

Valley County Planning and Zoning

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STAFF REPORT: C.U.P. 22-45 Ikola Storage
HEARING DATE: November 10, 2022
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT: Gerry A Ikola
P.O. Box 685
McCall, ID 83638
PROPERTY OWNER: Gerry and Capella Ikola
14179 Highway 55
McCall, ID 83638
LOCATION: Farm to Market Road, between Paddy Flat Road and Spink Lane
SW ¼ Section 25 T.17N R.3E, Boise Meridian, Valley County, Idaho.
SIZE: 1-acre portion of 160 acres identified as RP17N03E254805
REQUEST: Public Storage Facility
EXISTING LAND USE: Agriculture (Grazing and Timber)

BACKGROUND:

Gerry Ikola is requesting approval of a conditional use permit to construct a storage facility. The proposal includes a 65-ft x 100-ft sprung-structure to store up to 25 recreational trailers for a commercial business. The applicant stated the structure is the same type of as the one on Davis Creek Lane but will not be as tall. The structure would also be used for storage of personal items and agricultural equipment; the property does have an agricultural property tax exemption on it at this time.

There would be no outside storage of any trailers or equipment related to a commercial operation. The commercial structure will be set back 50' from the property line along Farm to Market RD. A berm would be added to the front of the property and additional trees planted for screening. The driveway would be inset from the road right-of-way and be gated for security.

Access would be from Farm to Market Road, a public road, onto a driveway shared with a future residence. There will be an individual well and septic with the house. The structure will be 500+ feet from the Boulder Creek.

A mapped floodplain runs through this 160-acre parcel and there is no base flood elevation determined. It is panel 1025, Community No. 160220. A Letter of Map Amendment (LOMA) was approved by the Federal Emergency Management Agency (FEMA) at the site of the conditional use permit and future single-family residence. I, as the Floodplain Coordinator, have determined

this structure and the single-family residence will be reasonably safe from flooding.

The current applicant intends to place their home at this site and continue with the agricultural use, so just one acre was designated for commercial use. The proposed structure will be used for storage of recreational equipment associated with their McCall business, agricultural implements, and personal storage. The applicant had applied for an agricultural building permit but was denied after they confirmed there would be other items stored in the structure.

FINDINGS:

1. The application was submitted on September 29, 2022.
2. Legal notice was posted in the *Star News* on October 20, 2022, and October 27, 2022. Potentially affected agencies were notified on October 11, 2022. Property owners within 300 feet of the property line were notified by fact sheet sent October 13, 2022. The site was posted on the property on October 21, 2022. The notice and application were posted online at www.co.valley.id.us on October 4, 2022.

3. Agency comment received:

Central District Health stated if restroom facilities are installed, then a sewage system must be installed to meet Idaho State Sewage Regulations. (Oct. 14, 2022)

4. Public comment received:

Dave Bingaman requests a type of structure other than the proposed white sprung-type structures. These structures are an eyesore and can be seen from miles away due to the size, height, and fabric color of the structures. This proposal is not in accordance with the Valley County Comprehensive Plan Chapter 13 Goal 1 - Retain the rural atmosphere of Valley County by protecting its natural beauty and open characteristics and preserving its historical and scenic beauty; Objective 2 - Promote the control of despoilers of natural beauty; and Objective 4 – Emphasize natural beauty when designing projects, such as bridges, roadways, commercial buildings, subdivisions, and homes. Additionally, the Valley County Planning and Zoning Commission set a precedent for the use of this type of structure in 2020 when they denied the use of a sprung structure as a temporary cover for the Recycling Center in Lake Fork (C.U.P. 20-07, 7/16/2020)

5. Physical characteristics of the site: Relatively flat open area.
6. The surrounding land use and zoning includes:
 - North: Single-family Residential and Agricultural (grazing, Black Pine Deer Farm)
 - South: Agricultural (grazing)
 - East: Agricultural (grazing) with a Single-family Residential
 - West: Agricultural (grazing) and Single-family Residential
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 5. Commercial Uses d. Area Businesses (8) Mini-warehouse storage

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

9-5-3: STANDARDS:

A. Lot Areas:

2. **Minimum Lot Size And Configuration:** The minimum lot size and configuration for any use shall be at least sufficient to accommodate water supply facilities, sewage disposal facilities, replacement sewage disposal facilities, buildings, parking areas, streets or driveways, stormwater containment, snow storage, open areas, accessory structures, and setbacks in accordance with provisions herein. All lots shall have a reasonable building site and access to that site.
3. **Direct Frontage Along Public Or Private Road:** All lots or parcels for conditional uses shall have direct frontage along a public or private road with minimum frontage distance as specified in the site or development standards for the specific use.

