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**STAFF REPORT**  
Conditional Use Permit Application 21-14  
Red Ridge Parking Area

**HEARING DATE:** July 8, 2021  
**TO:** Planning and Zoning Commission  
**STAFF:** Cynda Herrick, AICP, CFM  
**APPLICANT:** Ben and Rachel Esplin  
Mountain Meadows Adventure Rentals  
2445 W Mountain Road  
Donnelly, ID 83615  
**OWNER:** DF Development LLC  
PO Box 111  
Cisco TX 76437  
**LOCATION/SIZE:** 3669 West Mountain Road  
Part of RP18N02E243008  
SE ¼ Section 24, T.18N, R.2E,  
Boise Meridian, Valley County, ID  
**REQUEST:** Parking Area for Private Recreational Business  
**EXISTING LAND USE:** Rural Parcel – Timber

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**BACKGROUND:**

Ben and Rachel Esplin of Mountain Meadow Adventure Rentals INC are requesting a conditional use permit for a parking area for their private recreational business guiding tours on private land using off-road vehicles and snowmobiles.

The parking area would hold 15 UTV units and 30 snowmobile units within a portion of RP18N02E243008, owned by DF Development LLC.

The parking site is located on the west side of West Mountain Road in the SE ¼ Section 24, T.18N, R.2E, Boise Meridian, Valley County, Idaho.

No lighting or electricity at the site is planned.

Previously this site was issued a conditional use permit for a gravel borrow source (CUP 96-6) aka Sunflower Pit.

## **FINDINGS:**

1. Application was made to Planning and Zoning on May 21, 2021.
2. Legal notice was published in the Star News on June 17, 2021, and June 24, 2021. Potentially affected agencies were notified on June 8, 2021. Neighbors within 300 feet of the property lines were notified by fact sheet sent June 10, 2021. The application and notice were posted on the Valley County website "Public Hearing Information" on June 8, 2021. The site was posted on June 22, 2021.

3. Agency comment received:

Central District Health has no objection to the proposal providing parking area in not over the top of any existing septic system. (June 8, 2021)

4. Neighbor comment received:

Roger Bradshaw, of Bradshaw Ranch Trust, is opposed. The applicant fails to address potential environmental, economic, and social impacts. Issues include traffic, poor road condition, noise, emissions/air pollution, and increase fire risk. (June 28, 2021)

6. Physical characteristics of the site: The proposed parking area is relatively flat.

7. The surrounding land use includes:

North: Productive Forest Land / Timber Production; Rural Residential Parcels  
South: Single-family Residential – White Cloud Subdivision  
East: Single-family Residential – White Cloud Subdivision  
West: Productive Forest Land / Timber Production

8. Valley County Code (Title 9) in Table 9-3-1. This proposal is categorized under:

- 5. Commercial Uses e. Recreational Business

A review of Title 9, Chapter 5 Conditional Uses should be done.

## **9-5-1: GENERAL PROVISIONS:**

A. Standards And Procedures: This chapter contains standards and procedures for those uses which may be incompatible with permitted uses in the multiple use district of the county and, therefore, are subject to review and evaluation by the commission and the public. Conditional uses may be allowed only after proper application, review, approval, and mitigation of impacts through conformance with the conditions of approval.

B. Conditional Uses Enumerated: Conditional uses are listed in section 9-3-1, table 3-A of this title, and in section 9-5-4, table 5-A of this chapter. If a land use is proposed which is not provided for within section 9-3-1, table 3-A of this title its status as a permitted or a conditional use shall be determined by the planning and zoning commission based upon its similarity and dissimilarity to uses that are listed, particularly with respect to its visual attributes, its demand for public services and facilities, and its external impacts or imposition upon adjacent properties (the latter determined with regard to the permitted uses on that adjacent property. (Ord. 10-06, 8-23-2010)

#### **9-5A-1: GRADING:**

A. Permit Required: Grading to prepare a site for a conditional use or grading, vegetation removal, construction or other activity that has any impact on the subject land or on adjoining properties is a conditional use. A conditional use permit is required prior to the start of such an activity.

