

## Valley County Planning and Zoning

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**STAFF REPORT:** C.U.P. 22-11 Central Mountain Land Services  
**HEARING DATE:** May 12, 2022  
**TO:** Planning and Zoning Commission  
**STAFF:** Cynda Herrick, AICP, CFM  
Planning and Zoning Director  
**APPLICANT:** Michael Filbin  
P.O. Box 1122  
McCall, ID 83638  
**OWNER:** Greg Summers  
143 E Lake Fork RD  
McCall, ID 83638  
**LOCATION:** 143 E Lake Fork Road  
Parcel RP17N03E110624 in the NWNE Section 11, T.17N, R.3E,  
Boise Meridian, Valley County, Idaho  
**SIZE:** 1.95 acres  
**REQUEST:** Office and Equipment Storage  
**EXISTING LAND USE:** Single-family Residence and C.U.P. 96-20

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Michael Filbin is requesting a conditional use permit for an excavation business and storage of equipment.

A home, shop, garage, and shed are currently located on the property. There is an individual well, individual septic system, and electrical power source on-site.

The property has an existing conditional use permit for a repair and machine shop, C.U.P. 96-20 known as "The Machine Shop". The existing shop building would be used to store vehicles and equipment indoors. Equipment trailers would be stored at the exterior of the building.

Mature trees screen the shop from all directions (photos in application submittal). No additional buildings or site grading is requested.

The 1.95-acre parcel is addressed at 143 E Lake Fork Road.

### FINDINGS:

1. The application was submitted on March 22, 2022.

2. Legal notice was posted in the *Star News* on April 21, 2022, and April 28, 2022. Potentially affected agencies were notified on April 12, 2022. Property owners within 300 feet of the property line were notified by fact sheet sent April 12, 2022. The site was posted on April 22, 2022. The notice and application were posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on April 8, 2022.
3. Agency comment received:  
Central District Health has no objections to this proposal. (April 14, 2022)
4. Public comment received: None
5. Physical characteristics of the site: Relatively Flat with trees
6. The surrounding land use and zoning includes:  
North: Single-family Residential Parcels and C.U.P. 22-07 Wilson RV Site Rental  
South: Single-family Residential Parcels and Subdivision Lots  
East: Single-family Residential Parcels and Subdivision Lots  
West: Single-family Residential Parcels and Subdivision Lots
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
  - 5. Commercial Uses, d. Area Business

**TABLE 5-A STANDARDS FOR CONDITIONAL USES**

| Use Description              | Building Setbacks (feet) |      |             |      | Minimum Lot Area | Max. % Lot Cover | Minimum Street Frontage | Max. Building Height | Minimum Parking Spaces |
|------------------------------|--------------------------|------|-------------|------|------------------|------------------|-------------------------|----------------------|------------------------|
|                              | Front                    | Side | Side Street | Rear |                  |                  |                         |                      |                        |
| Commercial Use Area Business | 30                       | 10   | 30          | 30   |                  | 40               | 75                      | 35                   | 1 + 1/250 sqft         |

**9-5A-2: ROADS AND DRIVEWAYS:**

- B. Access Roads Or Driveways: Residential developments, civic or community service uses, and commercial uses shall have at least two (2) access roads or driveways to a public street wherever practicable.

**9-5A-4: LANDSCAPING:**

- B. Landscaping; Standards Of Design:
1. Minimum Requirements: Each site to be developed under a conditional use permit shall be required to provide landscape areas equal to or exceeding the following minimum amounts:
    - b. Service/Commercial Use: Each site for proposed service/commercial use shall have a minimum of fifteen percent (15%) of the net site/lot area in landscaping.
    - d. Additional Landscaping: In addition to the minimum on site landscaping, there shall be landscaping in the entire area of the right of way, between street property line and back of street curb, road, back slope, or fill slope, except for approved driveways, walkways, bike paths, and snow storage areas.
  5. Commercial, Office Or Industrial Use Adjacent To Residence: Where a commercial, office or industrial user of over fifty thousand (50,000) square feet building area is located adjacent to a residence, the landscape buffer described in subsection B3 of this section shall be increased to fifteen feet (15') (adjacent to that user), with two (2) rows of trees along the interior side of the property line. Each row is to contain minimum fifteen (15) gallon trees spaced fifteen feet (15') on center, staggered for maximum effect in buffering the two (2) uses.
  6. Criteria For Trees Along Street Frontage: Trees shall be required along all street frontages according to the following criteria:

- a. A minimum of one tree shall be planted for every twenty five feet (25') of linear street frontage. The trees may be grouped or planted in groves;
  - b. Fifty percent (50%) shall be twenty four inch (24") box size or larger with the balance being minimum fifteen (15) gallon size;
  - c. The trees selected shall be compatible with the overall site and landscape plan as well as adjacent sites.
7. Standard Tree Planting Detail: All trees shall be planted and staked in accordance with the "Standard Tree Planting Detail" diagram in section 9-5-4 of this chapter. Plant sizes to be in accordance with Nurseryman Association standards.
9. Mounding And Berming: All mounding and berming shall have slopes no steeper than three to one (3:1).
10. Ground Cover: A minimum of fifty percent (50%) of the landscaped areas is to be planted with vegetative ground cover. Minimum size and spacing to be one gallon size plants at a maximum three feet (3') on center.

**9-5A-5: FENCING:**

- A. Substituted For Planting Screens: Fencing may be substituted for planting screens subject to the approval of the staff and the commission.
- B. Separation Or Screening: Fencing shall be installed to provide separation or screening as specified in the site or development standards for the specific use. A sight obscuring fence required by the commission for any conditional use shall be stained or painted a single solid color, shall not be used for advertising, and shall be maintained in good repair.
- D. Random Entry: Fencing shall be installed to secure against random entry into hazardous areas or operations.
- E. Construction And Materials: Fence construction and materials shall be in accordance with commonly accepted good practices to produce a neat appearing durable fence. The location, height, and materials used for constructing a fence shall be approved by the commission and specified in the conditional use permit. Fences required for any conditional use shall be maintained in good repair.
- F. Conditional Use Adjoins Agricultural Uses: Where a conditional use adjoins an agricultural use where animal grazing is known to occur for more than thirty (30) consecutive days per year, the permittee shall cause a fence to be constructed so as to prevent the animals from entering the use area. The permittee shall provide for the maintenance of said fence through covenants, association documents, agreement(s) with the adjoining owner(s), or other form acceptable to the commission prior to approval of the permit so that there is reasonable assurance that the fence will be maintained in functional condition so long as the conflicting uses continue.
- G. Obstruction Of Vision: Sight obscuring fences, hedges, walls, latticework, or screens shall not be constructed in such a manner that vision necessary for safe operation of motor vehicles or bicycles on or entering public roadways is obstructed. (Ord. 10-06, 8-23-2010)

**9-5B-1: NOISE:**

- A. Commercial Or Industrial Activity: The noise emanating from any commercial or industrial activity shall be muffled so as not to become objectionable due to intermittent beat, frequency or shrillness, and shall not exceed forty (40) decibels between the hours of seven o'clock (7:00) P.M. and seven o'clock (7:00) A.M., and sixty (60) decibels at other hours at the property line if adjacent uses are not the same.

**9-5B-6: OPEN STORAGE:**

All storage shall be located within an area not closer than twenty feet (20') from the street right of way line and shall be enclosed with a heavy wire or board fence not less than six feet (6') high, or by plantings the same height. Lumber, coal, or other combustible material will be fully accessible to firetrucks at all times. Open storage of toxic or hazardous materials shall not be allowed.

**9-5F-1: COMMERCIAL USES; SITE OR DEVELOPMENT STANDARDS:**

Commercial uses requiring a conditional use permit shall meet the following site or development standards, except as may be modified by a PUD:

**A. Minimum Lot Area:**

- 1. The minimum lot area shall be unlimited herein except for the provisions of subsection 9-5-3A2 of this chapter, and except the minimum area for a ski area shall be forty (40) acres.

2. Frontage on a public or private road shall not be less than seventy-five feet (75') for each lot or parcel.
- B. Minimum Setbacks:
1. The minimum setbacks for neighborhood businesses shall be thirty feet (30') from front, rear, and side street property lines and ten feet (10') from all side property lines.
  2. The minimum setbacks for service and recreation businesses shall be fifty feet (50') from rear, front, and side street property lines and thirty feet (30') from side property lines.
  3. The minimum setbacks for area businesses shall be the same as those for neighborhood businesses. Salvage yards, auto wrecking yards, or commercial agricultural businesses shall be located not less than one thousand feet (1,000') from any residential development, civic or community service use, or other noncompatible commercial use, unless the impacts are adequately mitigated by implementation of standards as approved by the commission. The setbacks will be determined in relation to impact mitigation.
- C. Maximum Building Height And Floor Area:
1. Building heights shall not exceed thirty-five feet (35') above the lower of the existing or finished grade.
  2. The building size or floor area shall not exceed the limitations of subsections 9-5-3A and C of this chapter and title 6, chapter 1 of this code.
  3. No building or combination of buildings may cover more than forty percent (40%) of the lot or parcel, except recreation business buildings may not cover more than one percent (1%) of the lot and agricultural business buildings may not cover more than twenty percent (20%) of the lot or parcel.
- D. Site Improvements:
2. Parking spaces for neighborhood and area businesses shall be provided at the rate of one, plus one per each two hundred fifty (250) square feet of floor area.
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#### **SUMMARY:**

Compatibility Rating: Staff's compatibility rating is a +16.