B. Setbacks:

1. **Structures Exceeding Three Feet In Height:** The setbacks for all structures exceeding three feet (3') in height are specified herein under the site and development standards for the specific use.
3. **High Water Line:** All residential buildings shall be set back at least thirty feet (30') from high water lines. All other buildings shall be set back at least one hundred feet (100') from high water lines.
6. **Measurement:** All building setbacks shall be measured horizontally, on a perpendicular to the property line, to the nearest corner or face of the building including eaves, projections, or overhangs.

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.
- C. **Flood Prone Areas:** Grading within flood prone areas is regulated by provisions of section 9-6-2 of this title and title 11 of this code. A permit, if required, shall be a part of the conditional use permit.
- 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.
- 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-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. Purpose And General Regulations:

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.
8. On Site Water Retention Areas: All on site water retention areas, other than paved surfaces, shall be entirely landscaped and shall comply with the following criteria:
- a. The retention areas shall not occupy more than sixty seven percent (67%) of the on site street frontage landscape area;
 - b. All retention areas shall maintain slopes no steeper than three to one (3:1).
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.
11. Landscape Designs: Landscape designs shall be compatible with adjacent properties. Selected stock shall be especially suited for this climate or shall be from native stock.

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.
- C. Livestock In Residential Development: If livestock are allowed in a residential development, then fencing shall be installed to keep livestock out of public street rights of way. Cattle guards shall not be installed in public roads within residential developments.
- 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.

9-5B-2: LIGHTING:

C. Standards:

2. Turn Off Required: All nonessential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.

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.

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

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.

SUMMARY:

Compatibility Rating: Staff's compatibility rating is a + 13.

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 Donnelly Fire District and a herd district.
2. The site is not within an irrigation district. Both the Roseberry Irrigation Ditch and Boulder Creek flow through the 160-acre parcel, not the 1-acre building site.
3. No signage is proposed at this time.
4. The applicant must sign page 1 of the application.

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Letter of Map Amendment from FEMA
- Vicinity Map
- Aerial Map
- Assessor Plat– T.17N R.3E Section 25
- Site Plan
- Pictures Taken October 21, 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 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.
4. The use shall be established within one year of the date of approval, or a permit extension will be required.
5. Must comply with requirements of the Donnelly Fire District.
6. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
7. Shall obtain building permit for the structure.
8. All noxious weeds on the property must be controlled.
9. Snow must be stored on-site.

10. The site must be kept in a neat and orderly manner.
11. Shall obtain Central District Health approval prior to issuance of a building permit for the residence or an office.
12. Berm should be elevated above new grade and not have a slope no greater than 3:1.
13. BMP's should be used during construction to retain water away from the creek.
14. Landscaping shall be installed prior to October 1, 2023. If landscaping dies, it must be replaced.
15. A minimum of one tree should be planted for every 25 feet of linear street frontage. The trees may be grouped or planted in groves.
16. Must have an approach permit from the Valley County Road Department.
17. Hours of operation are limited to 6:00 a.m. to 10:00 p.m.
18. No outside storage of any trailers or equipment related to the commercial business allowed.
19. 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.
20. A new conditional use permit would be needed for public storage and/or for a commercial office or rental location at this site.

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.

