

Valley County Planning and Zoning

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



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STAFF REPORT: V-1-23 Franklin Building Supply Setback Variance
HEARING DATE: March 9, 2023
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT / OWNER: Franklin Building CO & DYL Limited Partnership
9222 W Barnes DR, Boise ID 83709
REPRESENTATIVE: Abigail R Germaine, ELAM & BURKE
PO Box 1539, Boise, ID 83701
LOCATION: 23 Johnson Lane and 14047 Highway 55
Parcels RP18N03E330606, RP18N03E330621 and
RP18N03E330645 in the NWNE Section 33, T.18N, R.3E,
Boise Meridian, Valley County, Idaho
REQUEST: Relax Setback Variances
EXISTING LAND USE: C.U.P 99-1 Franklin Building Supply

Franklin Building Supply CO is requesting a variance to relax the setback from the required 100-feet to 0-feet from the property line along Highway 55 and the southwest portion of the site.

The applicant believes that its historic and current use of temporary storage of materials within the setback area adjacent to Highway 55 and in the southwest area of the site are specifically allowed and permitted under C.U.P. 99-1.

The applicant's representative states that if the variance is granted, Franklin Building Supply will limit all material height within the setback area to no greater than 15-feet.

The site is accessed from Johnson Lane, a public road, and State Highway 55.

The business was established in 1983. This site and business have had multiple conditional use permit approvals:

- C.U.P. 83-7 Expansion of Existing Area Business - addition of a 60' x 106' storage warehouse
- C.U.P. 84-2 Expansion - addition of a 26' x 38' storage warehouse
- C.U.P. 90-4 Expansion - 27' x 120' addition to warehouse #1; 21' x 108' extension to side of warehouse #2; relocation of underground diesel tank; level and grade approximately 3-acres to west of warehouse #1 and construct a fence at the perimeter; and pave yard area in front of warehouse #1 and between warehouse # 1 and 2.

- C.U.P. 93-2 Expansion - 1,7888 sqft addition on the existing store to expand retail and office area
- C.U.P. 93-30 Expansion - 2-story retail store and warehouse, relocation of small retail building
- C.U.P. 93-30 Extension - Time Extension approved in 1995
- C.U.P. 99-1 Master Plan - Expand warehouse space; enclose part of existing warehouse and use it to pre-hang doors; build a truss shop; and assemble and construct docks, storage sheds, etc. In 2006, a new 76' x 120' enclosed warehouse was allowed.

Land Use Categories from Valley County Code are as follows:

C.U.P. 83-7	5. Commercial Uses d. Area Businesses (3) Building Materials, Retail or Wholesale
C.U.P. 84-2	No Change
C.U.P. 90-4	No Change
C.U.P. 93-2	No Change
C.U.P. 93-30	No Change
C.U.P. 99-1	6. Industrial Uses a. Light Industry (3) Enclosed Manufacturing

The most recent conditional use permit was issued April 20, 1999. The effective site plan (attached) was submitted on November 13, 2003. The site plan does not show storage in the 100-ft setback from the property line along Highway 55. The storage and staging area is shown on the site plan west of the southernmost building. References in the file state that the structures are to store product to mitigate visual impacts.

Earlier in 2022, Jody Green, Valley County Code Compliance, contacted the store manager asking that product not be stored in the 100-ft setback from the property along Highway 55, which is also the Payette River National Scenic Byway. The product was removed from the setback area, but the applicant states it is affecting their business operation, so they have applied for a variance.

FINDINGS:

1. The application was submitted on January 25, 2023.
2. Legal notice was posted in the *Star News* on February 16, 2023, and February 23, 2023. Potentially affected agencies were notified on February 6, 2023. Property owners within 300 feet of the property line were notified by fact sheet sent on February 7, 2023. The notice and application were posted online at www.co.valley.id.us on February 6, 2023. The site was posted on February 24, 2023.

3. Agency comment received:

Garrett de Jong, McCall Fire Chief, has no comments. (Feb. 17, 2023)

Wendy Howell, Idaho Transportation Department Development Project Coordinator, stated the following:

- this site abuts State Highway 55.
- Per the Idaho Administrative Procedures Act: Improvements intended to serve patrons on private property adjacent to state highway right-of-way shall be setback from the highway right-of-way line so that stopping, standing, parking or

maneuvering of vehicles on the right-of-way is not necessary. A minimum setback of 14-feet from the State Highway right-of-way line is needed unless a greater minimum is established by an engineering study. When an ordinance requires a certain number of parking spaces per square footage of the building, the parking spaces shall not be included within the State Highway right-of-way. (Feb. 23, 2023)

4. Public comment received: *none*

5. Valley County Code:

9-5-3: STANDARDS:

The provisions of this chapter shall apply to the various buildings and uses designated herein as conditional uses.