D. Wetlands: Grading or disturbance of wetlands is subject to approval of the U.S. corps of engineers under the federal clean water act. The federal permit, if required, shall be part of the conditional use permit.

E. Site Grading Plan:

1. The conditional use permit application shall include a site grading plan, or preliminary site grading plan for subdivisions, clearly showing the existing site topography and the proposed final grades with elevations or contour lines and specifications for materials and their placement as necessary to complete the work. The plan shall demonstrate compliance with best management practices for surface water management for permanent management and the methods that will be used during construction to control or prevent the erosion, mass movement, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development. The plan shall be subject to review of the county engineer and the soil conservation district. The information received from the county engineer, the soil conservation district, and other agencies regarding the site grading plan shall be considered by the planning and zoning commission and/or the board of county commissioners in preparing the conditions of approval or reasons for denial of the applications. (Ord. 10-06, 8-23-2010)

F. Land Surfaces Not Used For Roads, Buildings And Parking: All land surfaces not used for roads, buildings and parking shall be covered either by natural vegetation, other natural and undisturbed open space, or landscaping.

G. Stormwater Management Plan: Prior to issuance of building permits, the administrator must receive a certification from the developer's engineer verifying that the stormwater management plan has been implemented according to approved plans. (Ord. 10-06, 8-23-2010)

#### **9-5A-3: PARKING AND OFF STREET LOADING FACILITIES:**

A. Site Plan: The site plan for a conditional use permit shall include a detailed scale drawing showing the parking area plan including driveways, parking spaces, setbacks, landscaping, buildings, vehicle maneuver areas including firetrucks and refuse collection trucks, snow storage, and drainage.

B. Accessory Parking And Loading Facilities Required: Accessory parking and loading facilities shall be provided as required herein for every building and structure erected, and every land use established after the effective date hereof; unless the commission or the board determines that the proposed parking is adequate.

C. Required Spaces: The minimum number of spaces required is specified herein under the site and development standards for the specific use.

D. Parking Space, Maneuvering Area And Aisle Dimensions: All parking spaces and on site vehicular circulation areas shall comply with the following minimum sizes 1 :

1. Parking Area Dimensions:

a. Minimum size parking spaces shall measure eight feet six inches by eighteen feet (8'6" x 18').

b. All parallel parking spaces shall measure a minimum of eight feet six inches by twenty two feet (8'6" x 22').

c. Recreational vehicle parking spaces shall measure a minimum of ten feet by twenty four feet (10' x 24').

2. End Parking Space Maneuvering: A three foot (3') wide maneuvering area shall be provided for end parking spaces in single access parking areas as shown below.

3. Vehicle Overhang:

a. Recreational Vehicles And Parking Spaces: Recreational vehicles and parking spaces are not allowed to overhang sidewalks, curbs or landscape areas.

b. Standard Size Parking Spaces:

(1) Landscaped Areas: Standard size parking spaces are allowed to overhang landscaped areas and curbs but this overhang shall not encroach into any required setback and this area shall not be considered in meeting any required percentage of lot to be landscaped.

(2) Sidewalks: Standard size parking spaces are allowed to overhang sidewalks only where the sidewalk is a minimum of six feet (6') in width.

c. Access To And From Streets: Parking areas must have safe, convenient, and unobstructed access to and from streets by means of a driveway not less than ten feet (10') wide nor more than forty feet (40') wide that extends onto the private property at least twenty feet (20') beyond the property line. Driveways to loading facilities will enable vehicles to leave and enter streets in a forward direction.

d. Driveways: All driveways shall be designed and constructed in accordance with the county approach policies.

e. Surface: Parking areas and driveways shall be surfaced with asphalt, concrete, compacted gravel, and crushed rock, or other dust free, durable material.

f. Surface Water Drainage: Drainage of surface water shall be provided that will be adequate to drain the surface of the parking area while preventing flows of water onto adjacent properties. Surface waters shall be managed in accordance with best management practices to protect or improve water quality.

g. Screening: Parking areas containing more than ten (10) spaces shall be effectively screened on all sides adjoining residential uses by a wall, fence, or plantings not less than four feet (4') in height.

