTS WITH CONTRACTOR BEFORE FRAMING.

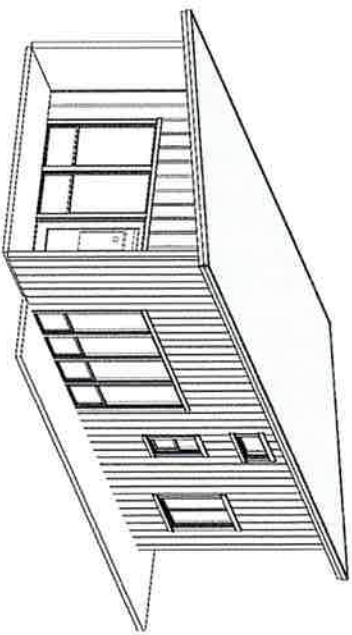
DOOR/WINDOW TAG EXAMPLE

DOOR TAG	WINDOW TAG
20 * 2'-6" 4883 SH * 4'-0" * 3'-6" SINGLE HUNG	

SQ./FT.	50 SF
HOME LIVING	90 SF
POORCH	



1 FLOOR PLAN
1/4" = 1'-0"



2 3D VIEW

FLOOR PLAN NOTES

1. ALL STRUCTURAL LUMBER SPEC'D FOR #2 OR BETTER
2. DOGS FOR LATCH
3. 2X EXTERIOR STUD RAILING @ 18" O.C. W/ SINGLE BOTTOM RAILING
4. ALL HEADERS IN ALL BEARING WALL OPENING UNLESS OTHERWISE NOTED
5. ALL METAL CONNECTIONS TO BE SIMPSON CCB OR BETTER
6. ALL WALLS AND CEILING SHALL BE APPLIED TO DAMAGE SIDE AND MEMBERS SUPPORTING FIRE PROTECTED HORIZONTAL STRUCTURAL MEMBERS
7. DOORS SET WITH LATCHES AND SWEELS ARE TO BE SELF-CLOSING AND SHALL BE SOLID WOOD DOOR, 1 3/8" THICK OR A DOOR W/ A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES
8. 1/2" GYP/ULM BOARD TO BE INSTALLED ON INSIDE WALLS OF ALL WINDOWS TO HAVE WEATHER TIES INSTALLED
9. ALL WINDOWS TO BE PRE-ENGINEERED MANUFACTURED ROOF TRUSSES UNLESS OTHERWISE NOTED
10. ALL CONSTRUCTION PRACTICES USED IN THE CONSTRUCTION OF THIS DWELLING SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE
11. VENT RANGE HOOD, FANS, AND OTHER TO OUTSIDE AIR CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING WORK
12. ALL RESCUE WINDOW WORK SLEEPING AREAS MUST MEET THE FOLLOWING:
 1. MINIMUM CLEAR OPENING OF 5.7 SQ. FT.
 2. MINIMUM HEIGHT OF 20"
 3. MINIMUM WIDTH OF 20"
 4. FINISHED SILL HEIGHT OF NOT MORE THAN 44"
 5. FINISHED TOP HEIGHT OF NOT MORE THAN 57" TO DOWEL END
13. DIMENSIONS ARE TO FACE OF STUD WALL, INTERIOR
14. ALL FINISHES TO BE AS SHOWN
15. ALL FURNACE SWITCHES, PLOTS, AND BURNERS TO BE MINIMUM 18" ABOVE FINISHED FLOOR

SHEET NOTES

1. CRAWL SPACE ACCESS. COORDINATE WITH JOIST LAYOUT.

TABLE R602.1.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SHGLT FENESTRATION U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAM WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE	CRAWL SPACE WALL R-VALUE
5 AND MARINE 4	0.35	0.60	N/A	38	20 OR 13.5"	13/17	209	10/13	10.2 R1	10/13