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.
2. Highway 55: All structures shall be set back one hundred feet (100') from the right of way line of Highway 55 unless a more restrictive setback is required within other sections of this title.
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.
4. Front Yards: Front yards shall be determined by the structure establishing the principal use on the property and the location of the access street or road.
5. Encroachment On Yards: No other structure may encroach on the yards determined for the structure establishing principal use.
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. (Ord. 10-06, 8-23-2010)

9-5-4: TABLE 5-A - STANDARDS FOR CONDITIONAL USES

	Building Setbacks (feet)				Minimum Lot Area	Maximum % Lot Cover	Minimum Street Frontage	Maximum Building Height	Minimum Parking Spaces
Use Description	Front	Side	Side Street	Rear					
Commercial Uses									
Area Business	30	10	30	30		40	75	35	1+ 1/250 sqft
Neighborhood	30	10	30	30		40	75	35	1+ 1/250 sqft
Recreation Business	50	30	50	50				45	1/ each 4 occupants
Service Business	50	30	50	50		40	75	35	1+ 1/250 sqft
Industrial Uses									
Extractive Industry	30	10	30	30			75		
Heavy Industry	150	75	150	100		30	75	45	1+ 1/400 sqft
Light Industry	50	30	50	50		35	75	45	1+ 1250 sqft

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.

9-5H-10: VARIANCES:

A. Conditions: Pursuant to Idaho Code section 67-6516, the commission shall be empowered to grant variances relaxing or modifying the requirements of this title with respect to lot size, setbacks, parking space, height of buildings, or other provisions of this title affecting the size or shape of a structure upon lots, and other land use requirements of this title. In the case of a PUD involving variations from the requirements of this title, it shall not be necessary for the applicant to file a separate application for such variances. Variances may also be heard simultaneously with conditional use permit applications.

B. Application:

1. A variance may be granted to an applicant only upon a showing of undue hardship as a result of characteristics of the site.
2. A written application for a variance shall be submitted to the administrator or staff containing:
 - a. Description of the nature of the variance requested.
 - b. A narrative statement and graphic material demonstrating:
 - (1) That special conditions and circumstances exist which are not a result from any action of the applicant, which are peculiar to the land use or structure involved, and which are not applicable to other similar or adjacent lands, uses, or structures.
 - (2) That granting the variance requested will not result in any special privilege otherwise denied to other similar or adjacent lands, uses, and structures.
 - c. A site plan showing the location of the variance and the special characteristics of the site.
 - d. A list of adjoining property owners within three hundred feet (300') of the site.
 - e. The fee set by resolution of the board shall accompany the application for a variance.

C. Procedure: An application for a variance shall be reviewed by the administrator or staff and the commission in accordance with section 9-5H-11 of this article. The administrator shall post notice of the public hearing to the applicant, adjoining property owners, on site, and the public in accordance with subsection 9-5H-6B of this article.

D. Granting Of Variance:

1. A variance may be granted if the commission makes specific findings of fact based directly on the particular evidence in the application which supports the conclusion that the above conditions have been met by the applicant.
2. Within ten (10) days after a decision has been rendered, the administrator or staff shall provide the applicant with written notice of the action by regular mail if so requested by the applicant.

3. The commission's decision shall be a recommendation to the board.
 4. The clerk, upon receipt of a recommendation from the commission, shall set the item on the agenda of the board at the earliest possible regular meeting of the board.
 5. The board shall consider and act upon the commission's recommendations by following the procedures outlined in section 9-5H-11 of this article. However, if the commission's recommendation is unanimous and there is no opposition to approval of the variance, then the board need not hold a public hearing, but may make a decision as a regular agenda item. Only the applicant must be notified as to the time on the agenda of the public meeting.
 6. A permit for the variance may be issued by the administrator or staff only after approval by the board.
 7. The variance approval is valid for five (5) years, unless a more specific date is specified.
-

STAFF QUESTIONS AND COMMENTS:

- The Planning and Zoning Commission needs to clarify the variance request on the Southwest side of the property. Staff does not understand where the storage and parking are in the southwest corner.
- The Planning and Zoning Commission should determine if there is a variance request for the parking lot in the Southeast corner of the property.
- The Planning and Zoning Commission decision would be a recommendation to the Board of County Commissioners.
- The site is within the McCall Fire District, the Lake Irrigation District, and a herd district. The site has individual well and individual septic system.

ATTACHMENTS:

- Conditional Use Permit 99-1
- Vicinity Map
- Aerial Map
- Assessor Plat – T18N R3E Section 33
- Assessor's Reports for the Site
- Site Plan
- Pictures – May 3, 2022, and February 24, 2023
- Responses

END OF STAFF REPORT

Valley County Planning and Zoning Commission

P.O. Box 737
Courthouse Building Annex



Cascade, Idaho 83611
Phone (208) 382-4251

Date 4-27-99

Approved by William R. Lukeman

CONDITIONAL USE PERMIT NO. 99-1 Franklin Building Supply - Master Plan

99 APR 28 AM 10 29
VCP+Z
REQUESTED BY
RECORDED

TYPE: misc
239813
BY: John Vander
FEE: 100.00
VALLEY COUNTY CLERK

Issued to: Franklin Building Supply
PO Box 1737
McCall, ID 83638

Property Location: Located at 14047 State Highway 55 in Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission decision of April 8, 1999. The Commission's decision stands and you are hereby issued Conditional Use Permit No. 99-1 with Conditions for the expansion of Franklin Building Supply as described in the application, staff report, and minutes.

The effective date of this permit is April 20, 1999. All provisions of the conditional use permit must be established and in operation according to the phasing plan or a new permit or a permit extension in compliance with the Valley County Land Use and Development Ordinance will be required.

Conditions of Approval:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The proposed building and occupancies described in the application and in this report shall be

constructed, established, and in use according to the approved 5-year phasing plan. If approved uses are not established within 5-years of the approval date a new conditional use permit 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. The applicant shall provide and maintain orderly and proper disposal of waste including by products of the operation, other solid waste and sanitary waste.