h. Prohibited In Setback Zone: No part of a parking area shall be located within a required setback zone such as a side, front, or rear yard.

i. Off Street Loading Facilities: Off street loading facilities shall be provided separately from parking spaces for commercial, industrial, and institutional uses. The facilities shall be adequate to provide loading and unloading without obstruction to the street or parking areas.

j. Maintenance: Parking areas and off street loading facilities shall be maintained in good order, clear of debris, and shall not be used for any other use that interferes with or limits the intended use.

k. Lighting: Only indirect lighting may be used to illuminate a parking area. See other lighting regulations in section 9-5B-2 of this chapter. (Ord. 10-06, 8-23-2010)

## **9-5A-6: UTILITIES:**

A. Direct Access Required: All lots or parcels, for or within conditional uses, shall be provided, or shall have direct access to, utility services including telephone, electrical power, water supply, and sewage disposal.

B. Central Water Supply And Sewage Systems: Central water supply and sewage systems serving three (3) or more separate users shall meet the requirements of design, operation, and maintenance for central water and sewage systems in the subdivision ordinance.

C. Probability Of Water Supply: Probability of water supply, as referred to in subsection A of this section, can be shown by well logs in the general area or by a determination of a professional engineer, hydrologist, or soil scientist.

D. Individual Septic Systems: If individual septic systems are proposed to show compliance with sewage disposal requirements in subsection A of this section, sanitary restrictions must be lifted on every lot prior to recordation unless it is designated as a lot where a building permit will never be issued for a residential unit, such as pasture lot, common area, open space, or a no build lot.

E. Easements Or Rights Of Way: Easements or rights of way shall be set aside or dedicated for the construction and maintenance of utilities in accordance with the provisions of the subdivision ordinance.

F. Utility Plan: A utility plan showing the schedule of construction or installation of proposed utilities shall be a part of the conditional use permit. (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-4: EMISSIONS:**

A. Obnoxious Odors; Toxic Or Corrosive Fumes Or Gases: The emission of obnoxious odors of any kind shall not be permitted, nor the emission of any toxic or corrosive fumes or gases.

B. Dust: Dust created by an industrial, commercial, or recreational operation shall not be exhausted or wasted into the air. All operations shall be subject to the standards in appendix C, fugitive dust 1 . State air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission.

#### **9-5B-5: DUST:**

A. Minimization Required: Dust and other types of air pollution borne by the wind from such sources as storage areas and roads, shall be minimized by appropriate landscaping, paving, oiling, watering on a scheduled basis, or other acceptable means.

B. Created By Approved Operation: Dust created by any approved operation shall not be exhausted or wasted into the air. The standards in appendix C, fugitive dust 1 along with state air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission. (Ord. 10-06, 8-23-2010)

#### **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. (Ord. 10-06, 8-23-2010)

#### **9-5B-7: FIRE PROTECTION:**

Provisions must be made to implement prefire activities that may help improve the survivability of people and homes in areas prone to wildfire. Activities may include vegetation management around the home, use of fire resistant building materials, appropriate subdivision design, removal of fuel, providing a water source, and other measures. Recommendations of the applicable fire district will be considered. (Ord. 10-06, 8-23-2010)

#### **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.
3. No frontage is required for recreation business.

##### **B. Minimum Setbacks:**

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.

##### **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.

#### **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. A Sign Plan and application is required. The sign has to be located on the property and not in the public right-of-way.
2. Did you obtain a building permit for the storage shed? Is it for the use of your business? Will customers be entering the structure?

3. Are there bathroom facilities for employees and customers?
4. What hours of the day will employees and/or customers be at the site?

**ATTACHMENTS:**

- Conditions of Approval
- Blank Compatibility Evaluation Form
- Compatibility Evaluation
- Vicinity Map
- Topographic Map
- Submitted Site Plan Drawn on Aerial Map
- Pictures of Site taken June 22, 2021
- 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. This includes recreation uses and outdoor storage.
3. The use shall be established within one year from approval or this permit shall be null and void.
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. Any additional lighting must comply with Valley County Standards. A lighting plan is required.
6. The site must be kept in a neat and orderly manner.
7. Confirm that a building permit has been obtained or is not required for the shed.
8. Shall obtain a sign permit for any signage and it must be located on the property and not in the public right-of-way.
9. A porta-potty shall be provided for customers.