APPENDIX A

MATRIX FOR RATING QUESTIONS 1, 2, and 3

1. AGRICULTURAL

2. RESIDENCE, S.F.

3. SUBDIVISION, S.F.

4. M.H. or R.V. PARK

5. RESIDENCE, M.F.

6. SUBDIVISION, M.F.

7. P.U.D., RES.

8. REL., EDUC & REHAB

9. FRAT or GOV'T

10. PUBLIC UTIL. (1A-3.1)

11. PUBLIC REC.

12. CEMETERY

13. LANDFILL or SWR. PLANT

14. PRIV. REC. (PER)

15. PRIV. REC. (CON)

16. NEIGHBORHOOD BUS.

17. RESIDENCE BUS.

18. SERV. BUS.

19. AREA BUS.

20. REC. BUS.

21. LIGHT IND.

22. HEAVY IND.

23. EXTR. IND.

	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	+2	-1	-2	-1		
2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2		+1	-1	+1	+1	-1	+1		+1	-2
3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	+1	-1	+2	+1	-2		+1	-1	+1	+1	-1	+1		+1	-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	-2
5. RESIDENCE, M.F.	-2	+1	+1	+1	+2	+2	+2	+1	+1	-1	+2	+1	-2		+1	-1	+1	+1	-1	+1		+1	-2
6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2	+2	+2	+1	+1	-1	+2	+1	-2		+1	-1	+1	+1	-1	+1		+1	-2
7. P.U.D., RES.																							
8. REL., EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1		+1	+1	-1	+2	-2		-1	-1	+2	+1	+1	-1		+1	-2
9. FRAT or GOV'T	+1	+1	+1	+1	+1	+1	+1	+1		+1	-1	+2	-2		-1	-1	+1	+1	+1	-1		+1	-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
11. PUBLIC REC.	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1	+2	+2	+1		+1	+1	+1	+1	+1	+1		+2	+1
12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	-2	-2	-2		-1	-1	-2	-2	-2	-1		+2	+2
13. LANDFILL or SWR. PLANT	+1	-2	-2	-2	-2	-2	-2	-2	-2	-2	-1	+1											
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
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
16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2		+1	-2	+1	+2	+2	+1		+2	-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
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2		+2	+2	+2	+1	+2	+2		+2	-2
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2		+1	-2	+1	-1	+2	+1		+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
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2		+2	+2	+1	+2	+2	+2		+1	+1
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-1	+1	+2		-1	-1	-1	-2	-1	-2		+1	+1
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	-2	+2	+1	+2		+1	+1	-1	-2	-1	-2		+1	+1

Compatibility Questions and Evaluation

Matrix Line # / Use: 19

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?

Agricultural

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

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?

See 1 & 2 will the Material Recovery Facility

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?

The property is large with trees Landscaping will be placed on a berm to

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

5. screen view from Farm to Market Rd.

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

Yes - See structures to North and East

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

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?

There will be little 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 emissions

(+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?

No impacts except minimal to roads

(+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 - it is cost effective. Helps promote a local business.

Sub-Total (+) 24

Sub-Total (-) 11

Total Score +13

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



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (OUT AS SHOWN)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	VALLEY COUNTY, IDAHO (Unincorporated Areas)	A portion of Section 25, Township 17 North, Range 3 East, Boise Meridian, as described in the Quitclaim Deed recorded as Instrument No. 374582, in the Office of the Recorder, Valley County, Idaho The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 160220	
AFFECTED MAP PANEL	NUMBER: 16085C1025C	
	DATE: 2/1/2019	
FLOODING SOURCE: BOULDER CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 44.780091, -116.046973 SOURCE OF LAT & LONG: LOMA LOGIC <div style="text-align: right;">DATUM: NAD 83</div>

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS OUTSIDE OF THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	--	Portion of Property	X (unshaded)	--	--	--

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION
PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). The subject property is correctly shown outside the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