6. The applicant shall meet all the fire codes and requirements of the McCall Rural Fire District.

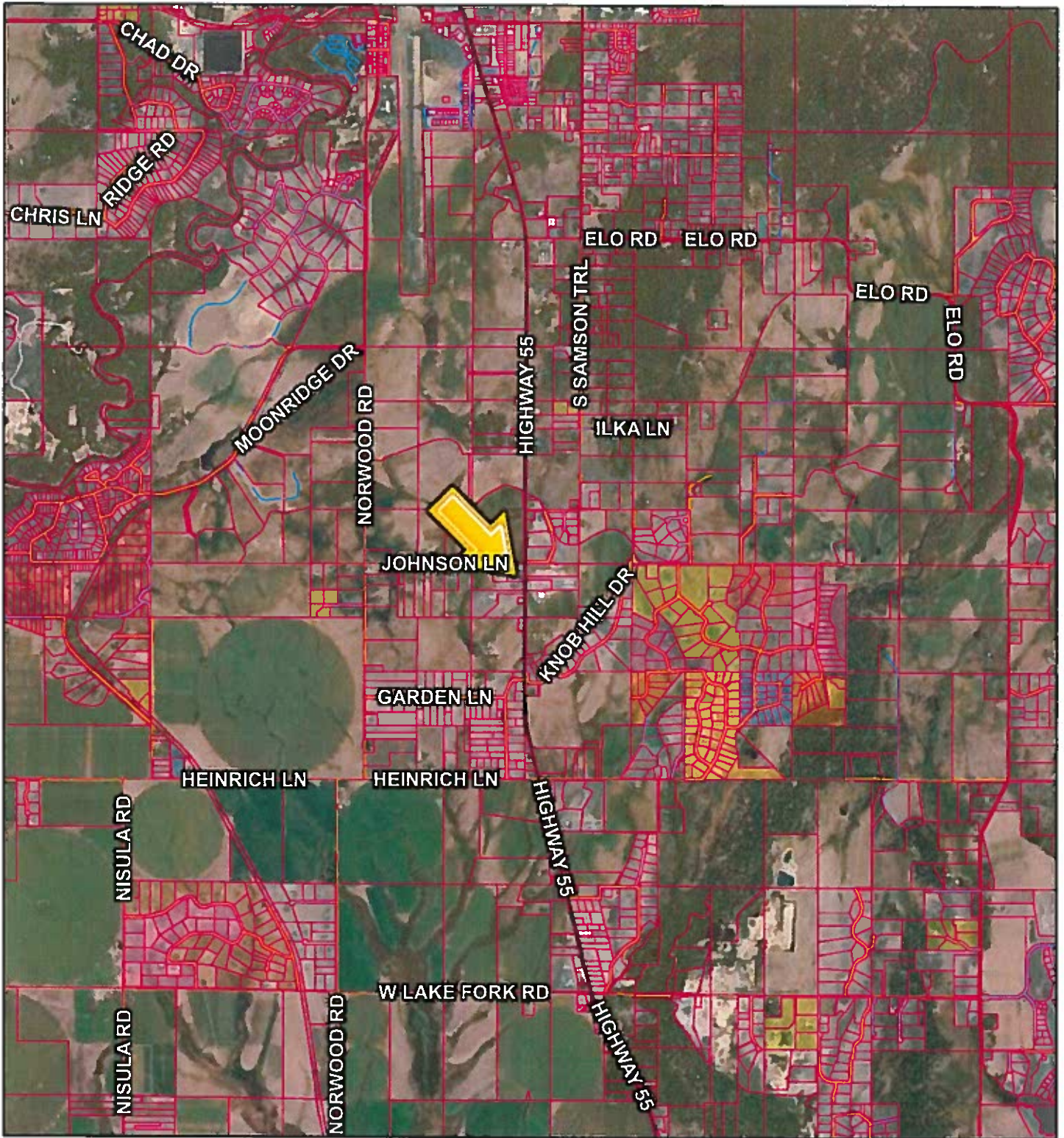
7. An access permit will be required from the Idaho Department of Transportation.

8. A sign permit is required for all signs.

9. The fence must be maintained.

END CONDITIONAL USE PERMIT

V-1-23 Vicinity Map



January 27, 2023



Override 1

Parcel Boundaries

Subdivisions

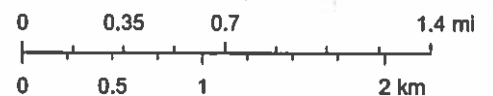
AIRPORT BUSINESS PARK SUBDIVISION

ALTA VISTA ESTATES

APPEL SUBDIVISION

BELLA VISTA SUB

1:58,782



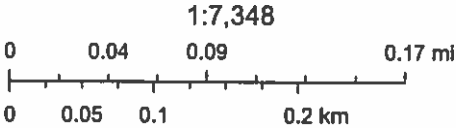
Earthstar Geographics

V-1-23 Aerial Map



January 27, 2023

- Address Points
- Parcel Boundaries
- Subdivisions
- Other
- Roads
- MAJOR
- URBAN/RURAL
- PRIVATE
- County Boundaries
- VALLEY COUNTY