GENERAL CONDITIONS

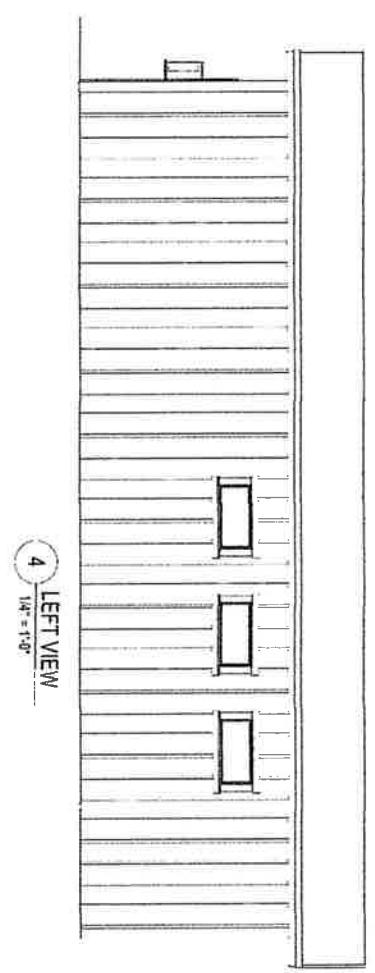
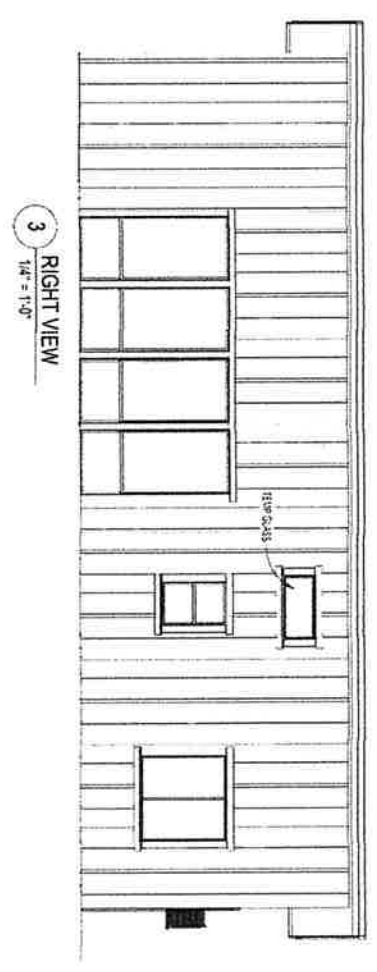
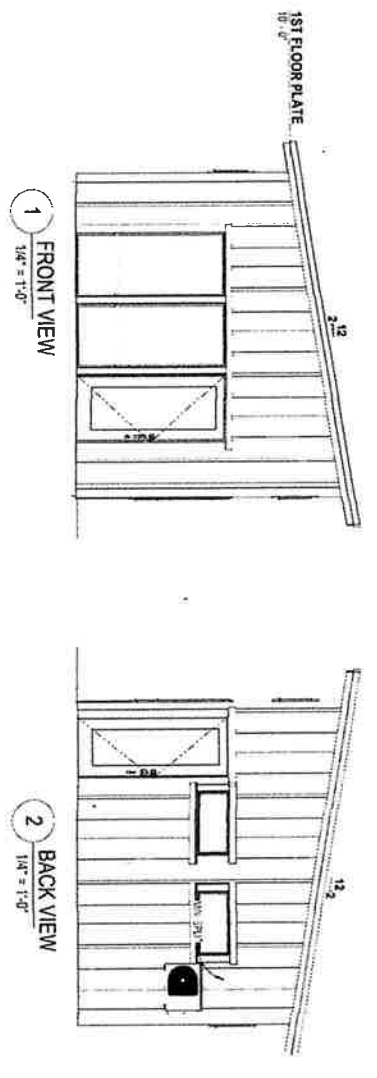
PERFORMANCE & SPECIFICATIONS
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SPECIFICATIONS TO BE USED IN THE WORKING DRAWINGS AND ANY QUESTIONS AND ANSWERS IN THE WORKING DRAWINGS AND SPECIFICATIONS AND THE CONTRACTOR SHALL NOTIFY THE DESIGNER IN WRITING OF ANY ERRORS, OMISSIONS, OR UNSUITABLE DETAILS WHICH MAY ARISE FROM CONSTRUCTION. THE DESIGNER'S DECISIONS REGARDING THE ORIGINAL DRAWINGS SHALL BE FINAL AND THE CONTRACTOR'S LIABILITY IS THE SAME.