**END OF STAFF REPORT**

# 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.

## 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 ( $\frac{1}{2}$ ) of the adjacent uses and one-fourth ( $\frac{1}{4}$ ) 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

	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	+2	+2
11. PUBLIC REC	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1	+1	+1	+1	+2	+1	+1	+1	+1	-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	+1		+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

THE SOLID SQUARES AS +2

# Compatibility Questions and Evaluation

Matrix Line # / Use: 20

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

(+2/-2) -2 X 4 -8

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

Timber

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

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

S.F. Subdivisions

(+2/-2) 0 X 1 0

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

Sec 1 + 2

## 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 and lots of trees.

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

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

None proposed.

(+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 -

(+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

(+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

(+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?

Yes

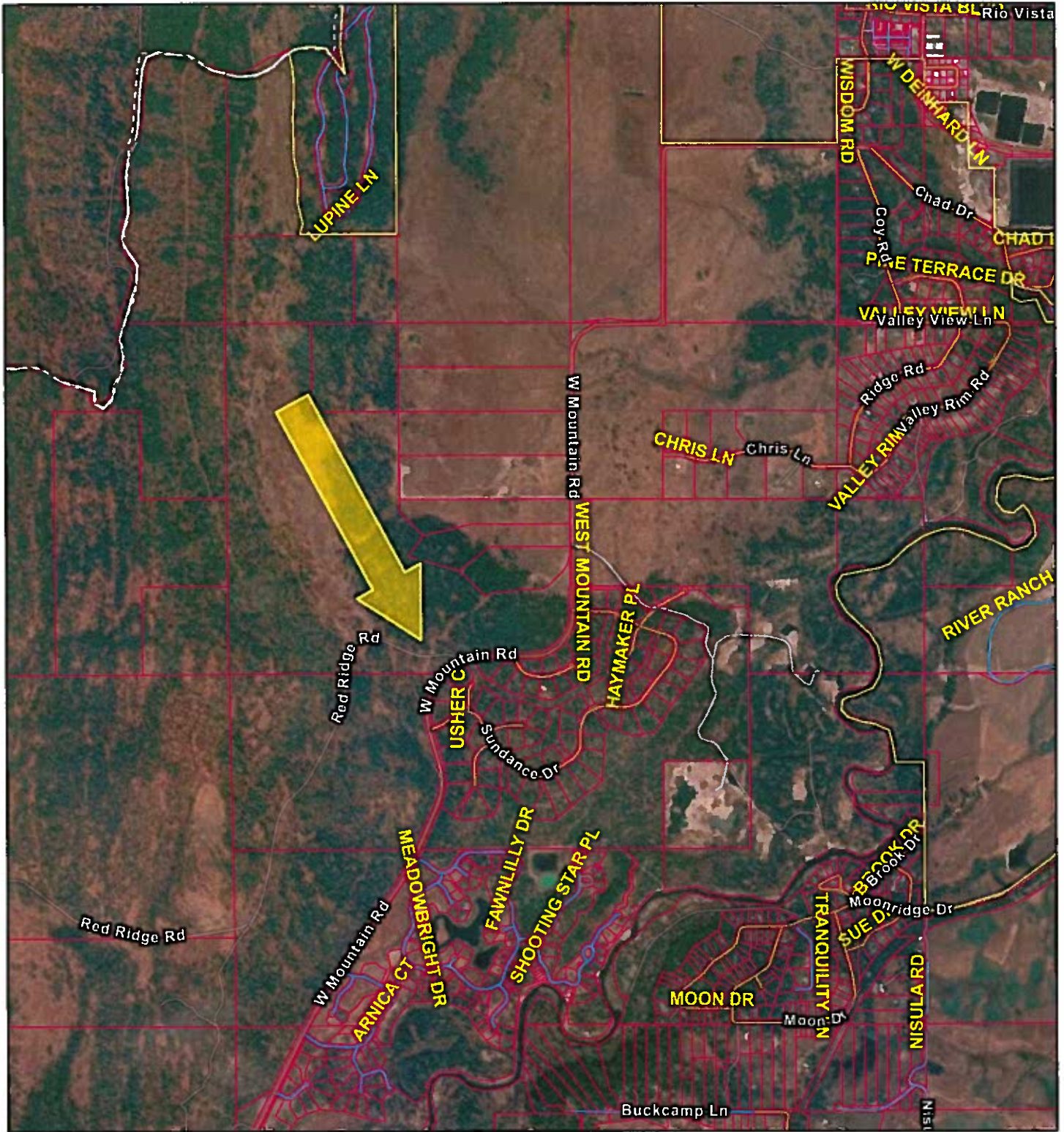
Sub-Total (+) 24

Sub-Total (--) 8

Total Score +16

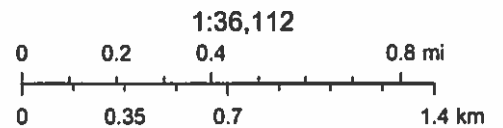
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

# C.U.P. 21-14 Vicinity Map



5/20/2021, 8:46:47 AM

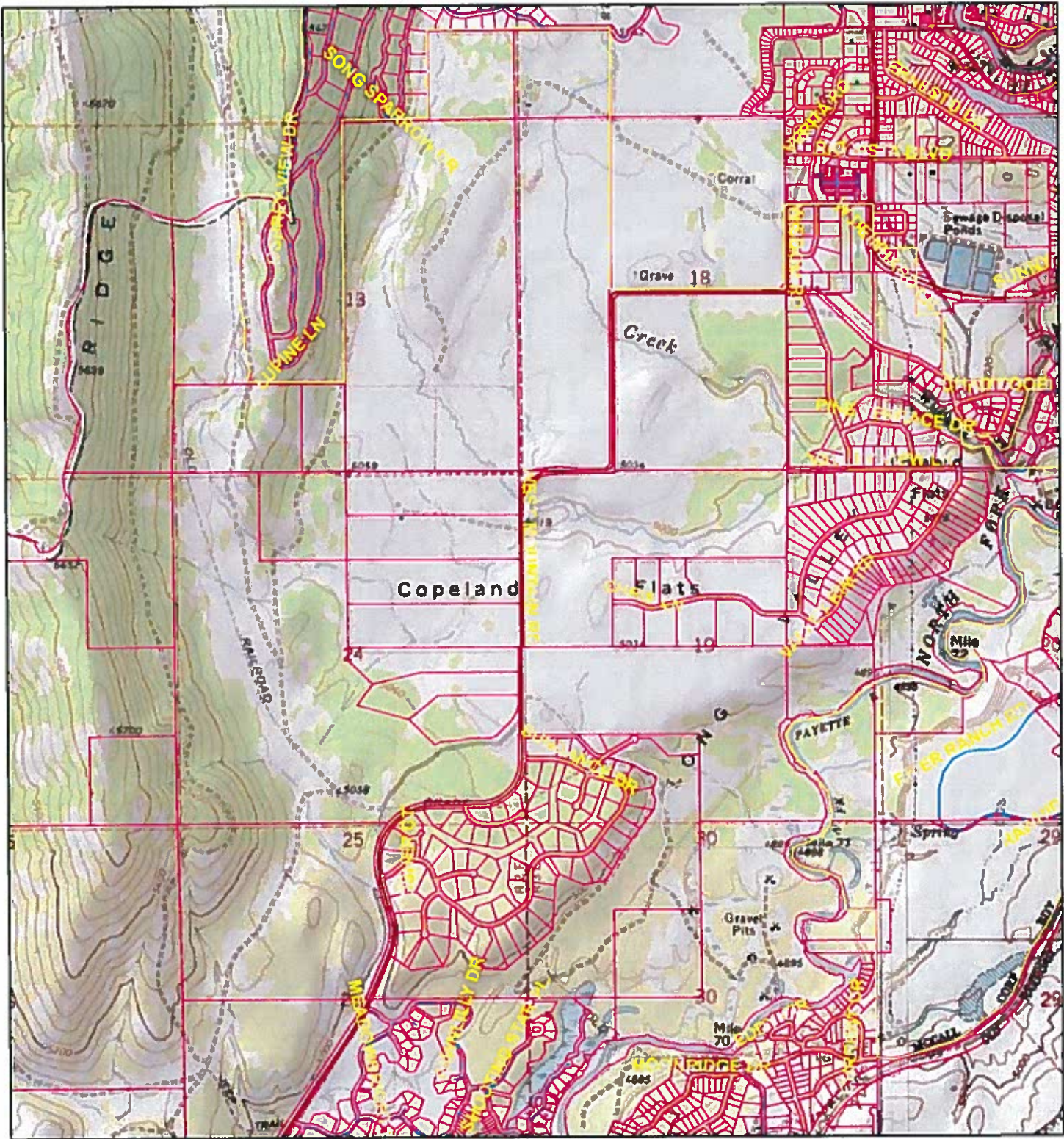
- Municipalities
- Parcel Boundaries
- All Road Labels
- Roads
- COLLECTOR
- URBAN/RURAL
- PRIVATE
- OTHER