**The Planning and Zoning Commission should do their own compatibility rating prior to the meeting (form with directions attached).**

#### **STAFF COMMENTS:**

1. The site is outside of the designated floodplain.
2. The parcel is within the Boulder Irrigation Company boundary.
3. The parcel is in a herd district.
4. The parcel is within the Donnelly Rural Fire District.
5. The site plan should be revised to show area for outside storage of equipment for the business.
6. All existing lighting in non-compliance should be in compliance within two months of approval of the conditional use permit.
7. Valley County Code states that commercial uses shall have at least two access roads or driveways to a public street wherever practicable. Staff does not believe this requirement is practical for this use at this location.
8. **How many pieces of equipment or trailers will be stored outside the shop?**
9. **How many employees do you have?**
10. **How many trips per day are planned?**
11. **Will you store any refuse from job sites?**

## **ATTACHMENTS:**

- Conditions of Approval
- Blank Compatibility Evaluation
- Staff's Compatibility Evaluation
- Vicinity Map
- Aerial Map
- Assessor's Plat for T.17N R.3E Section 11
- Site Plan
- Pictures taken April 22, 2022
- Pictures of Buildings from the Assessor's Report
- Responses

## **Conditions of Approval**

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The use shall be established by within one year, or a permit extension will be required.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. Must comply with requirements of the Donnelly Fire District. A letter of approval is required.
6. Shall clearly post the address(es) at the driveway entrance and on the home.
7. All lighting must comply with the Valley County Lighting Ordinance. All lights shall be fully shielded so that there is not upward or horizontal projection of lights. All existing non-compliant lighting should be brought into compliance within one year of approval of the conditional use permit.
8. Shall obtain a sign permit prior to installation of a sign.
9. Hours of operation are limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday.
10. Smoke detectors, LP gas detectors, and carbon monoxide detectors should be installed throughout the buildings.
11. Landscaping buffer must be maintained to screen from view of neighbors.
12. A conditional use permit would be required if the existing home is rented for period less than 30 days, aka short-term rental.

13. Prior to construction of any on-site improvements, the applicant shall meet with the Valley County Road Director and/or Board of County Commissioners to discuss off-site road improvements. If an agreement cannot be reached the application shall be set for another public hearing with the Valley County Planning and Zoning Commission to determine if the application can be approved without improvements and still meet their mandates concerning public health, safety, and welfare matters. The discussion will be concerning current road conditions and potential mitigation for impacts caused by the development.
14. Cannot store refuse from job sites or burn materials on-site.

**END OF STAFF REPORT**

# Compatibility Questions and Evaluation

Matrix Line # / Use: #19

Prepared by: CH

Area Business

YES/NO X Response Value

Use Matrix Values:

(+2/-2) -1 X 4 -4

1. Is the proposed use compatible with the dominant adjacent land use?

S.F. Residential

(+2/-2) -1 X 2 -2

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

S.F. Subdivision

(+2/-2) 0 X 1 0

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

See 1+2 w/industries to west

## Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +2 X 3 +6

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

Yes, large enough with mature trees.

(+2/-2) +2 X 1 +2

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

Yes - existing

(+2/-2) +1 X 2 +2

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

Yes - will be slightly more traffic

(+2/-2) +2 X 2 +4

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

Yes - storage

(+2/-2) +2 X 2 +4

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

Yes - very little change in use.

(+2/-2) +2 X 2 +4

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

No Change

Sub-Total (+) 22

Sub-Total (--) 6

Total Score +16

The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

## 9-11-1: APPENDIX A, COMPATIBILITY EVALUATION:

A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.

### B. Purpose; Use:

1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.
2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.

### C. General Evaluation: Completing the compatibility questions and evaluation (form):

1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:

Plus 2 - assigned for full compatibility (adjacency encouraged).

Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).

0 - assigned if not applicable or neutral.

Minus 1 - assigned for minimal compatibility (adjacency not discouraged).

Minus 2 - assigned for no compatibility (adjacency not acceptable).

