

Conditional Use Permit

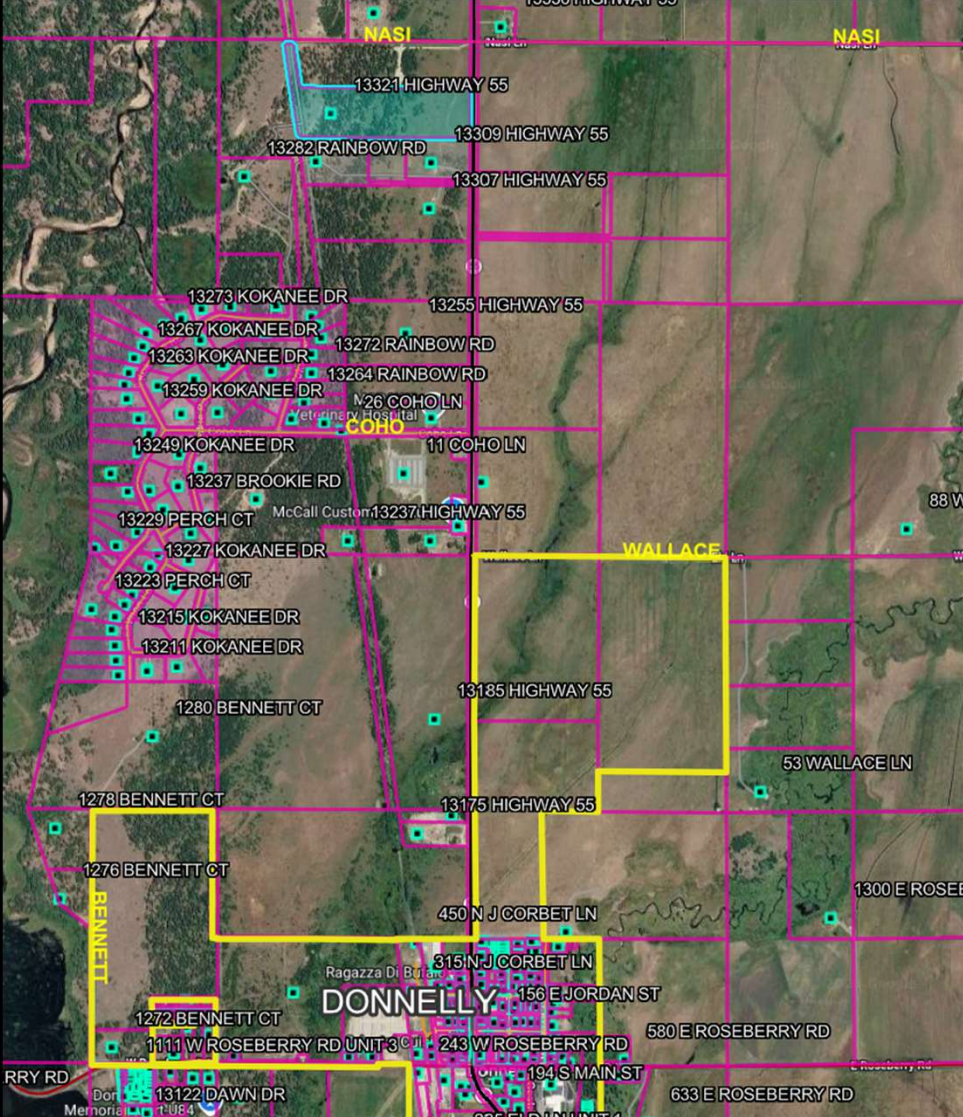
CUP 26-007

**Idaho Fish and Game Office
and Employee Housing**

