

## Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street  
Cascade, ID 83611-1350



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**STAFF REPORT:** C.U.P. 22-40 Stonebraker Winter Recreation Parking Site  
**HEARING DATE:** October 20, 2022  
**TO:** Planning and Zoning Commission  
**STAFF:** Cynda Herrick, AICP, CFM  
Planning and Zoning Director  
**APPLICANT:** Idaho Fish & Game Department  
c/o Jordan Messner  
555 Deinhard Lane  
McCall, ID 83638  
  
Valley County Parks and Recreation  
c/o Larry Laxson  
PO Box 1350  
Cascade, ID 83611  
**PROPERTY OWNER:** Michael Herrin  
PO Box 983  
Cascade ID 83611  
**LOCATION:** 21 Stonebraker LN  
0.5-acres of parcel RP15N03E350006  
NENE Sec. 35, T.15N R.3E, Boise Meridian, Valley County, Idaho.  
**SIZE:** 0.5 acres of a 76.9-acre parcel  
**REQUEST:** Season Public Parking Area  
**EXISTING LAND USE:** Agricultural (Irrigated Grazing)

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The Idaho Fish and Game Department, partnering with Valley County Parks and Recreation, is requesting a conditional use permit for a winter parking area on private property. There would be graveled parking area for approximately 20 trucks with trailers. This project would alleviate the congested parking area currently used along 50-ft of Stonebraker Lane adjacent to Highway 55.

The site would be used for public parking from December 1 to March 31, annually.

No overnight parking or camping would be allowed. A porta-potty would be placed at the site.

An existing irrigation ditch would be relocated approximately 10-ft to the west to allow for a larger parking area.

Access would be from Stonebraker Lane.

The approximately 0.5-acre site is part of parcel RP15N03E350006. The site is currently

addressed at 21 Stonebraker LN.

## **FINDINGS:**

1. The application was submitted on September 16, 2022.
2. Legal notice was posted in the *Star News* on September 29, 2022, and October 6, 2022. Potentially affected agencies were notified on September 20, 2022. Property owners within 300 feet of the property line were notified by fact sheet sent September 20, 2022. The site was posted on Sept. 28, 2022. The notice and application were posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on September 20, 2022.
3. Agency comment received:  
  
Central District Health has no objection to this proposal. (Sept. 20, 2022)  
  
Steven Hull, Cascade Rural Fire Protection District Fire Chief, supports this project that will alleviate the congestion at Stonebraker Lane and Highway 55 and provide emergency access to Stonebraker Lane. (Oct. 3, 2022)
4. Neighbor comment received: None
5. Physical characteristics of the site: Relatively Flat
6. The surrounding land use and zoning includes:  
North: Agriculture (Grazing)  
South: Agriculture (Grazing)  
East: Single-Family Residential Parcels and Agricultural (Grazing) and Highway 55  
West: Agriculture (Grazing)
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
  - 3. Civic or Community Service Uses

Review of Title 9 - Chapter 5 Conditional Uses should be done.

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### **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.

## **ARTICLE D. CIVIC OR COMMUNITY SERVICE USES**

### **9-5D-1: SITE OR DEVELOPMENT STANDARDS:**

Civic or community service uses shall meet the following site or development standards:

- A. Minimum Lot Areas:
  1. Hospitals, sanatoriums, retirement homes, government administration buildings, cemeteries, and similar uses shall be located on lots or parcels of minimum area as computed from subsection 9-5-3A2 of this chapter but shall not be less than one acre.
  3. Other uses in this category shall occur on sites of an area sufficient to accommodate the use, associated activities or uses, and to adequately contain adverse impacts.
  4. Frontage along a public or private road shall not be less than seventy five feet (75').
- B. Minimum Setbacks:

1. The minimum building setbacks shall be fifty feet (50') from front, rear, and side street property lines and thirty feet (30') from side property lines except the minimum setbacks for cemeteries shall be thirty feet (30') from front and side street property lines, ten feet (10') from side property lines and fifteen feet (15') from rear property lines. Central sewage treatment facilities shall be set back at least one hundred feet (100') from any property line.
  - C. Maximum Building Heights And Floor Area:
    1. Building heights shall not exceed thirty five feet (35') above the lower of the existing or finished grade. The building size or floor area may not exceed the limitations of subsections 9-5-3A and C of this chapter.
    2. No structure or combination of structures may cover more than forty percent (40%) of the lot.
  - D. Site Improvements: Parking spaces shall be provided at the rate of one per two hundred fifty (250) square feet of floor area as applicable where buildings are a part of the use or as determined by the commission.
- 

## **SUMMARY:**

Compatibility Rating: Staff's compatibility rating is a +23.