City of McCall, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Maxar

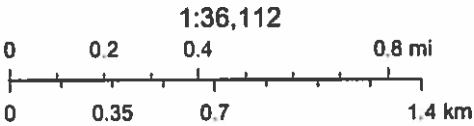
Web AppBuilder for ArcGIS  
Valley County IT | IDWR | Valley County GIS

# Copeland Flats Area



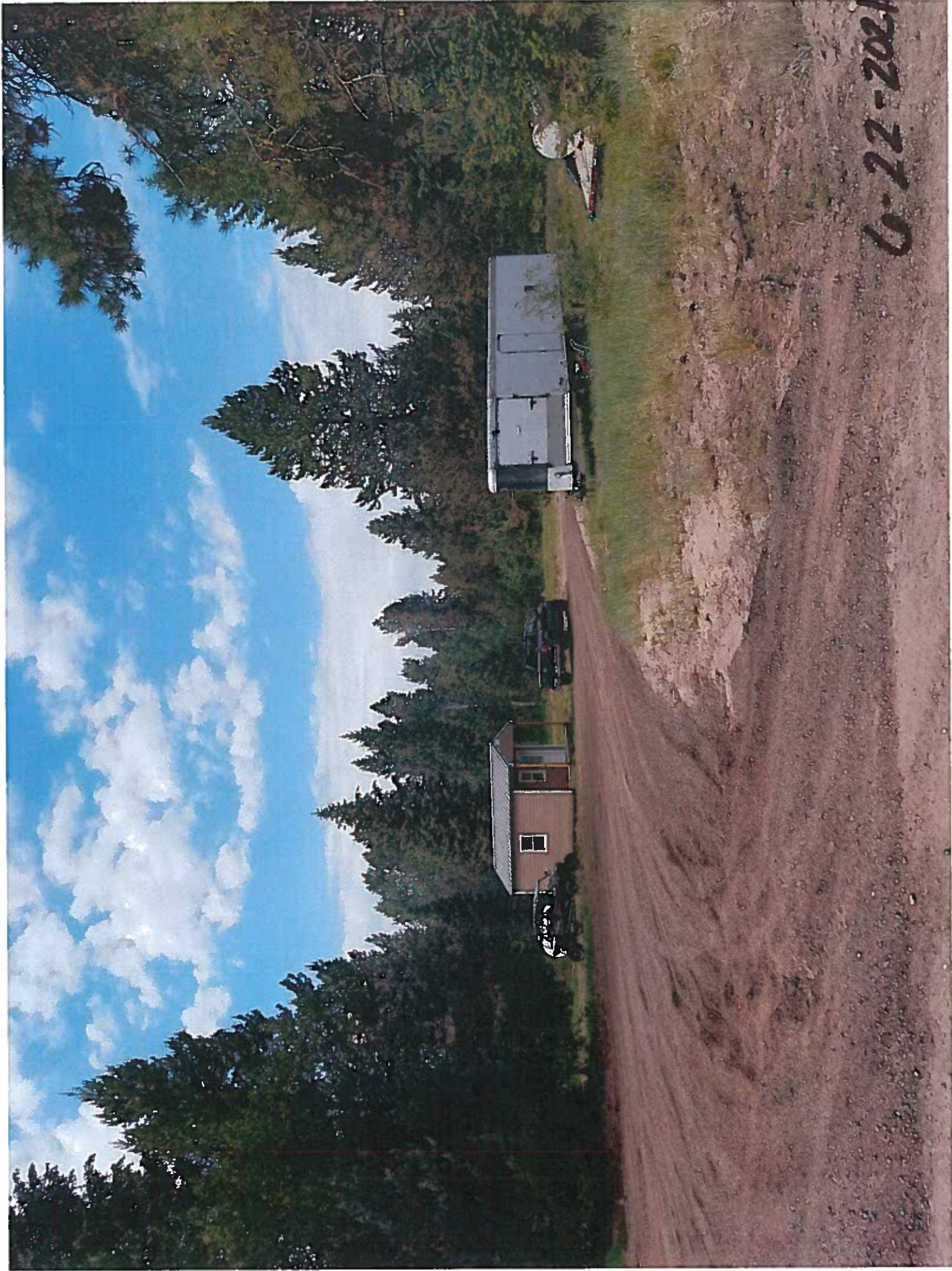
5/20/2021, 8:26:04 AM

- Municipalities
- Parcel Boundaries
- All Road Labels
- Roads
- COLLECTOR
- URBAN/RURAL
- PRIVATE
- OTHER



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0-22-2021



6-22-2021



Valley County Transmittal  
Division of Community and Environmental Health

Return to:

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

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

Conditional Use # CUP 21-14

Preliminary / Final / Short Plat Redridge Parking Area  
Sec 24

- ☐ 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:  
☐ high seasonal ground water ☐ waste flow characteristics  
☐ bedrock from original grade ☐ 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:  
☐ central sewage ☐ community sewage system ☐ community water well  
☐ interim sewage ☐ central water  
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:  
☐ central sewage ☐ community sewage system ☐ community water  
☐ sewage dry lines ☐ 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:  
☐ food establishment ☐ swimming pools or spas ☐ child care center  
☐ beverage establishment ☐ grocery store

☒ 14. CDH has no objection to this proposal provided parking area is NO OVER the top of any existing septic system

Reviewed By: W. H. H.

Date: 6 / 8 / 21

Bradshaw Ranch Trust  
3771 West Mountain Road  
P.O. Box 830  
McCall, ID 83638

June 28, 2021

Valley County Planning and Zoning Commission  
219 North Main  
P.O. Box 1350  
Cascade, ID 83611

Dear Commission Members:

Subject: C.U.P. 21-14 Redridge Parking Area