**Valley County Planning & Zoning
May 14, 2026**

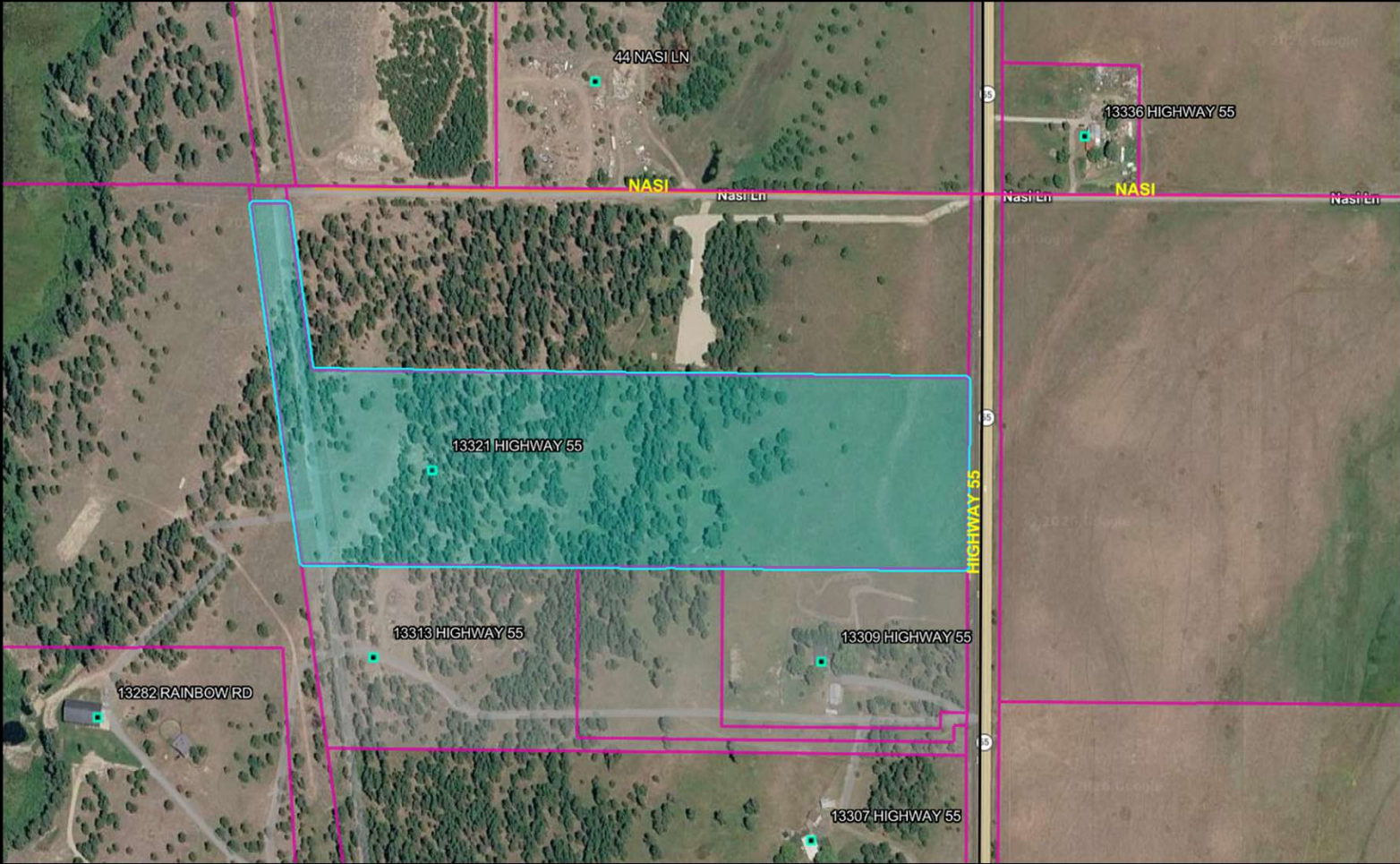


Vicinity Map



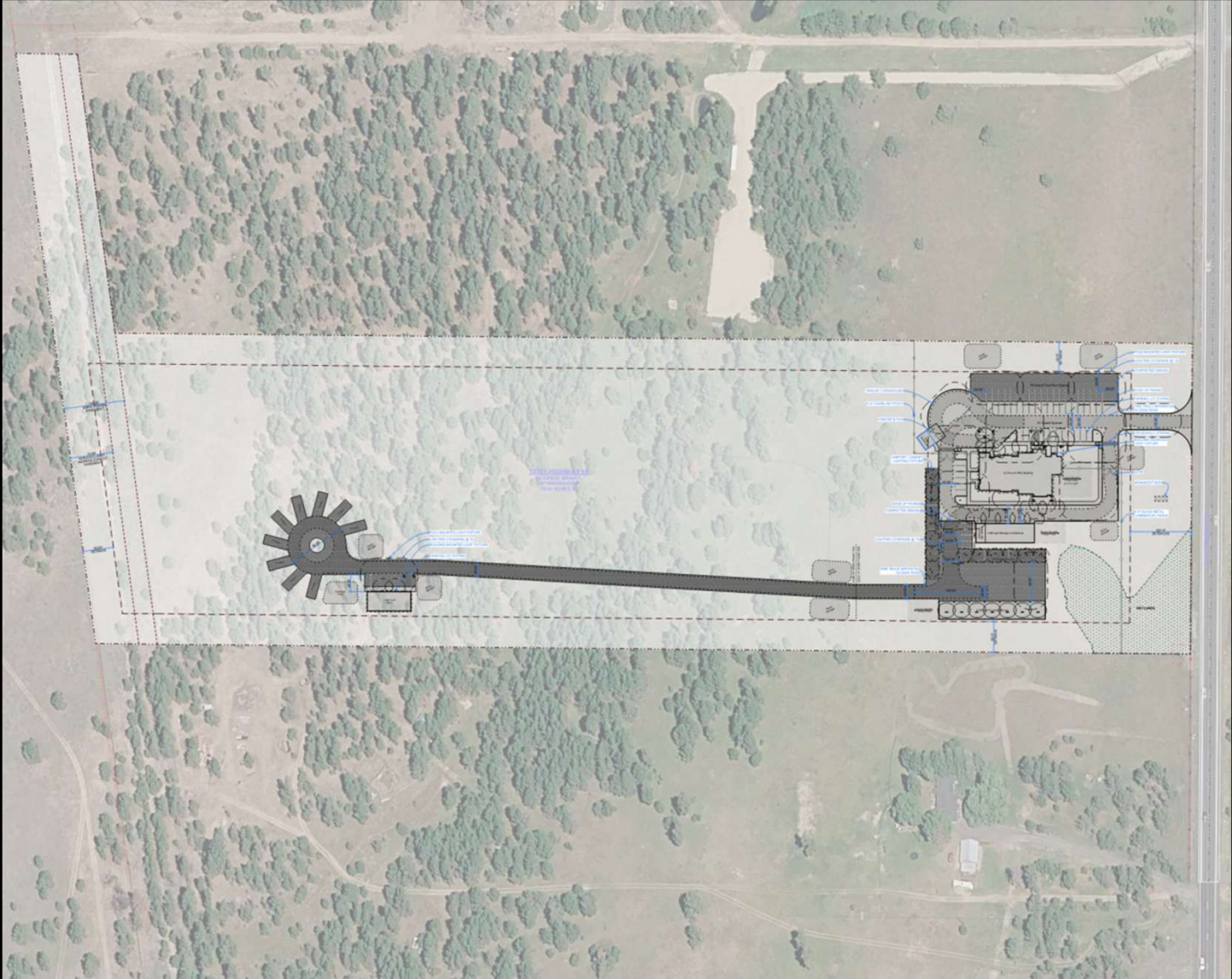
Property

State	ID
County	Valley
Parcel	RP16N03E032536
Primary Owner	GLASSCO BRIAN F
Property Address	13321 HIGHWAY 55
Property City	
Total Value	
Acres	22.507999999999999