2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:

x4 - indicates major relative importance.

x3 - indicates above average relative importance.

x2 - indicates below average relative importance.

x1 - indicates minor relative importance.

D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.

### E. Terms:

**DOMINANT ADJACENT LAND USE:** Any use which is within three hundred feet (300') of the use boundary being proposed; and

1. Comprises at least one-half ( $1/2$ ) of the adjacent uses and one-fourth ( $1/4$ ) of the total adjacent area, or
2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or
3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.

**LOCAL VICINITY:** Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.

### F. Questions 4 Through 9:

1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.



# APPENDIX A

## MATRIX FOR RATING QUESTIONS 1, 2, and 3

| MATRIX FOR RATING<br>QUESTIONS 1, 2, and 3 |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
|--|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
|  | 1  | 2  | 3  | 4  | 5  | 6  | 7  | 8  | 9  | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 1. AGRICULTURAL                            |    | +2 | -1 | -2 | -2 | -2 | -2 | +1 | +1 | +1 | +1 | +2 | +1 | +1 | -1 | -1 | -1 | +2 | -1 | -2 | +1 | +2 | +2 |
| 2. RESIDENCE, S.F.                         | +2 |    | +2 | +1 | +1 | +1 | +1 | +1 | +1 | -1 | +2 | +1 | -2 | +1 | -1 | +1 | +1 | +1 | -1 | +1 | +1 | -2 | -2 |
| 3. SUBDIVISION, S.F.                       | -1 | +2 |    | +1 | +1 | +1 | +1 | +1 | +1 | -1 | +2 | +1 | -2 | +1 | -1 | +1 | +2 | +1 | -1 | +2 | +1 | -2 | -2 |
| 4. M.H. or R.V. PARK                       | -2 | +1 | +1 |    | +1 | +1 | +1 | +1 | +1 | -1 | +2 | +1 | -2 | +1 | -1 | +1 | +1 | +1 | -1 | +1 | +1 | -2 | -2 |
| 5. RESIDENCE, M.F.                         | -2 | +1 | +1 | +1 |    | +2 | +2 | +1 | +1 | -1 | +2 | +1 | -2 | +1 | -1 | +1 | +1 | +1 | -1 | +1 | +1 | -2 | -2 |
| 6. SUBDIVISION, M.F.                       | -2 | +1 | +1 | +1 | +2 |    | +2 | +1 | +1 | -1 | +2 | +1 | -2 | +1 | -1 | +1 | +1 | +1 | -1 | +1 | +1 | -2 | -2 |
| 7. P.U.D., RES.                            | -2 | +1 | +1 | +1 | +2 | +2 |    | +1 | +1 | -1 | +2 | +1 | -2 | +1 | -1 | +1 | +1 | +1 | -1 | +1 | +1 | -2 | -2 |
| 8. REL., EDUC & REHAB                      | +1 | +2 | +1 | +1 | +1 | +1 | +1 |    | +1 | +1 | -1 | +2 | -2 | -1 | -1 | +2 | +2 | +1 | +1 | -1 | +1 | -2 | -1 |