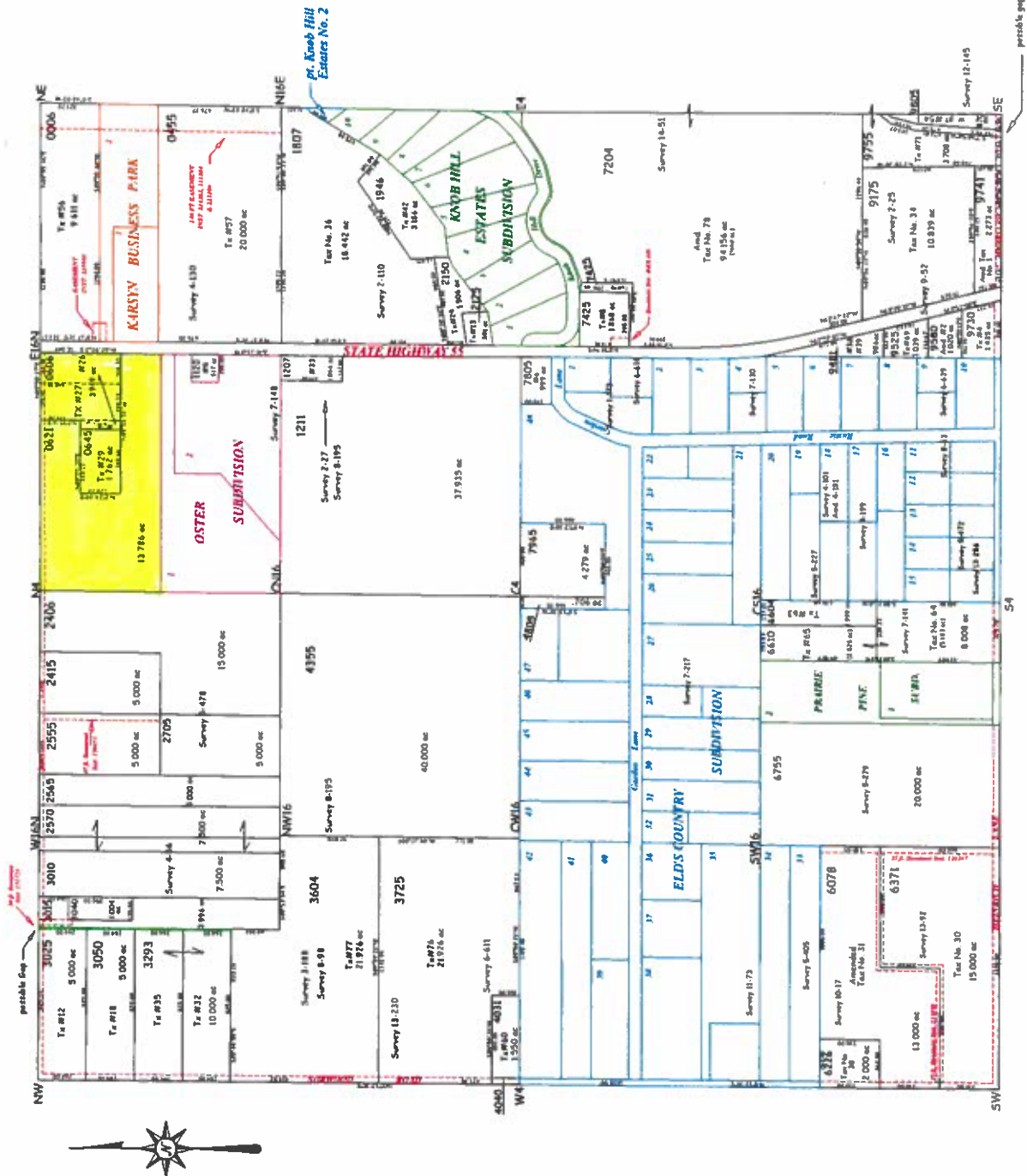
Maxar

PLAT TITLE

T W P . 1 8 N R O 3 E S E C . 3 3

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

Filename:
Valley County Base Map
Scale:
Date: 3/23/2021
Drawn by: L. Frederick



This Drawing is to be Used for Reference Purposes ONLY. The User is NOT Responsible for Any Inaccuracies or Omissions Herein.

VALLEY COUNTY ASSESSOR'S OFFICE**Parcel Summary and Improvement Report**

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | assessor@co.valley.id.us**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP18N03E330606
OWNER(S)	DYL LIMITED PARTNERSHIP
SITUS ADDRESS	23 JOHNSON LN
SITUS CITY, STATE, ZIP	MCCALL, ID 83638
MAILING ATTENTION	
MAILING ADDRESS	9222 W BARNES DR
MAILING CITY, STATE, ZIP	BOISE ID 83709
MAILING COUNTRY	USA

**PROPERTY DESCRIPTION & LAND DATA**

ACREAGE - SQ FT - FRONTAGE	ACRES: 3.9494	SQUARE FEET: 172035	FRONTAGE: 0
LAND DESCRIPTION	Fair - Commercial Fair (Buffer)	Market Value	
LEGAL DESCRIPTIONS	TAX NO'S 26, 27 AND 28 IN N/2 NW4 NE4 LESS HWY ROW S33 T18N R3E "FRANKLIN BLDG. SUPPLY"		
NEIGHBORHOOD	108301 Lakefork Area Commercial		
PLAT LINKS	18N 3E S33.pdf		
CURRENT LAND USES	USE: Fair (Buffer)	ACRES: 2.9494	
	Fair - Commercial	1	
	Market Value	0	