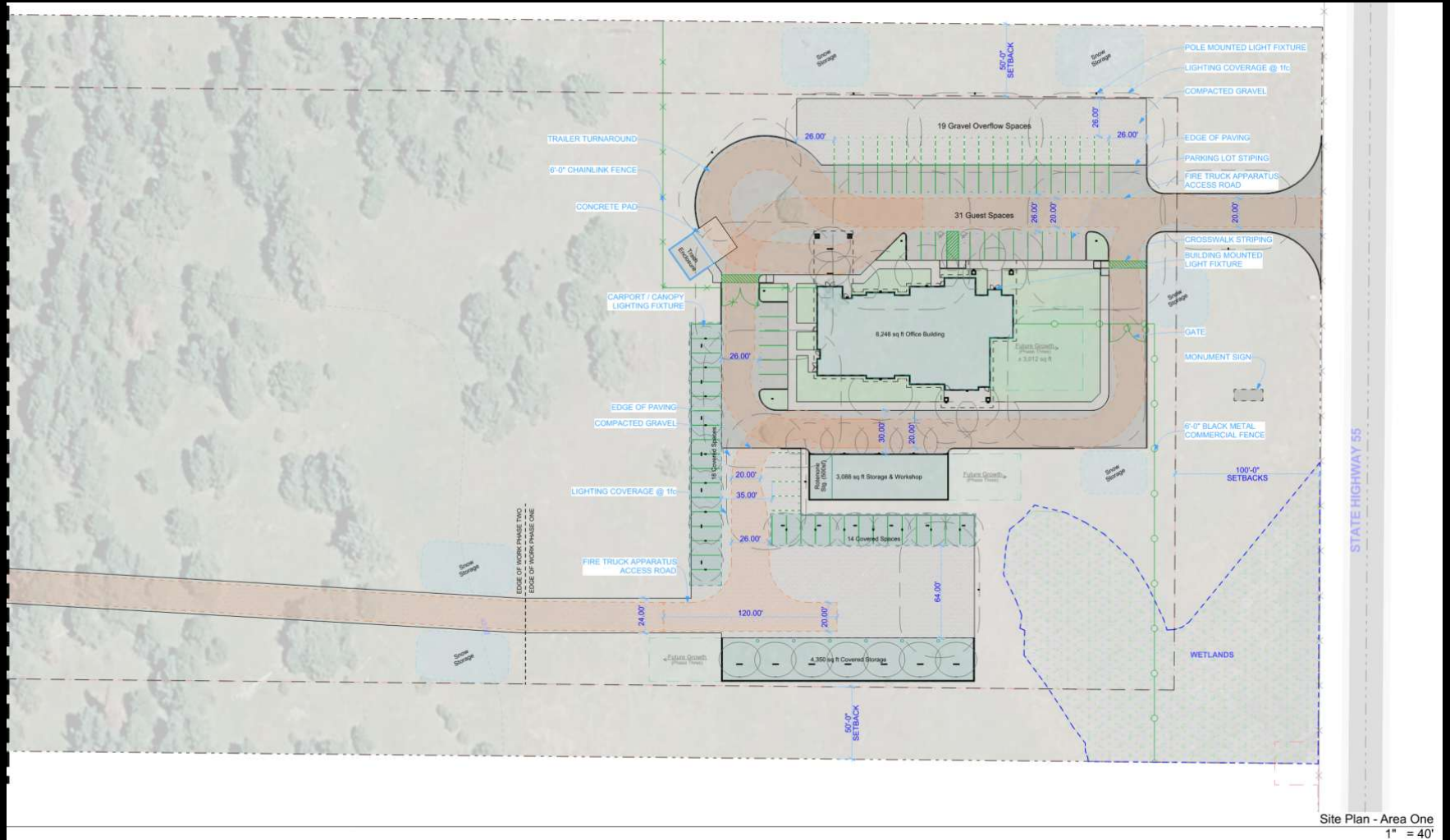
Site Plan



Glancey ♦ Rockwell & Associates
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1257 West River Street, suite 110 | Boise, Idaho 83702
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Site Plan Phase I



Site Plan - Area One
1" = 40'

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Site Plan Phase 2



Site Plan - Area Two
1" = 40'

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Conceptual Building Elevations



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Standards of Approval (VCC 9-5-2(B)(3))

1. Increase in value of private property

Yes. The project improves the corridor, adds professional facilities, and buffers residential neighbors.

2. No undue adverse environmental impact

Yes. Wetlands avoided, stormwater managed, dust controlled, and septic/well approved by CDH.

3. No undue adverse impact on adjoining properties

Yes. Large setbacks, fencing, landscaping, and low-intensity use minimize impacts.

4. No undue adverse impact on governmental services

Yes. Fire, health, and DEQ agencies have all provided conditions or no objections.

5. Consistent with the Comprehensive Plan

Yes. Supports public services, rural employment, and responsible land stewardship.