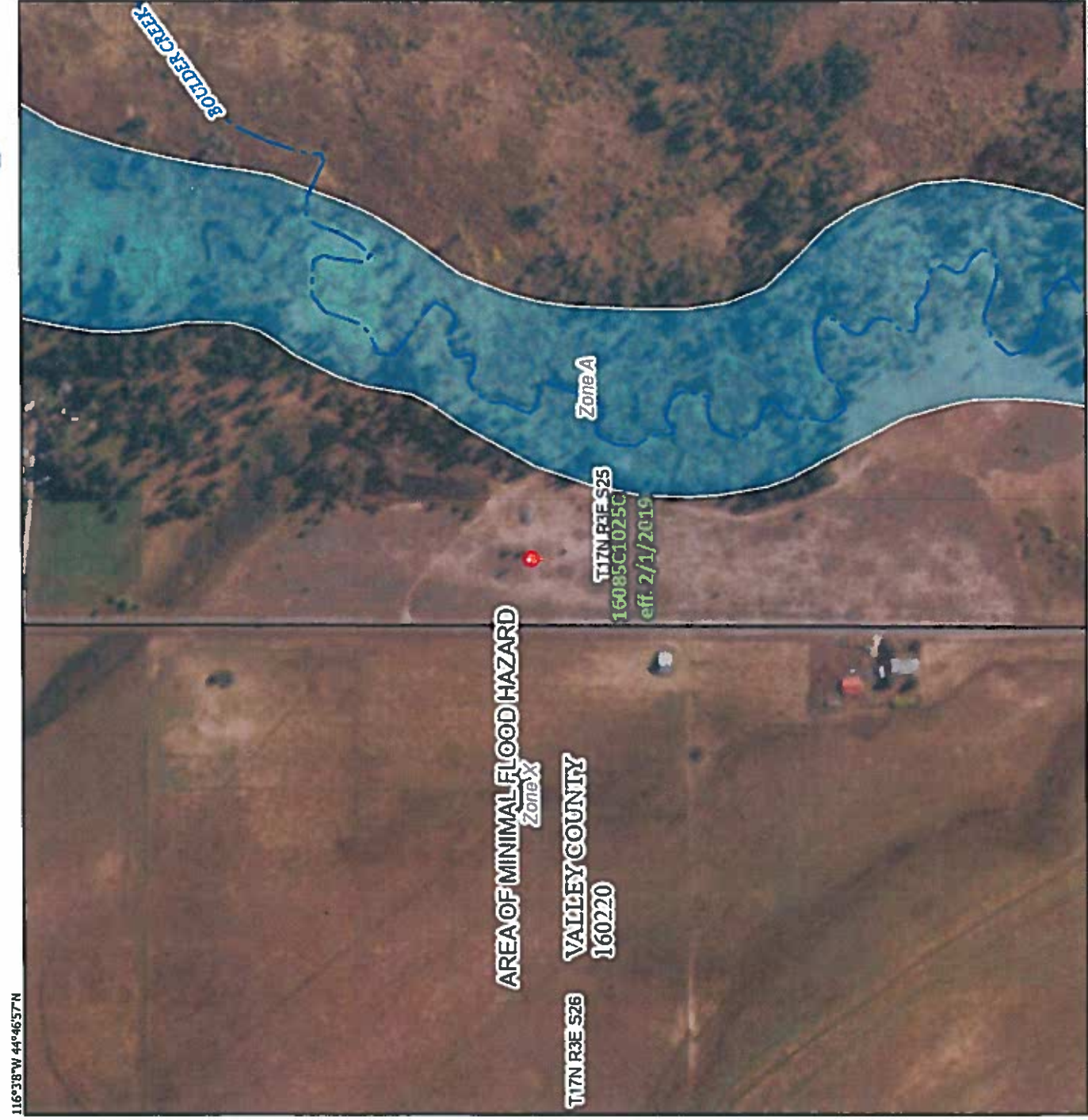
Patrick "Rick" F. Sacbibit, P.E., Branch Chief
 Engineering Services Branch
 Federal Insurance and Mitigation Administration

My Commission Expires:

National Flood Hazard Layer FIRMette



116°3'8"W 44°46'57"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS



Without Base Flood Elevation (BFE)
Zone A, V, A99
With BFE or Depth Zone AE, AO, AH, VE, AP
Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD



0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee, See Notes, Zone X
Area with Flood Risk due to Levee Zone D

OTHER AREAS



NO SCREEN
Area of Minimal Flood Hazard Zone X
Effective LOMRs
Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES



Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance



Cross Sections with 1% Annual Chance
Water Surface Elevation
Coastal Transsect
Base Flood Elevation Line (BFE)

OTHER FEATURES



Limit of Study
Jurisdiction Boundary
Coastal Transsect Baseline
Profile Baseline
Hydrographic Feature