SALES HISTORY

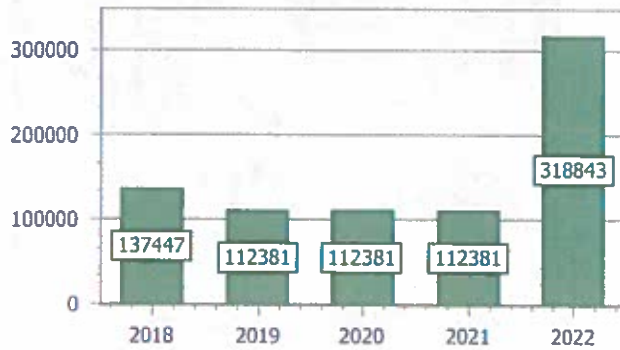
SALE DATE	GRANTOR	DEED REFERENCE

ASSESSMENT HISTORY

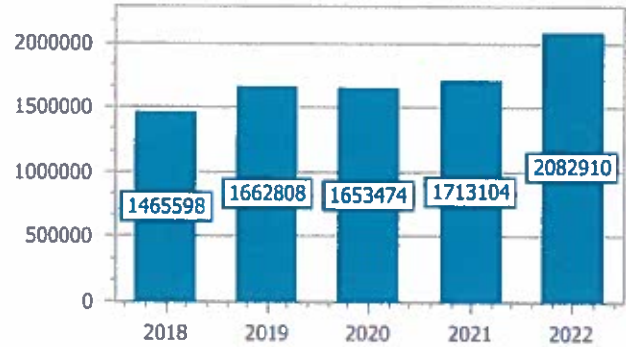
ASSESS DATE CHANGE REASON	1/1/2022 01- Revaluat	01/01/2021 01- Revaluat	01/01/2020 01- Revaluat	01/01/2019 01- Revaluat	1/1/2018 01- Revaluat
LAND	318843	112381	112381	112381	137447
IMPROVEMENTS	1764067	1600723	1541093	1550427	1328151
TOTAL	2082910	1713104	1653474	1662808	1465598

ASSESSMENT TRENDS

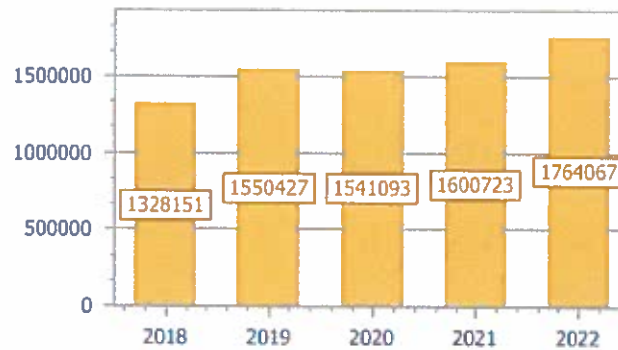
LAND



TOTAL



IMPROVEMENTS



TAX CODE AREAS & DISTRICTS

TAX CODE AREA (TAG): 041-0000

CEMETERY	VALLEY CENTER CEMETERY
FIRE	MCCALL FIRE PROTECTION
HOSPITAL	MCCALL MEMORIAL HOSPITAL
SCHOOL	MCCALL-DONNELLY SCH #421

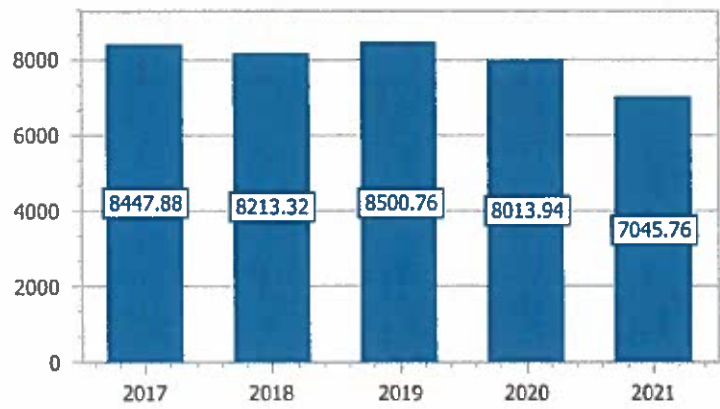
VOTER PRECINCT	005 - PAYETTE
COMMISSIONER DISTRICT	DONNELLY

TOTAL TAX CHARGES

YEAR	TOTAL CHARGE
2022	6200.86
2021	7045.76
2020	8013.94
2019	8500.76
2018	8213.32

HOMEOWNER'S EXEMPTION?