I submit this letter to you in opposition to the subject Conditional Use Permit Application. The application is flawed, and the Applicant fails to address potential environment, economic, and social impacts.

#### **Project Description Discrepancies**

The public notice indicates that the permit is for a parking area, however, the project description states:

“Guide off road and snowmobile tours on DF Development land. Operation Sun-Sat, 9:00 AM to 6:00 PM. 15 UTV units and 30 snowmobile units.”

The application also lists the size of the property as 32,000 acres. The project description and size encompass much more than the simple parking area shown on the project map included with the application. A complete accounting of the environments and entities potentially impacted by the project cannot be determined since the application does not include a map or legal description of the 32,000 acres. However, several areas of potential impact can be addressed.

#### **Adjacent Property**

The Applicant lists all adjacent property as bare land/forest. Properties on the east side of West Mountain Road at the intersection with Redridge Road are in the White Cloud subdivision and are all current or future residential lots. A residence is under construction at 3731 West Mountain Road north of the proposed parking lot. Properties at 3771 and 3789 West Mountain Road are residential with potential agricultural land. The owner of parcel RP18N02E241805 plans to construct a residence in the future. Depending on the boundaries of the 32,000 acres, residents in the Whitetail Subdivision may be impacted.

#### **Traffic**

The Applicant failed to address any potential traffic impacts. Proposed access to the project area is via Redridge Road from West Mountain Road.