6. Impacts can be mitigated through conditions

Yes. Staff's proposed conditions are acceptable and fully address all potential impacts.



THANK YOU



Proposed Lighting



ARC1 LED Architectural Wall Luminaire








Catalog Number
Notes
Type

For the latest information on this page, see all information on the website.

Specifications


Depth (D1): 6.5"
Depth (D2): 4.75"
Height: 5"
Width: 11"
Weight: 7 lbs (without options)







Introduction


The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC1 delivers up to 3,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.



D-Series Size 0 LED Area Luminaire

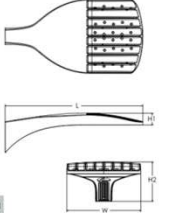


Catalog Number
Notes
Type

For the latest information on this page, see all information on the website.

Specifications

EPA: 0.44 ft² (0.04 m²)
Length: 26.18" (0.67 m)
Width: 14.06" (0.36 m)
Height H1: 7.46" (0.19 m)
Height H2: 23 lbs (10.4 kg)
Weight:



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.



FEATURES & SPECIFICATIONS

INTENDED USE — The CLX is a linear lighting solution that is available in multiple lengths, lumen packages and distributions. Designed for versatility, the CLX can address virtually any indoor lighting need. The CLX is also offered in standard and high efficacy configurations and capable of being continuous row mounted or installed as a stand-alone fixture. Ideal for airports and downlights in commercial, retail, manufacturing, warehouse, and display applications. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate.** Click here for [Acrylic/Polycarbonate Compatibility Table](#) for suitable areas.

CONSTRUCTION — Channel and cover are formed from code-gauge cold-rolled steel. Housing and lens endcaps are injection molded plastic to provide a more architectural look and feel. The endcaps come standard with a 1/2" knock-out for continuous mounting but can be ordered without.

Finish: Paint options include high-gloss, baked white polyester (WH), galvanized (GALV), matte black (MB) and smoke gray (SGY). Five-stage iron phosphate pre-treatment ensures superior paint adhesion and rust resistance.

OPTICS — Offered with acrylic lens and less lens configurations. Provides a choice of optical distributions including, wide, narrow, and aisle.

Models with wide diffuse lens provide up to 12% savings. Please check the ES file for specific uplight value.

ELECTRICAL — Utilize high output LED string and a two-layer circuit board, ensuring cool-running operation. Optional internal pluggable wiring harness for reduced labor cost in row mounting applications. (See PLR - ordering information on page 3.) Electronic LED driver or multi-volt input and 0-10V dimming standard (see Operational Data on page 6 for actual wattage consumption). This fixture is designed to withstand a maximum line surge of 2.5kV at 0.75kA combination wave for indoor locations, for applications requiring higher level of protection additional surge protection must be provided. Color Variation within 3-step MacAdam ellipse (SDCM).

1.70-100,000 hours at 25 °C
 LEDs provide nominal 80 CRI or 90 CRI at 3000 K, 3500 K, 4000 K, or 5000 K.
 Lumen output up to 2,500 lumens per foot.

INSTALLATION — Fixture may be ceiling or wall mounted (with or without THCLX hanger or angle mounted with CLXANGKT), pendant or stem mounted with appropriate mounting options.

WARNING — Removing the lens and opening the fixture during installation exposes the LEDs, putting them at risk for damage.

If you plan to surface mount the fixture, we recommend using the THCLX. This eliminates the need to open the fixture.

If you plan to continuous row mount, we recommend using the PLR wiring harness option. This eliminates the need to open the fixture.

Damage to the LEDs caused during installation will not be covered under the warranty.

LISTINGS — CSA certified to US and Canadian safety standards. For use in damp locations between -4°F (-20°C) and 104°F (40°C). Optional High Ambient (HA) ranging to 122°F (50°C) available on certain lumen packages (See ambient temperature chart for additional information).

DesignLights Consortium (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DLC to confirm which versions are qualified.

GOVERNMENT PROCUREMENT — BAA — Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA — Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.buyamericas.com/buy-america for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.astralighting.com/support/learn/faq/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Catalog Number
Notes
Type



LED Linear

CLX

24", 36", 48" and 96" Lengths



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