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

## **STAFF COMMENTS / QUESTIONS:**

1. This site is within the Cascade Fire District and Gold Fork Irrigation District. It is not within a herd district.
2. If it is determined that the parking lot size needs to be increased in future years, will a public hearing be required?
3. No overnight parking is allowed. However, many users will be at the site in the early morning hours. Is there a specific time the parking lot will be closed to allow for snow plowing?

## **ATTACHMENTS:**

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Assessor Plat– T.15N R.3E Section 35
- Site Plan
- Pictures Taken Sept. 28, 2022
- 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. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.

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 within one year of the date of approval, 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. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
6. All noxious weeds on the property must be controlled.
7. The site must be kept in a neat and orderly manner.
8. Shall clearly post the physical address at the driveway entrance.
9. A sign with rules and a phone number to contact shall be posted at the site.
10. 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.

#### **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 ( $1/2$ ) 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.

### QUESTIONS 1, 2 and 3.

**THE SOLID SQUARES AS +2**

# Compatibility Questions and Evaluation

Matrix Line # / Use: #11

Prepared by: CH

Public Recreation

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?

Agricultural

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

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

S.F. Residential

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

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

Mostly #1

## 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?

Large enough with No Trees

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

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

No Structures

(+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?

No - a change in 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 - no emission

(+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?