☐ YES ☒ NO



IMPROVEMENTS

RECORD: C01

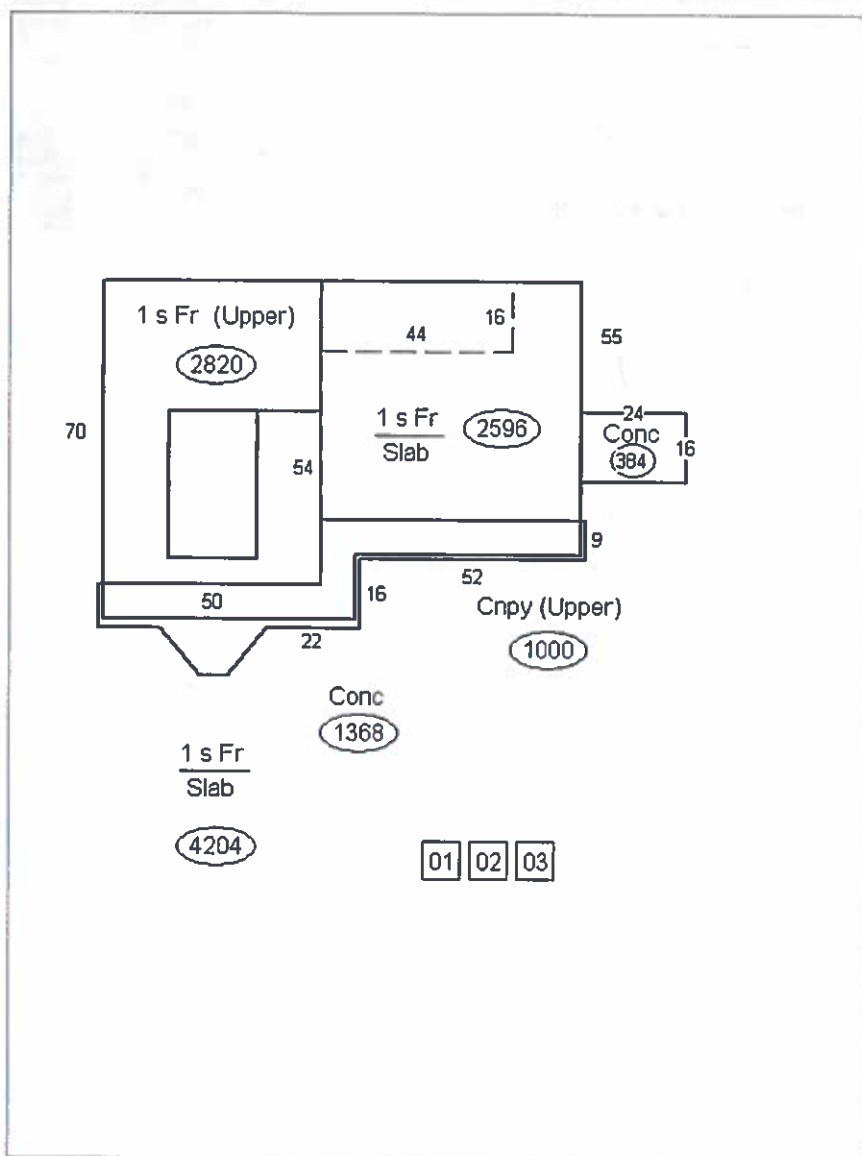
TYPE: COMMERCIAL

USE: General Retail

BUILDING DESCRIPTION

YEAR BUILT	1994
STORIES	2
FOUNDATION	
STRUCTURE	Wood Frame
EXTERIOR 1	
EXTERIOR 2	
ROOF STYLE	2
ROOF COVER	
BEDROOMS	
FULL BATHS	
1/2 BATHS	0
HEATING TYPE	9620 sf
CENTRAL AIR	N
ATTIC TYPE	None
FIREPLACES	

SKETCH



BUILDING DIMENSIONS (SQ FT)

TOTAL SIZE	9620
ATTIC FIN	
BASEMENT	
BASEMENT FIN	
LOWER	
LOWER FIN	
ATTACHED GARAGE	
DETACHED GARAGE	
ATTACHED CARPORT	
BSMNT/LL GARAGE	
ENCLOSED PORCH	
OPEN PORCH	
WOOD DECK	