MAP PANELS



Digital Data Available
No Digital Data Available
Unmapped



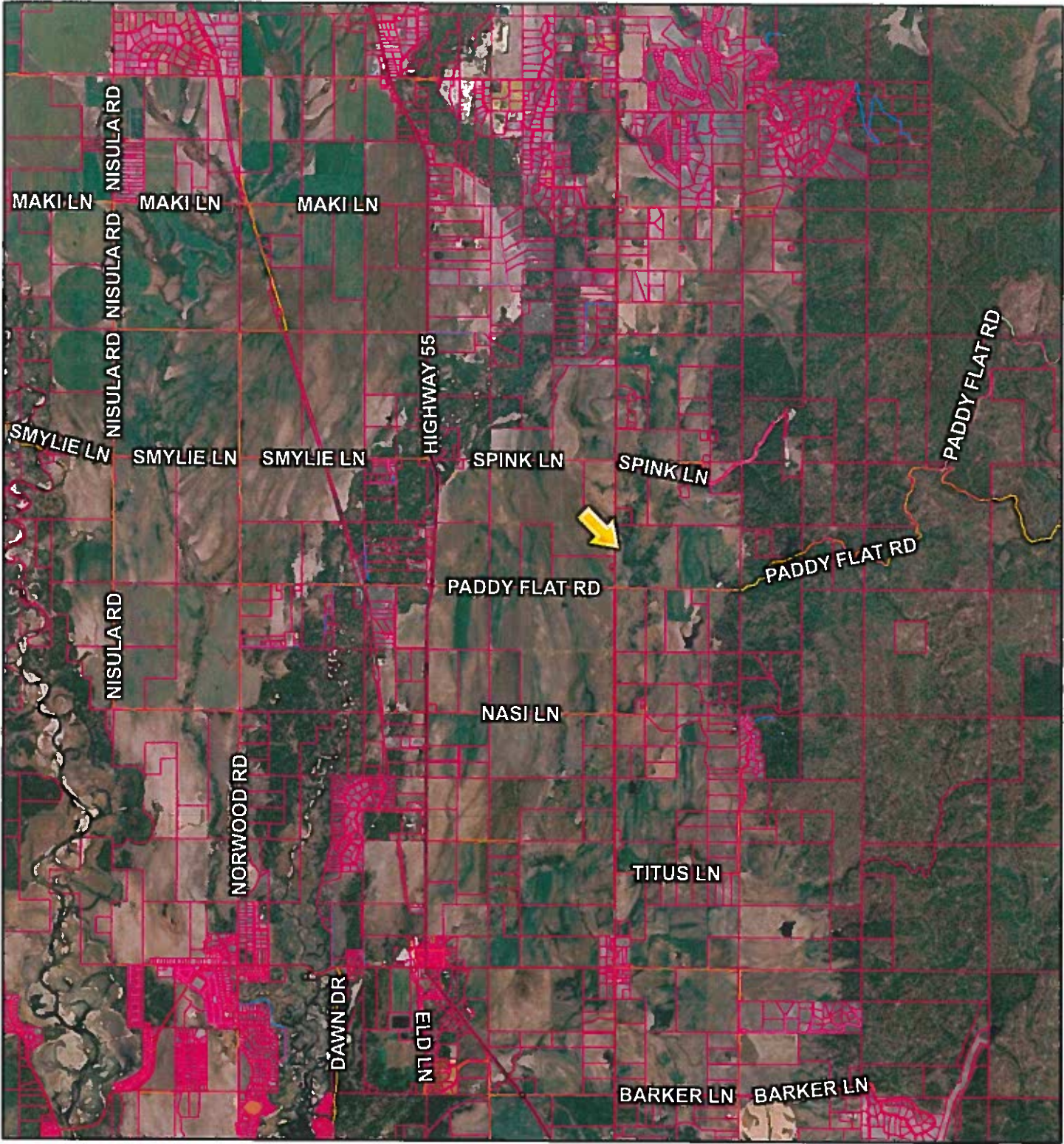
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

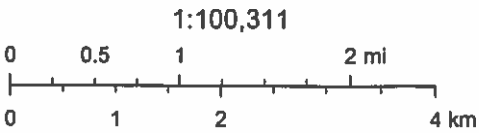
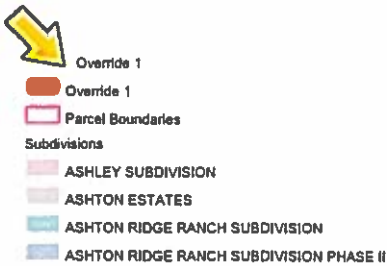
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/29/2022 at 12:44 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