This is a public agency app for safety reason

(+2/-2) 0 X 2 0

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 (+) 25

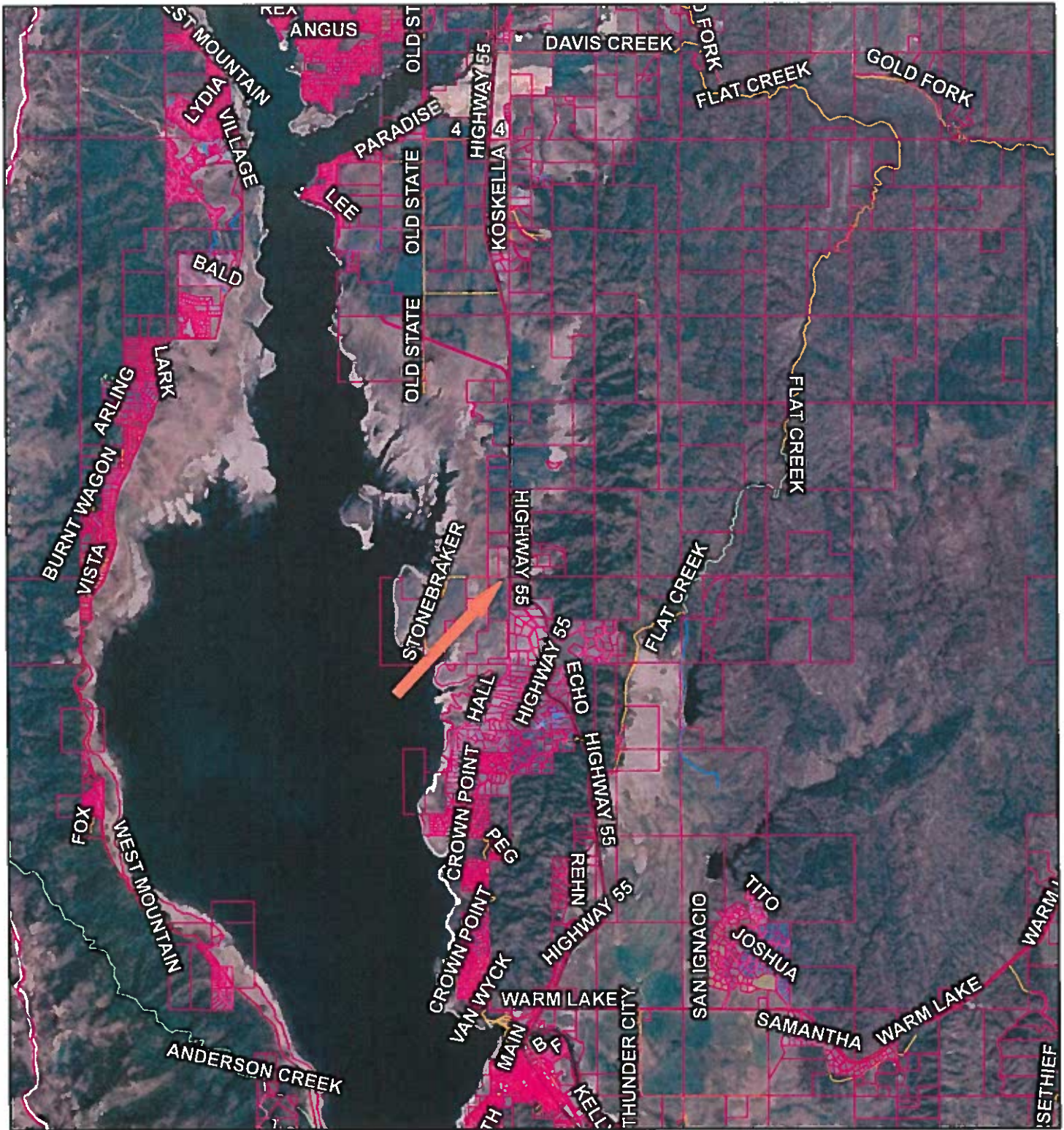
Sub-Total (--) 2

Total Score +23

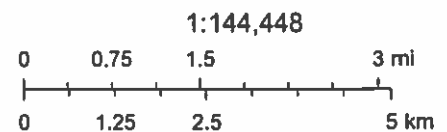
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.



# C.U.P. 22-40 Vicinity Map



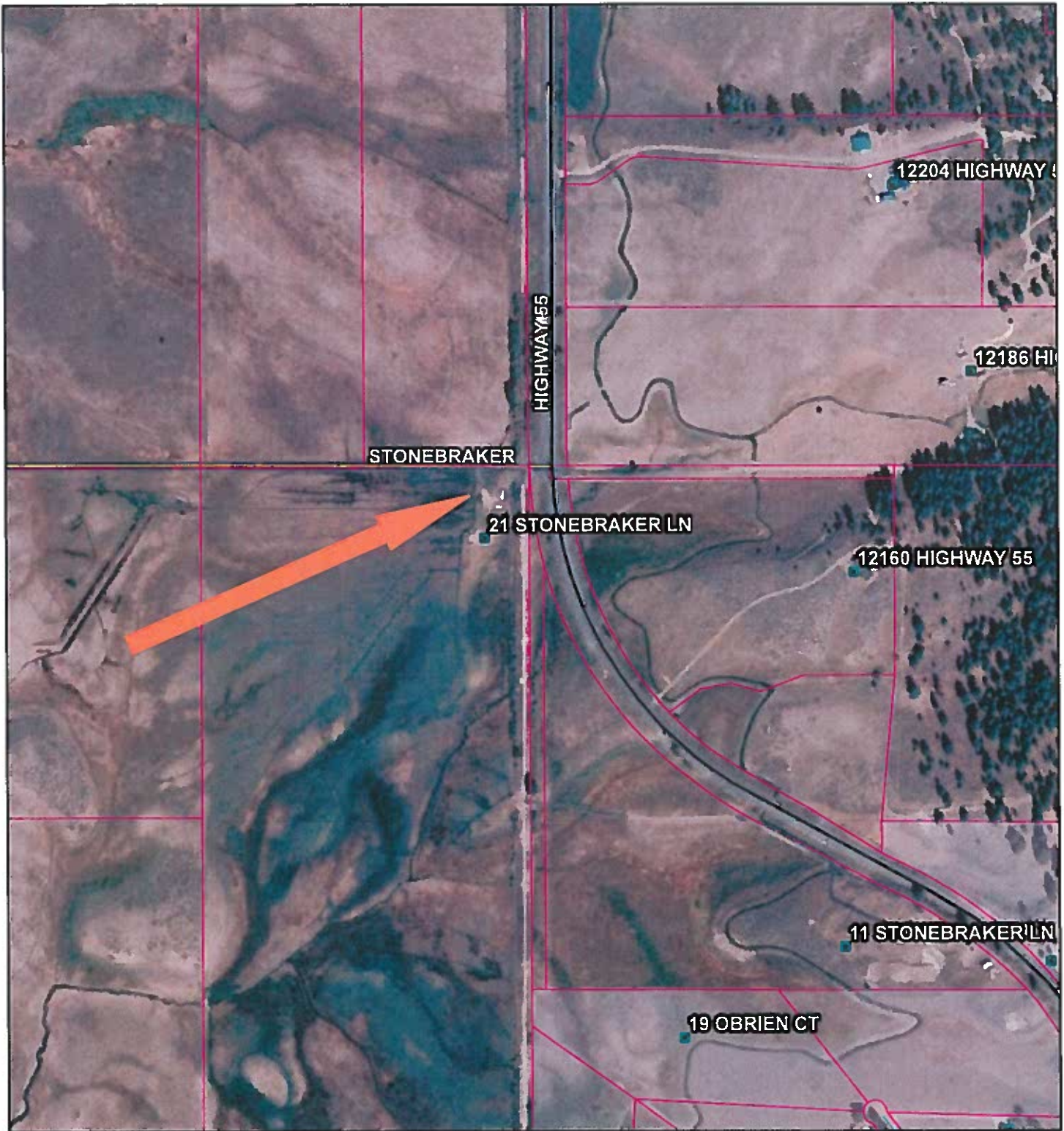
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Earthstar Geographics