**MINI MOD-EXTENDED
CASCADE, ID
1st FLOOR PLAN**

NO.	DESCRIPTION	DATE
A	PRELIMINARY ISSUE FOR REVIEW	4/4/2024

SHEET TITLE
1st FLOOR PLAN

RHD PROJECT NUMBER:	RHD-1123
DRAWN BY:	MMC
CHECKED BY:	MM
DRAWING NUMBER:	A3.0
DATE:	4/4/2024
REV:	A



DRAWINGS & SPECIFICATIONS
 IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO BE GUIDELINES FOR CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ANY QUESTIONS AND MEANINGS IN THE WORKING DRAWINGS AND SPECIFICATIONS AND THE CONTRACTOR SHALL NOTIFY THE DESIGNER IN WRITING OF ANY ERRORS OR OMISSIONS. DESIGNER'S LIABILITY FOR ANY ERRORS OR OMISSIONS WILL BE LIMITED TO THE CORRECTION OF THE ORIGINAL DRAWINGS. CONSULTANT'S LIABILITY IS THE SAME.

GENERAL CONDITIONS

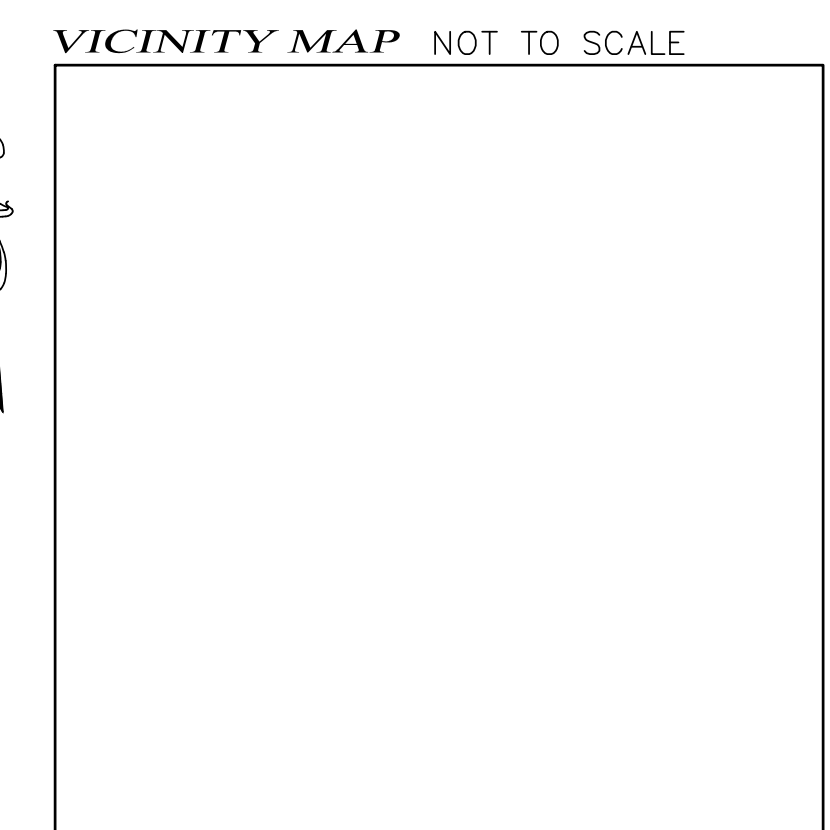
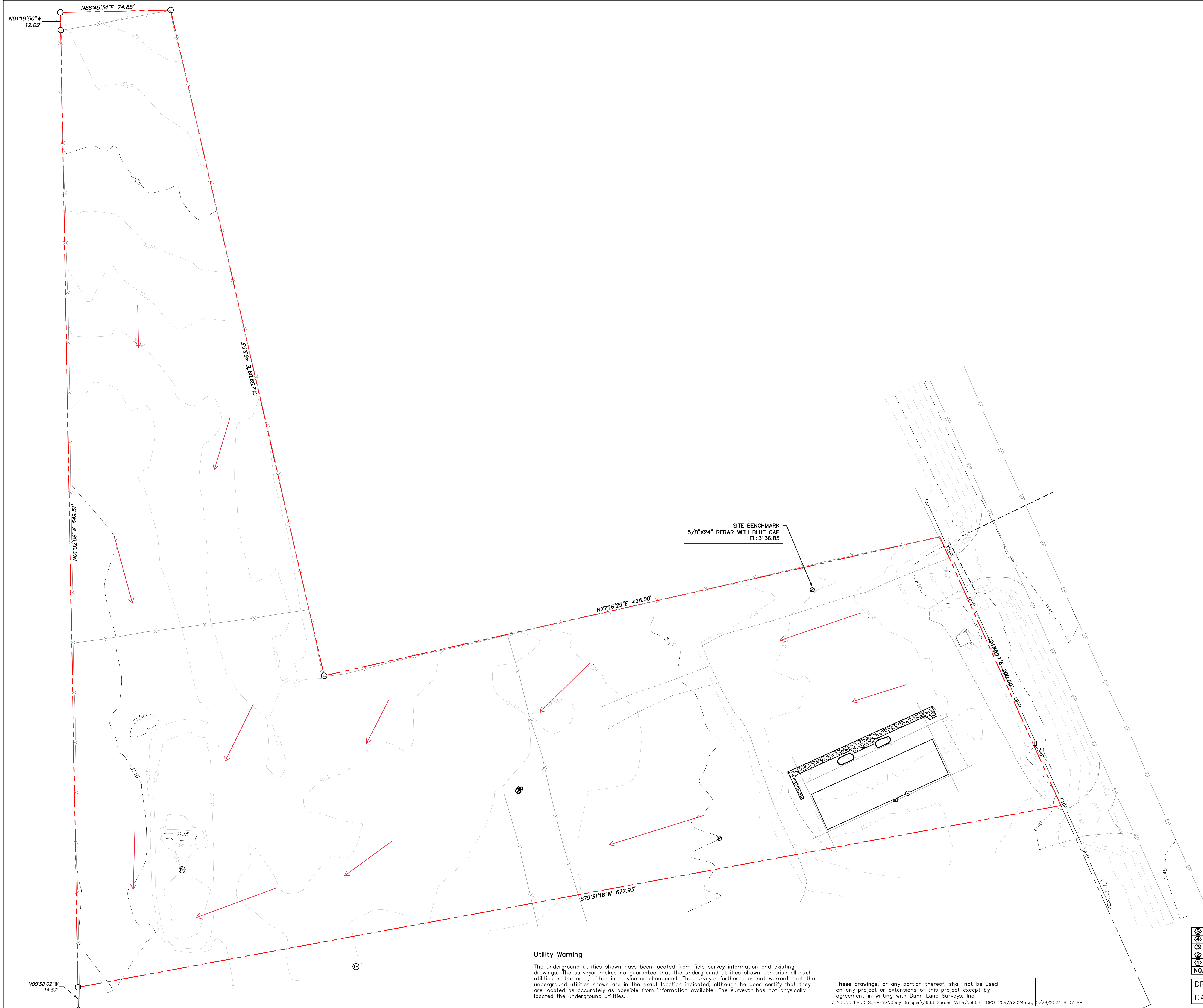
REVISIONS	
NO	DESCRIPTION
A	PRELIMINARY ISSUE FOR REVIEW