C.U.P. 22-45 Vicinity Map

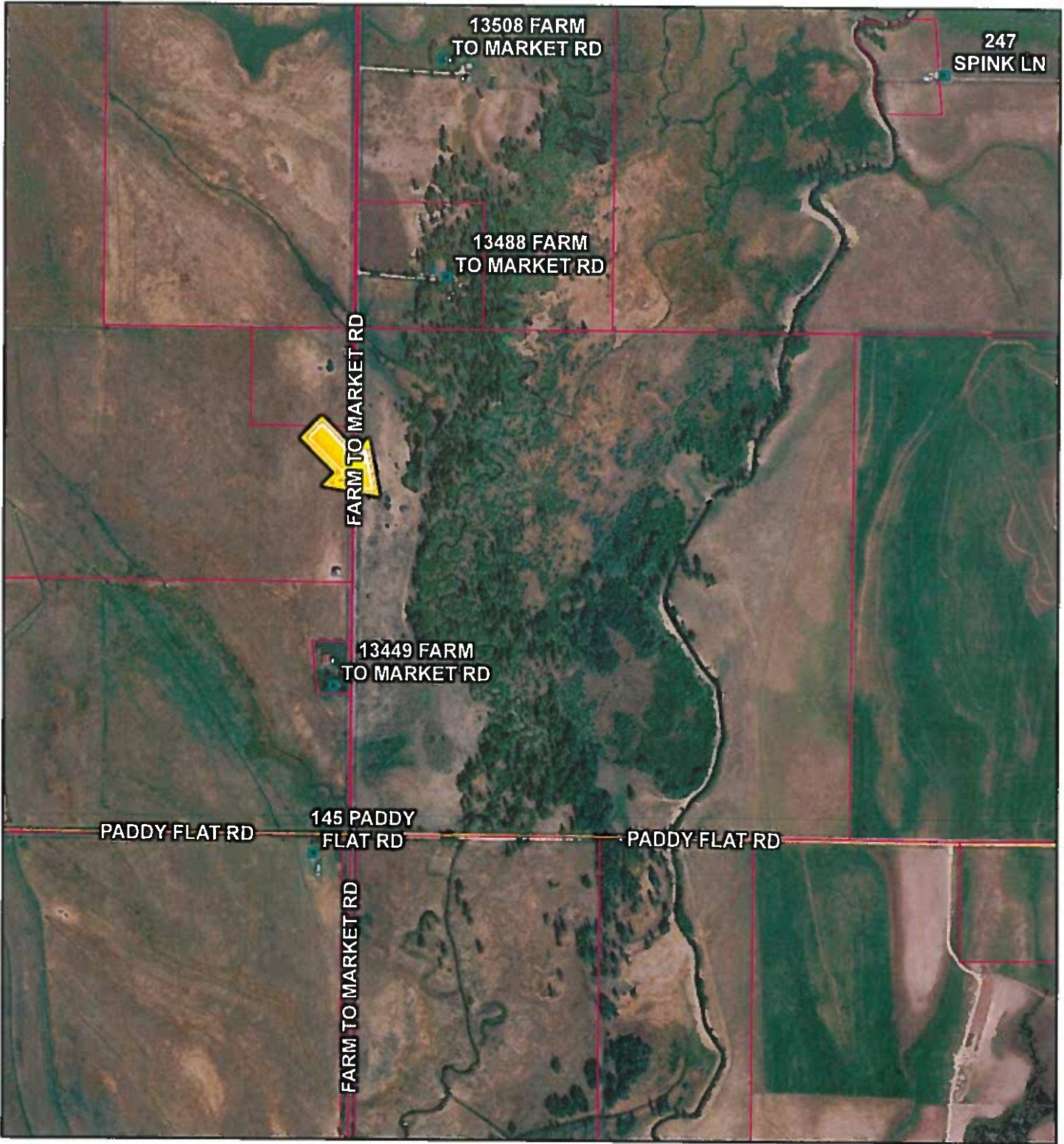


September 29, 2022





Earthstar Geographics

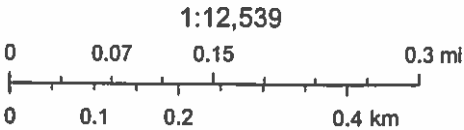
C.U.P. 22-45 Aerial Map



September 29, 2022

-  Override 1
-  Address Points
-  Parcel Boundaries

- Roads
 -  COLLECTOR
 -  URBAN/RURAL
- County Boundaries
 - VALLEY COUNTY

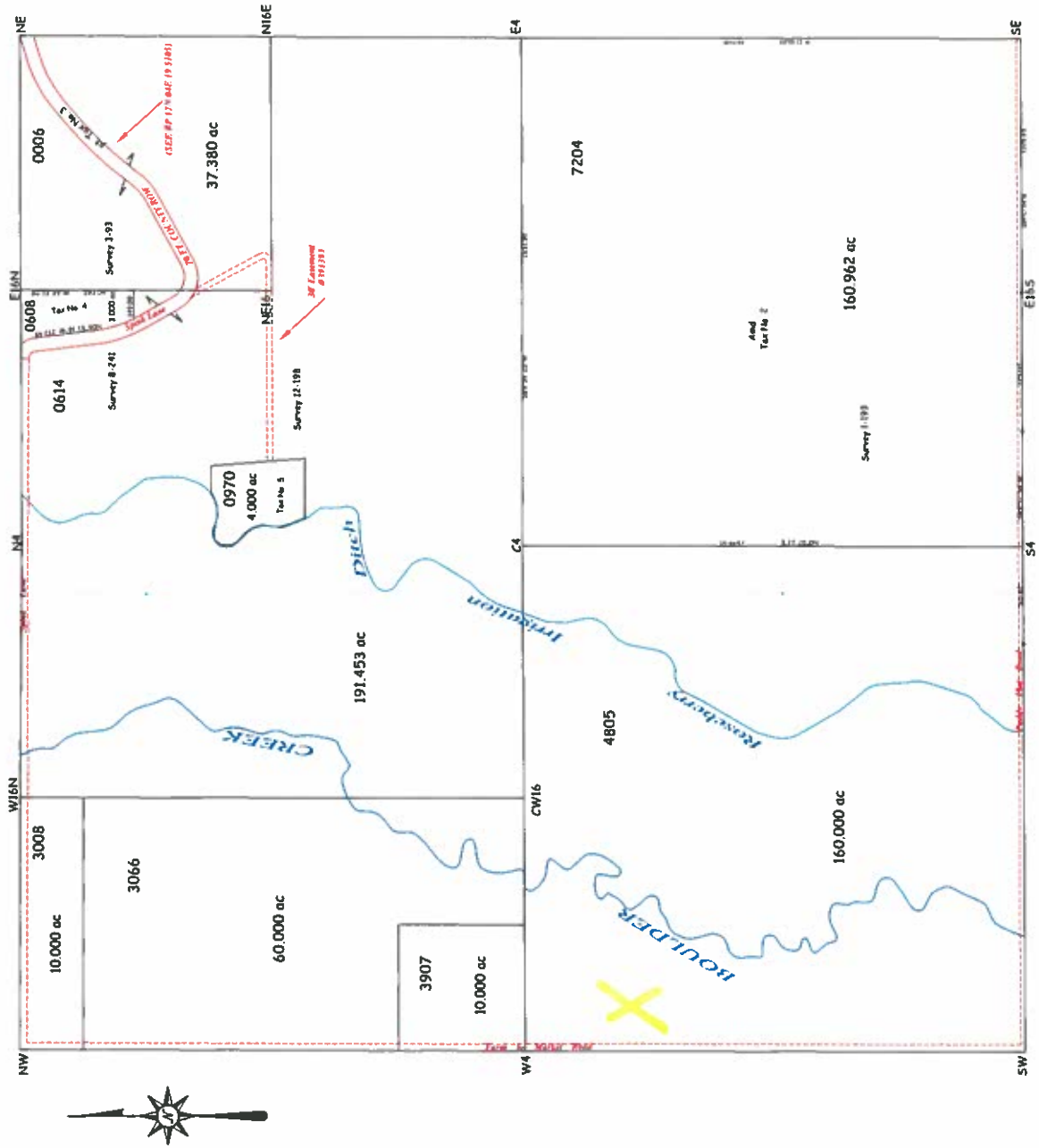


Mexar

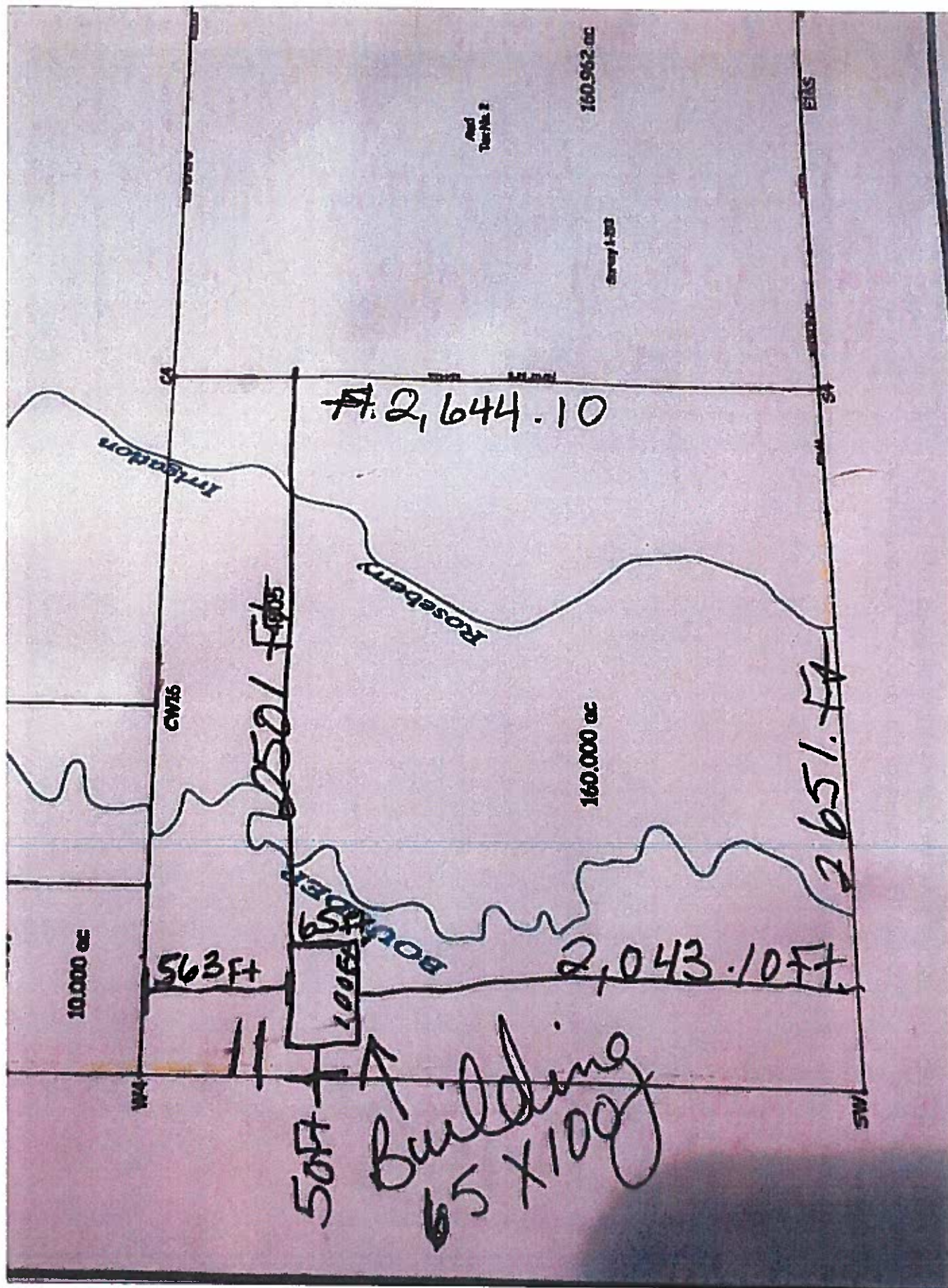
TWP. 17N ROSE SHU. 210

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

Filename: Valley County Base Map
Scale: 1" = 400 ft.
Date: 5/26/2022
Drawn by: L. Frederick



The Drawing is included for Reference Purposes Only. The Company is NOT Responsible for Any Inaccuracies Contained Herein.



10/21/2022









Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 22-45

Preliminary / Final / Short Plat Ikola STORAGE

Sec 25
Farm to market 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:
☐ 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. _____

Reviewed By: ZAR 10/14/22

Valley County Planning and Zoning Commission

Re: CUP 22-45 Ikola Storage

Commissioners,

I do not approve of the structure being proposed for this application. I would like to ask that you and the applicants utilize a different type of structure rather than using the white Sprung type of structure. These structures are an eyesore, can be seen from miles