# C.U.P. 22-40 Aerial Map

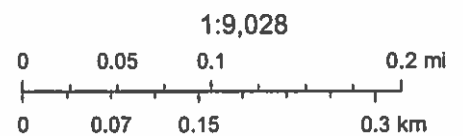


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- Address Points
- URBAN/RURAL
- Parcel Boundaries
- PRIVATE

Roads

— MAJOR



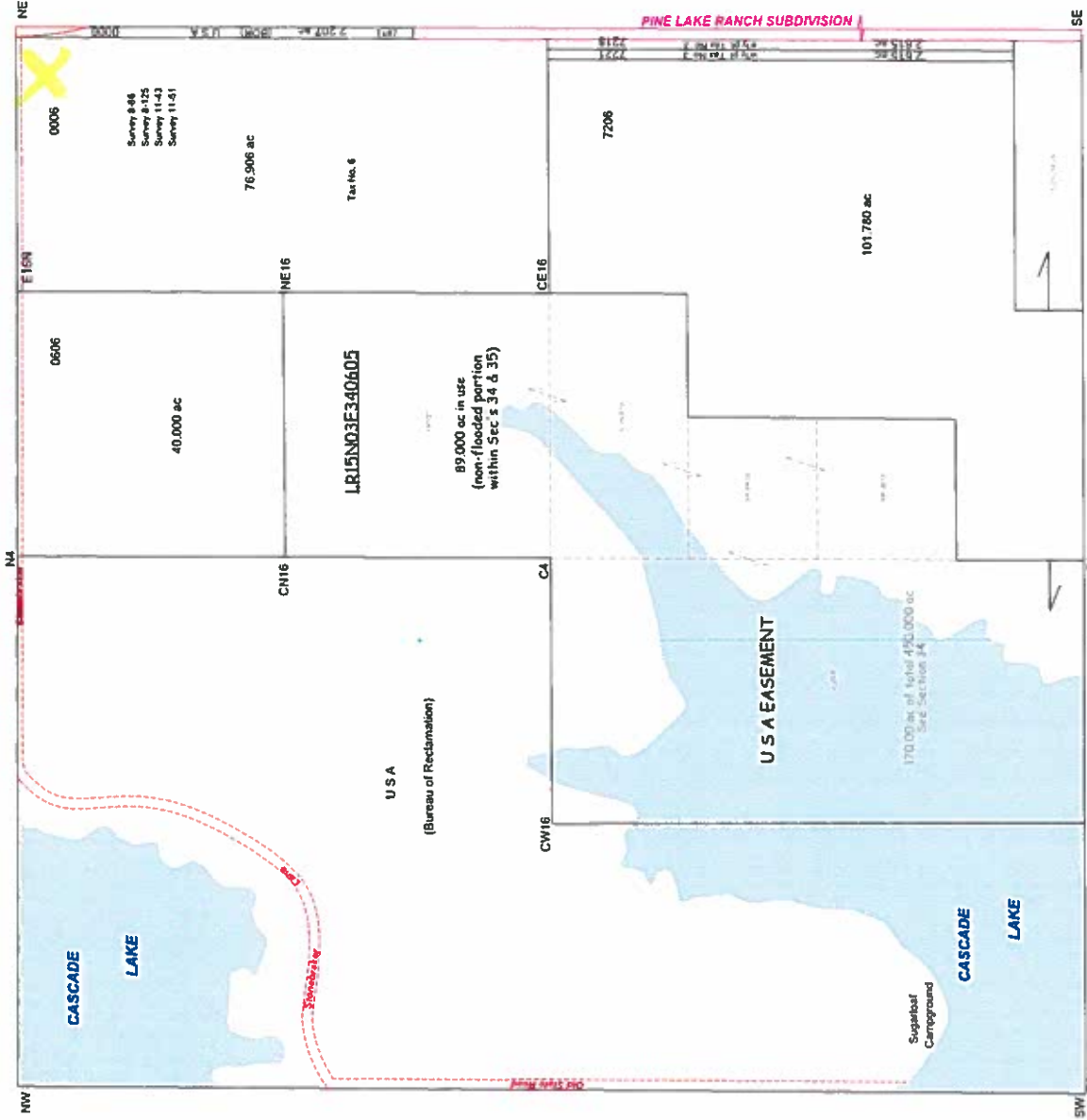
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PLAT TITLE