West Mountain Road has already been damaged by the heavy trucks going to and from the gravel pits. Increased residential construction in Black Hawk, Black Hawk Lake, White Cloud, and other areas along West Mountain add to the traffic volume. Winter snow and ice often make travel on the West Mountain Road hazardous. Added project traffic on the road could speed deterioration of the road surface and increase accidents in the winter.

Accessing West Mountain Road from McCall requires travel on West Valley and Wisdom Roads. These roads are narrow, have limited or no shoulder, and are in poor condition. Residences line the east side of Wisdom Road. These roads are not adequate for the existing truck and auto traffic. The impact of the subject project on traffic along West Valley and Wisdom Roads remains unknown since the Applicant failed to provide any information regarding traffic volume.

### **Noise**

UTVs and snowmobiles make noise. Running 15 UTVs or 30 snowmobiles at once makes lots of noise. I live on 40 acres outside McCall for the peace and quiet, among other things. I accept some noise from the occasional UTV or snowmobile but having so many UTVs or snowmobiles making noise seven days a week from 9:00 AM to 6:00 PM would ruin the solitude.

According to OSHA, hearing damage occurs at 85 decibels; most UTVs produce 85 to 100 decibels. Places such as Moab, Utah, are currently struggling with issues of UTV noise in and around their community. Allowing more UTV activity without controls in place will bring the same challenges to Valley County.

Noise created by the project activities may also harm local wildlife. Deer, elk, bear, coyote, fox, racoon, skunk, and other animals and birds frequent the area. The noise and constant intrusion of vehicles and people may seriously alter migration patterns, feeding locations, breeding areas, and other aspects of animal behavior.

### **Particulate Emissions/Air Pollution**

Running 15 UTVs seven days a week over dusty mountain trails is bound to stir up lots of dust. Running the UTVs in the summer and the 30 snowmobiles in the winter will undoubtedly add non-trivial amounts of fossil fuel pollutants to the air.

According to the USDA Forest Service:

“Air pollutants, such as ground-level ozone, are known to interact with forest ecosystems. Ozone pollution has been shown to reduce tree growth, alter species composition, and predispose trees to insect and disease attack. Ozone also causes direct foliar injury to many plant species.” (<https://www.fia.fs.fed.us/program-features/indicators/ozone/index.php>)

The United States Environmental Protection Agency reports:

“Ozone can affect sensitive vegetation and ecosystems, including forests, parks, wildlife refuges and wilderness areas. Ozone can especially cause damage during the growing season. Plant species that are sensitive to the effects of ozone on their growth include trees found in many areas of the U.S., such as: quaking aspen, white pine (Idaho’s State Tree), ponderosa pine. When sufficient ozone enters the leaves of a sensitive plant, it can:

- a. Reduce photosynthesis.
- b. Slow the plant's growth.
- c. Increase sensitive plants' risk of:
  - i. disease
  - ii. damage from insects
  - iii. effects of other pollutants
  - iv. harm from severe weather." (<https://www.epa.gov/ground-level-ozone-pollution/ecosystem-effects-ozone-pollution>)

The adverse impacts of air pollutants, particularly ozone and nitrogen oxides, on vegetation are well documented in scientific research (references available). Dust deposition on vegetation also contributes to reduced vigor.

#### Fire

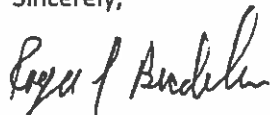
Reduced plant vigor and increased human activity in wildland areas could lead to higher fire risk during the summer. I am especially concerned about the fire risk due to the drought and heat currently affecting the area. The Applicant makes no mention of provisions they plan to put in place for fire prevention or suppression in relation to their use of the property.

#### Summation

It seems that the Applicant put little thought or planning in their project and the Conditional Use Permit Application. The application contains confusing, incorrect, and incomplete information. Little, if any, thought or effort was given to the Impact Report. The Applicant apparently did not take the application process seriously.

Based on the potential impacts outlined above and lack of information from the Applicant, I must oppose C.U.P. 21-14.

Sincerely,



Roger L. Bradshaw, Trustee  
Bradshaw Ranch Trust