| 9. FRAT or GOVT                            | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 |    | +1 | -1 | +2 | -2 | -1 | -1 | +1 | +1 | +1 | +1 | -1 | +1 | -2 | -2 |
| 10. PUBLIC UTIL (1A-3.1)                   | +1 | -1 | -1 | -1 | -1 | -1 | -1 | +1 | +1 |    | +1 | +1 | -1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | -1 | +1 |
| 11. PUBLIC REC                             | +1 | +2 | +2 | +2 | +2 | +2 | +2 | -1 | -1 | +1 |    | +2 | -1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +2 | +1 | +1 |
| 12. CEMETERY                               | +2 | +1 | +1 | +1 | +1 | +1 | +1 | +2 | +2 | +2 | +2 |    | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +2 | +1 | +1 |
| 13. LANDFILL or SWR. PLANT                 | +1 | -2 | -2 | -2 | -2 | -2 | -2 | -2 | -2 | -1 | -1 | +1 |    | -1 | -1 | -2 | -2 | -2 | -2 | -1 | +2 | +2 | +2 |
| 14. PRIV. REC. (PER)                       | +1 | +1 | +1 | +1 | +1 | +1 | +1 | -1 | -1 | +1 | +1 | +1 | -1 |    | +1 | +1 | +1 | +2 | +1 | +2 | +2 | -1 | +1 |
| 15. PRIV. REC. (CON)                       | -1 | -1 | -1 | -1 | -1 | -1 | -1 | -1 | -1 | +1 | +1 | +1 | -1 | +1 |    | -2 | -2 | -1 | -2 | -2 | +2 | -1 | +1 |
| 16. NEIGHBORHOOD BUS.                      | -1 | +1 | +1 | +1 | +1 | +1 | +1 | +2 | +1 | +1 | +1 | +1 | -2 | +1 | -2 |    | +1 | +2 | +2 | +1 | +2 | -1 | -1 |
| 17. RESIDENCE BUS.                         | +2 | +2 | +2 | +1 | +1 | +1 | +1 | +2 | +1 | -1 | +2 | +1 | -2 | +1 | -2 | +1 |    | +1 | +1 | +1 | +1 | -2 | -2 |
| 18. SERV. BUS.                             | -1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +2 | +2 | +2 | +2 | +2 | +2 |    | +2 | +2 |    | +1 | +1 |
| 19. AREA BUS.                              | -2 | -1 | -1 | -1 | -1 | -1 | -1 | +1 | +1 | +1 | +1 | +1 | -2 | +1 | -2 | +2 | +2 | +2 |    | +1 | +2 | -2 | -2 |
| 20. REC. BUS.                              | -2 | +2 | +2 | +1 | +1 | +1 | +1 | -1 | -1 | +1 | +1 | +1 | -1 | +2 | -2 | +1 | +1 | +2 | +2 |    | +2 | -2 | +1 |
| 21. LIGHT IND.                             | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +2 | +2 | +2 | +2 | +2 | +2 | +2 | +2 | +2 |    | +1 | +1 |
| 22. HEAVY IND.                             | +2 | -2 | -2 | -2 | -2 | -2 | -2 | -2 | -2 | +2 | -1 | +1 | +2 | -1 | -1 | -1 | -1 | -2 | -1 | -2 | -2 | +1 | +2 |
| 23. EXTR. IND.                             | +2 | -2 | -2 | -2 | -2 | -2 | -2 | -1 | -2 | +2 | +1 | +1 | +2 | +1 | +1 | -1 | -1 | -2 | -1 | -2 | +1 | +1 | +2 |