T W P . 1 5 N R O 3 E S E C . 3 5

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

Filename:  
Valley County Base Map  
Scale: 1" = 400 ft.  
Date: 7/1/2020  
Drawn by: L. Frederick



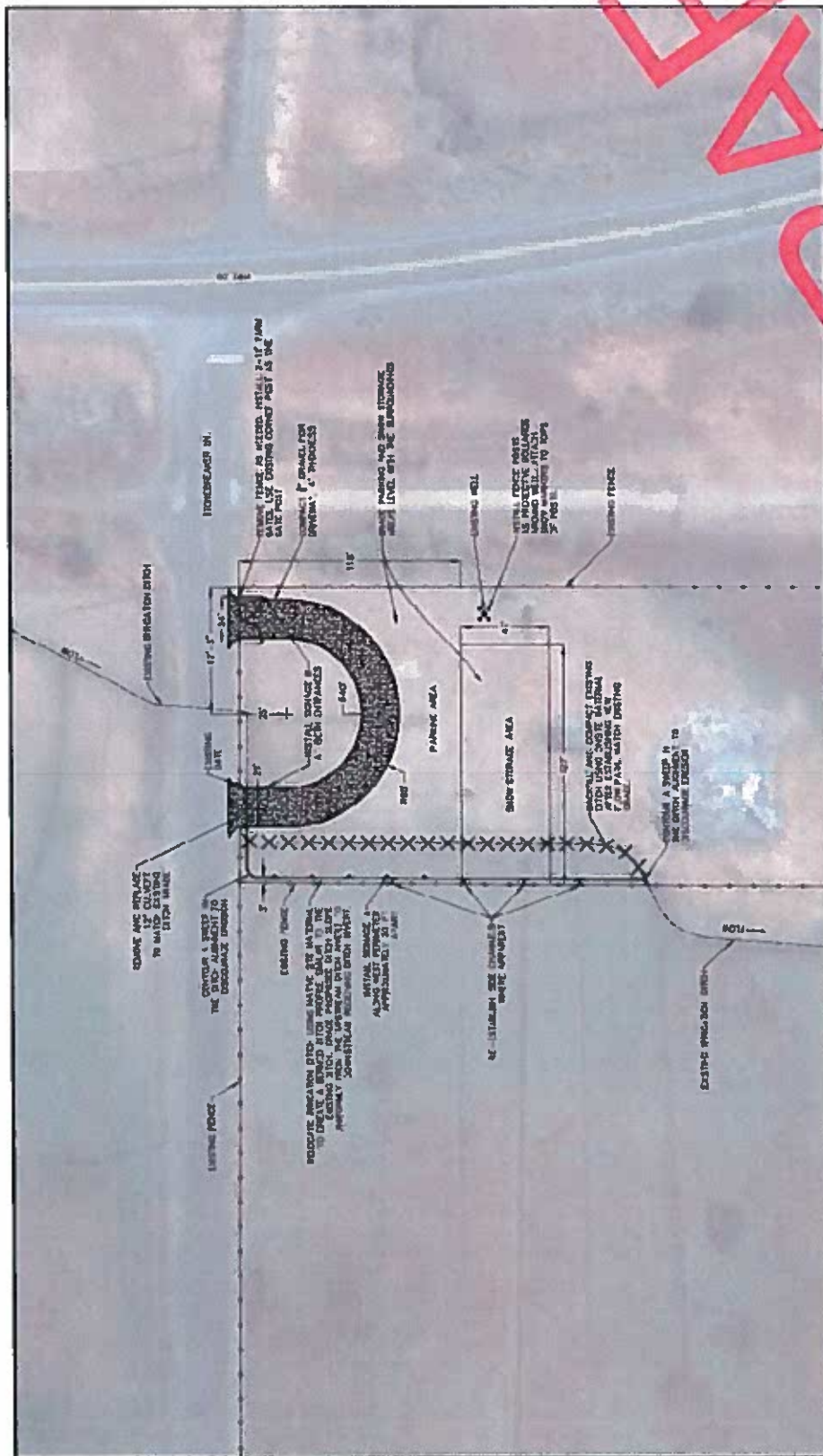
This Drawing is to be used for Reference Purposes ONLY. The County is NOT Responsible for any Inaccuracies Contained Herein.