OUT BUILDING & YARD ITEMS

Paving
Fencing - Chain Link
Fencing - Wood

IMPROVEMENTS

RECORD: C02

TYPE: COMMERCIAL

USE: Light Utility Storage

IMPROVEMENTS

RECORD: C02

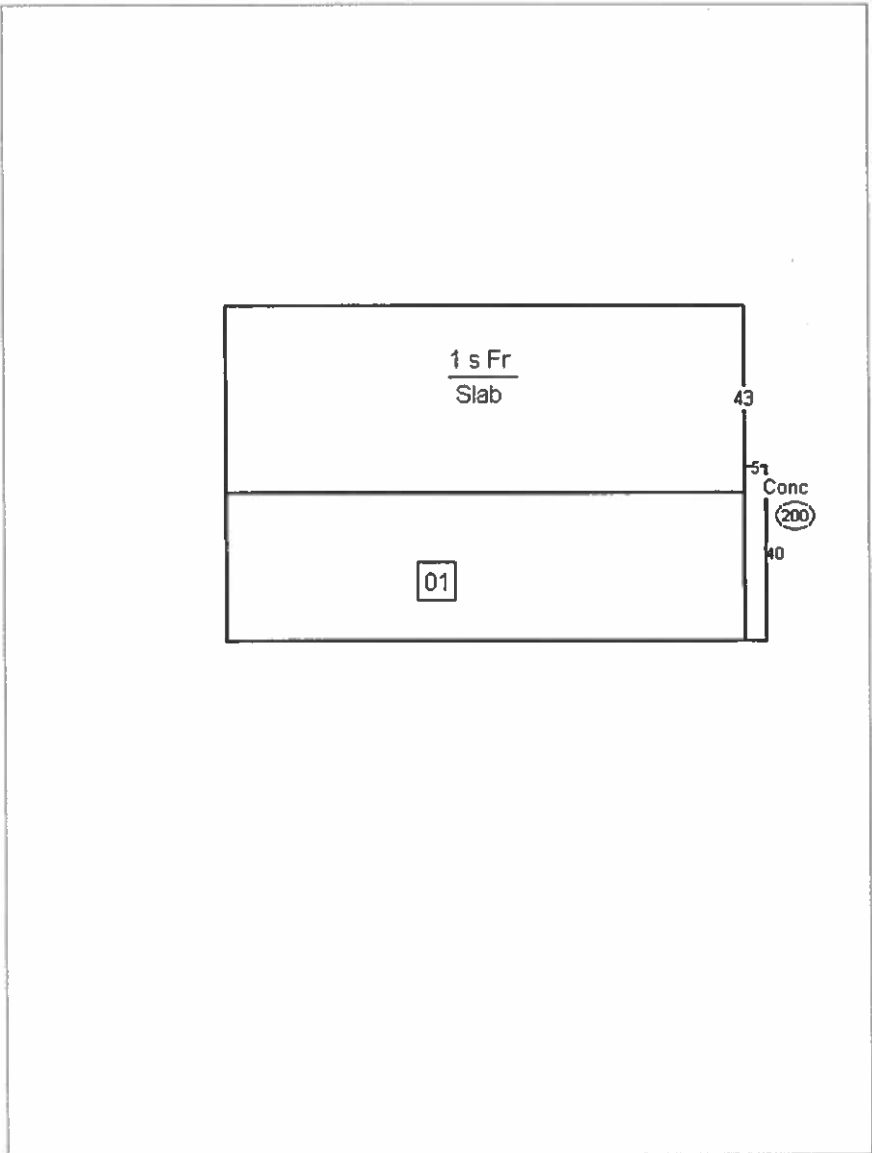
TYPE: COMMERCIAL

USE: Light Utility Storage

BUILDING DESCRIPTION

YEAR BUILT	1982
STORIES	1
FOUNDATION	
STRUCTURE	Wood Frame
EXTERIOR 1	
EXTERIOR 2	
ROOF STYLE	2
ROOF COVER	
BEDROOMS	
FULL BATHS	
1/2 BATHS	
HEATING TYPE	0 sf
CENTRAL AIR	N
ATTIC TYPE	None
FIREPLACES	

SKETCH



BUILDING DIMENSIONS (SQ FT)

TOTAL SIZE	9240
ATTIC FIN	
BASEMENT	
BASEMENT FIN	
LOWER	
LOWER FIN	
ATTACHED GARAGE	
DETACHED GARAGE	
ATTACHED CARPORT	
BSMNT/LL GARAGE	
ENCLOSED PORCH	
OPEN PORCH	
WOOD DECK	