away based on the size and height as well as the color of the fabric. The current use of these structures has been limited to just a few locations, all of which make a large visual impact in the valley floor. While these types of structures are cheaper than other types of large buildings that, should not be used as a justification to utilize them outside of established light industrial areas or to degrade the visual beauty of the valley floor. This project is not in accordance with one of the central themes in the Valley County Comprehensive Plan to preserve the rural character to the valley.

Chapter 13 Goal 1 (pg. 73) VC Comp Plan: Retain the rural atmosphere of Valley County by protecting its natural beauty and open characteristics and preserving its historical and scenic beauty.

Furthermore, this project is in direct opposition to the stated objectives in this section which include:

Objective 2- Promote the control of despoilers of natural beauty,

Objective 4- Emphasize natural beauty when designing projects, such as bridges, roadways, commercial buildings, subdivisions, and homes.

Additionally, the Valley County Planning and Zoning Commission set a precedent for the use of this type of structure in 2020 when Valley County proposed the use of a Sprung Structure as a temporary cover for the Valley County Recycling Center in Lake Fork (CUP 20-07, 7/16/20 Minutes of VC P&Z). This was mentioned in the minutes from that meeting as unacceptable even though there are 2 of these structures on the south side of East Lake Fork Rd that are currently in use to store excavation equipment. This type of structure was deemed unacceptable in an area that is already essentially a light industrial area, has similar existing structures and therefore should not be allowed on the side of Farm to Market Road in an area with outstanding views and no similar structures of this type or size. When proposed, these types of structures should be limited to areas where light industrial uses are already occurring not haphazardly spread around the valley floor. When these structures are approved in appropriate areas a condition of approval should be to utilize muted colors rather than the stark white fabric that comes standard.

The business proposing this application and the applicants are valued members of the community and my opposition to their proposal does not in any way reflect any animosity towards them or their business, rather it demands consistency of your board in making decisions that affect the future of the valley and a thorough examination of the effects of those decisions based on the documents that guide Planning and Zoning in Valley County.

Thank you for your consideration and service to our community,

Dave Bingaman