## Compatibility Questions and Evaluation

Matrix Line # / Use: \_\_\_\_\_

Prepared by: \_\_\_\_\_

YES/NO      X      Response  
Value

Use Matrix Values:

(+2/-2)      X      4      \_\_\_\_\_

1. Is the proposed use compatible with the dominant adjacent land use?

(+2/-2)      X      2      \_\_\_\_\_

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

(+2/-2)      X      1      \_\_\_\_\_

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

### Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2)      X      3      \_\_\_\_\_

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

(+2/-2)      X      1      \_\_\_\_\_

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

(+2/-2)      X      2      \_\_\_\_\_

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

(+2/-2)      X      2      \_\_\_\_\_

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

(+2/-2)      X      2      \_\_\_\_\_

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

(+2/-2)      X      2      \_\_\_\_\_

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Sub-Total      (+)      \_\_\_\_\_

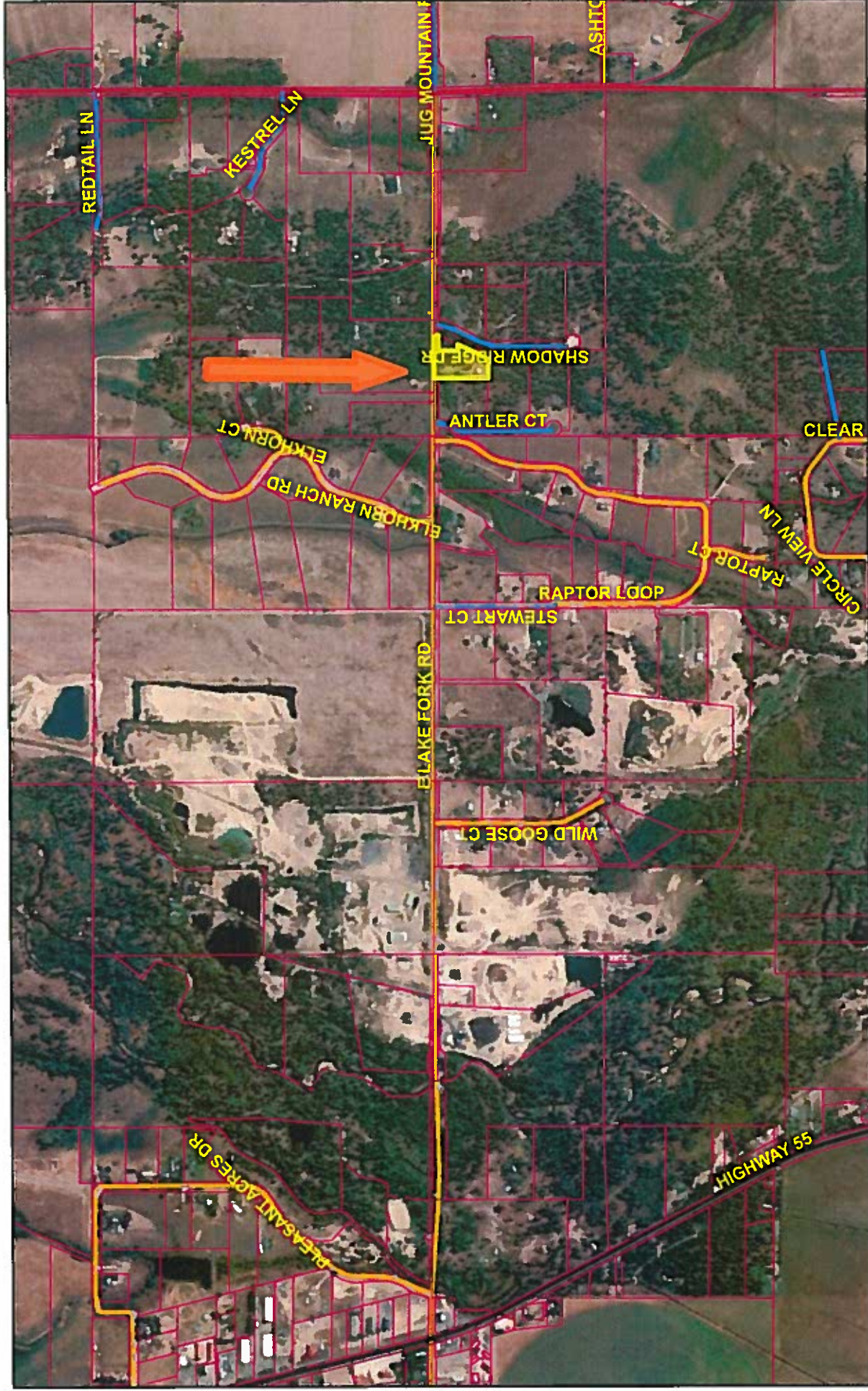
Sub-Total      (--)      \_\_\_\_\_

Total Score      \_\_\_\_\_

The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.



# C.U.P. 22-11 Vicinity Map



3/22/2022, 11:53:41 AM

Parcel Boundaries Roads

All Road Labels

URBAN/RURAL County Boundaries

PRIVATE

VALLEY COUNTY

MAJOR

COLLECTOR

1:18,056

0 0.1 0.2 0.35 0.4 mi

0 0.17 0.35 0.7 km

Maxar

Web AppBuilder for ArcGIS

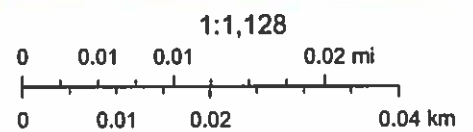


# C.U.P. 22-11 Aerial Map



3/22/2022, 11:48:49 AM

- Parcel Boundaries
- PRIVATE
- County Boundaries
- Addresses
- All Road Labels
- VALLEY COUNTY
- URBAN/RURAL



Maxar, Microsoft

Web AppBuilder for ArcGIS

Maxar, Microsoft | Valley County IT | Compiled by the Bureau of Land Management (BLM), National Operations Center (NOC), OC-530. | United States Forest Service Natural Resource Manager