# NOTES

1. THE FENCE OF REMEDIATION WATER SHOULD NOT BE PLACED IN THE REMEDIATION WATER. THE FENCE OF REMEDIATION WATER SHOULD BE PLACED IN THE REMEDIATION WATER. THE FENCE OF REMEDIATION WATER SHOULD BE PLACED IN THE REMEDIATION WATER.
2. ATTACH 4" NON-VOLATILE BROWN MARKED ALUMINUM POSTS TO THE FENCE. THE POSTS SHOULD BE PLACED IN THE REMEDIATION WATER. THE POSTS SHOULD BE PLACED IN THE REMEDIATION WATER.
3. REMEDIATION IS BEING DONE IN A MANNER OF 15' PER 1' OF FENCE.



ITEM	EST. QTY	UNITS
3/4" GRAVEL	54.2	CY
12' GATE PANEL	2	EA
6' x 8' GATE POSTS	1	EA
12" CULVERT	22	LF
SHOW MARKERS	40	EA
SIGNAGE	6	EA

PLEASE USE ESTABLISHED ENTRANCE & EXIT. DO NOT CROSS FENCE

SIGNAGE A

NO CAMPING OR OVERNIGHT PARKING

SIGNAGE B

REV	DATE	DESCRIPTION	BY
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STATE OF IDAHO  
DEPARTMENT OF FIRE AND GAME  
STONEWACKER LN.  
PARKING AREA

SITE PLAN

CHIEF DESIGNER: [Name]  
DATE: [Date]

PROJECT: [Project Name]  
SHEET: 1 OF 1











CENTRAL DISTRICT HEALTH DEPARTMENT  
Environmental Health Division

Return to:

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

Rezone # \_\_\_\_\_  
Conditional Use # CUP 22-40  
Preliminary / Final / Short Plat STONEbraker Winter Recreation  
Parking Site  
21 Stonebraker Lane

- ☒ 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/or surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approval 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

Reviewed By: [Signature]

Date: 9/20/22

Review Sheet



Cascade Rural Fire Protection District

P. O. Box 825  
109 East Pine Street  
Cascade, Idaho 83611-0825

208.382.3200 – Phone  
208.382.4222 – Fax

October 3, 2022

TO: Cynda Herrick  
Planning and Zoning Director

RE: C.U.P. 22-40 Winter Recreation Parking  
21 Stonebreaker Lane

I have reviewed the application for CUP 22-40, Winter Recreation Parking located at 21 Stonebreaker Lane. This proposed parking lot will alleviate the congestion at Stonebreaker Ln. and Highway 55. The proposed parking lot will provide emergency access to Stonebreaker Ln. CRFPD is in support of this project.

Respectfully,

Steven Hull  
Fire Chief  
Cascade Rural Fire Protection District  
steve@cascaderuralfire.com