MINI MOD-EXTENDED
CASCADE, ID
ELEVATIONS

SHEET TITLE
ELEVATIONS

PROJECT NUMBER: RND-1123
 DRAWN BY: RUC DATE: 4/4/2024
 CHECKED BY: MM DATE: 4/18/2024
 DRAWING NUMBER: A4.0 REV: A





- LEGEND**
- BOUNDARY LINE
 - - - EXISTING LOT LINE
 - - - EASEMENT LINE
 - EP — EDGE OF PAVEMENT
 - - - EDGE OF TRAVEL WAY
 - OVERHEAD POWER LINE
 - SEWER MANHOLE
 - POWER POLE
 - GUY WIRE ANCHOR
 - FIRE HYDRANT
 - WATER METER
 - FOUND 5/8" REBAR AS NOTED
 - SET SPIKE

SITE BENCHMARK
5/8"x24" REBAR WITH BLUE CAP
EL: 3136.85

25 COYOTE TRAIL
CASCADE, ID 83611
PHONE: (208) 634-6896
WWW.DUNNLANDSURVEYS.COM

Utility Warning
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

These drawings, or any portion thereof, shall not be used on any project or extensions of this project except by agreement in writing with Dunn Land Surveys, Inc.
Z:\DUNN LAND SURVEYS\Cody Drapper\3668 Garden Valley\3668_TPO_30MAY2024.dwg 5/29/2024 8:07 AM

NO.	REVISION	BY	DATE

DRAWN BY: DTD	CHECKED: SRD	JOB NO. 1234	SHEET NO. 1 of 1
DATE: 22 FEB 2023	DATE: DATE		