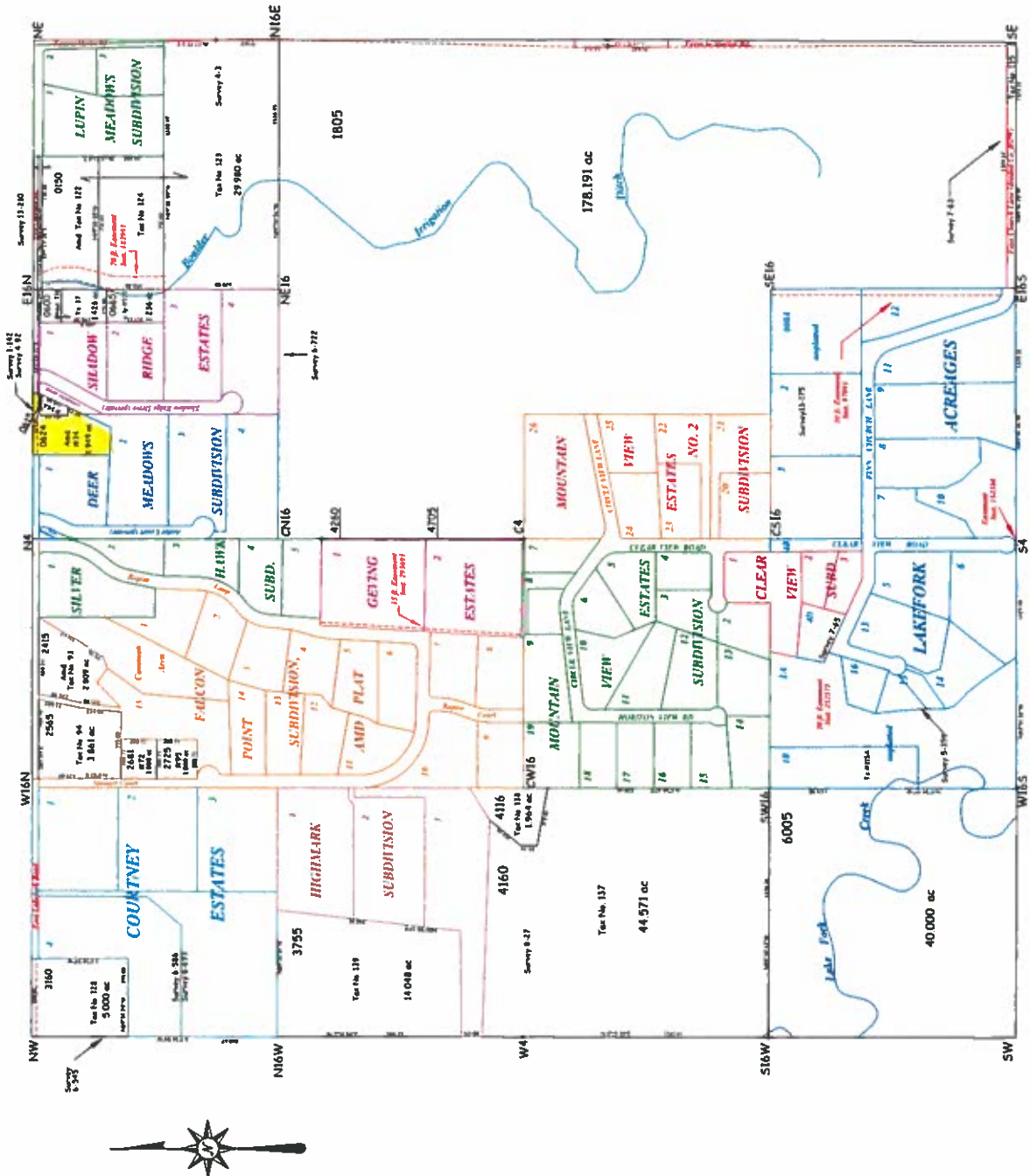
PLAT TITLE

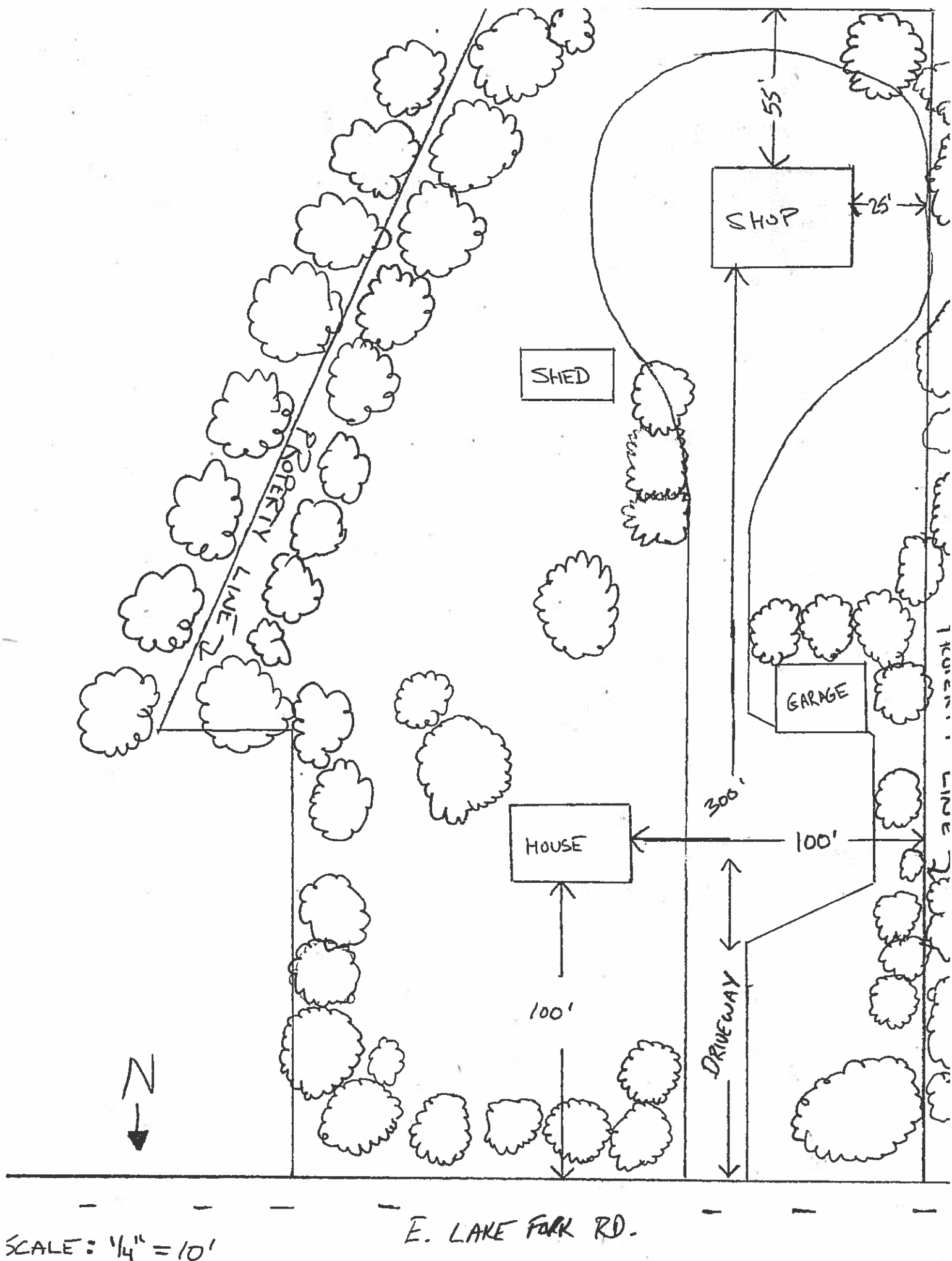
T W P . 1 7 N R O S E S E C . 1 1

VALLEY COUNTY  
Cartography Dept.  
Assessor's Office  
Cascade, ID 83611

Filename:  
Valley County Base Map  
Scale: 1" = 400 ft.  
Date: 4/8/2021  
Drawn by: L. Frederick

This Drawing is to be used for Reference Purposes ONLY. The County is NOT Responsible for Any Improvements Constructed Herein.





SCALE:  $\frac{1}{4}" = 10'$











## IMAGES





CENTRAL  
DISTRICT  
HEALTH

Valley County Transmittal  
Division of Community and Environmental Health

Return to:

- ☐ Cascade  
☐ Donnelly  
☐ McCall  
☐ McCall Impact  
☒ Valley County

Rezone # \_\_\_\_\_

Conditional Use # CUP 22-11

Preliminary / Final / Short Plat CENTRAL MT Land Services

Sec 11

143 E. LAKE FORK RD

- ☒ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
- |  |   |
|--|---|
| <input type="checkbox"/> high seasonal ground water  | <input type="checkbox"/> waste flow characteristics |
| <input type="checkbox"/> bedrock from original grade | <input type="checkbox"/> other _____                |
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
- |  |  |   |
|--|--|---|
| <input type="checkbox"/> central sewage    | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water well |
| <input type="checkbox"/> interim sewage    | <input type="checkbox"/> central water           |   |
| <input type="checkbox"/> individual sewage | <input type="checkbox"/> individual water        |   |
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
- |   |  |  |
|---|--|--|
| <input type="checkbox"/> central sewage   | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water |
| <input type="checkbox"/> sewage dry lines | <input type="checkbox"/> central water           |  |
- ☐ 10. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:
- |   |   |  |
|---|---|--|
| <input type="checkbox"/> food establishment     | <input type="checkbox"/> swimming pools or spas | <input type="checkbox"/> child care center |
| <input type="checkbox"/> beverage establishment | <input type="checkbox"/> grocery store          |  |
- ☐ 14. \_\_\_\_\_

Reviewed By: \_\_\_\_\_

Date: 4/14/22