OUT BUILDING & YARD ITEMS

Mezzanine-Unfinished

IMPROVEMENTS

RECORD: C03

TYPE: COMMERCIAL

USE: Light Utility Storage

IMPROVEMENTS

RECORD: C03

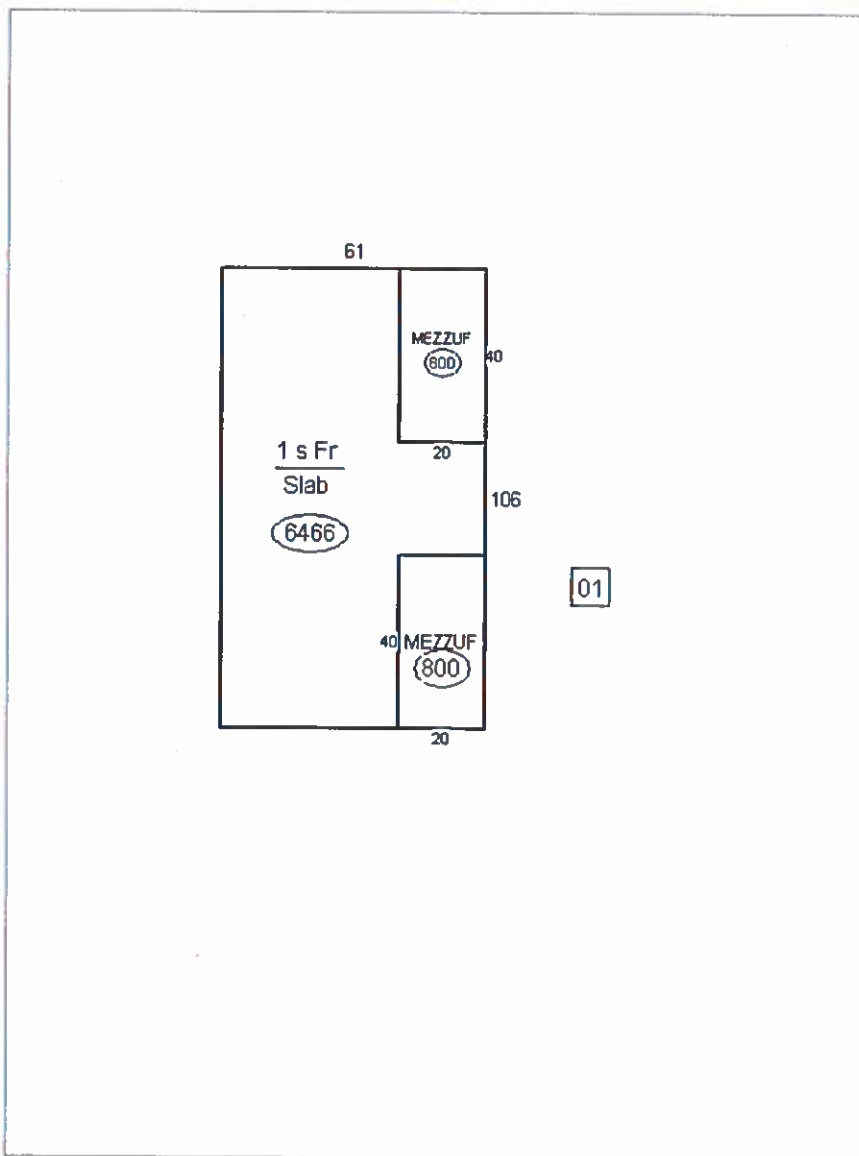
TYPE: COMMERCIAL

USE: Light Utility Storage

BUILDING DESCRIPTION

YEAR BUILT	1984
STORIES	1
FOUNDATION	
STRUCTURE	Wood Frame
EXTERIOR 1	
EXTERIOR 2	
ROOF STYLE	2
ROOF COVER	
BEDROOMS	
FULL BATHS	
1/2 BATHS	
HEATING TYPE	0 sf
CENTRAL AIR	N
ATTIC TYPE	None
FIREPLACES	

SKETCH



BUILDING DIMENSIONS (SQ FT)

TOTAL SIZE	6466
ATTIC FIN	
BASEMENT	
BASEMENT FIN	
LOWER	
LOWER FIN	
ATTACHED GARAGE	
DETACHED GARAGE	
ATTACHED CARPORT	
BSMNT/LL GARAGE	
ENCLOSED PORCH	
OPEN PORCH	
WOOD DECK	

OUT BUILDING & YARD ITEMS

General Purpose Bldg Wood Pole Frame
 Mezzanine-Unfinished
 Mezzanine-Unfinished

IMPROVEMENTS

RECORD: C04

TYPE: COMMERCIAL

USE: Light Warehouse

IMPROVEMENTS

RECORD: C04

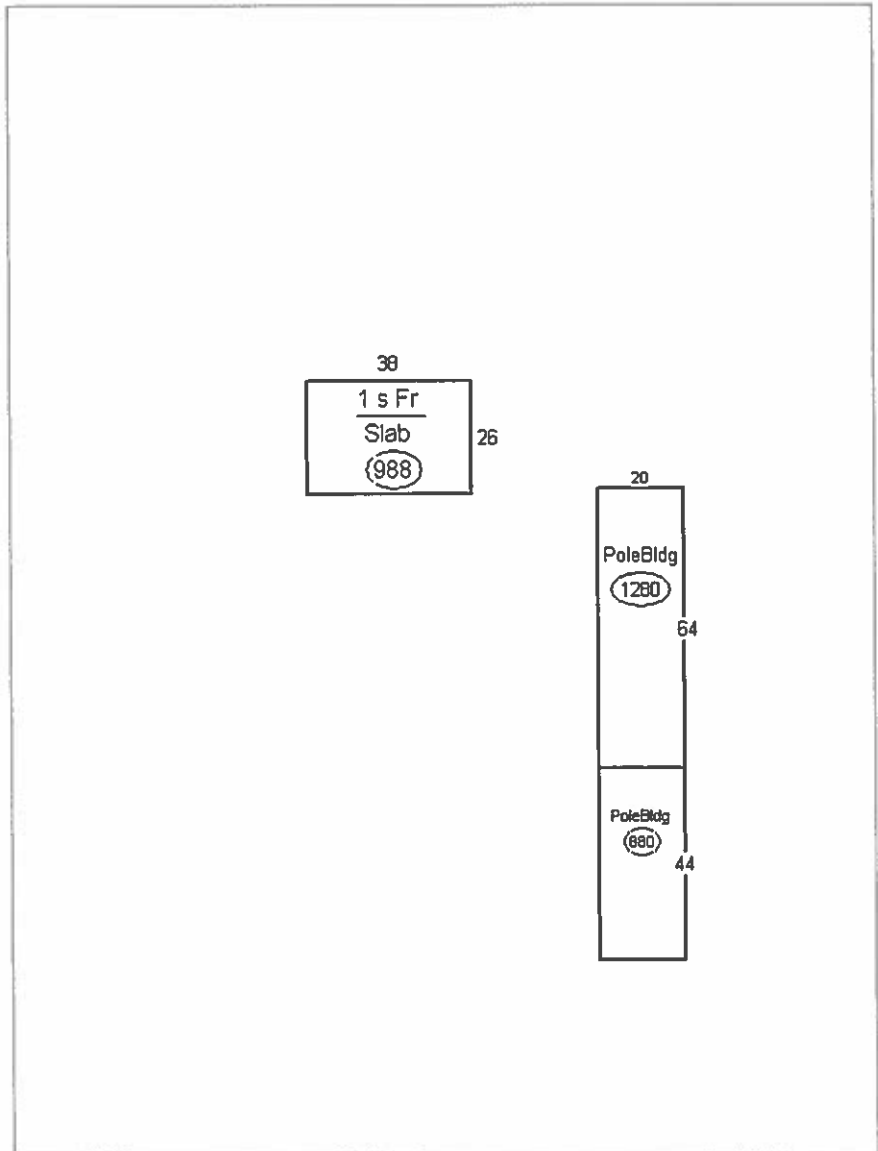
TYPE: COMMERCIAL

USE: Light Warehouse

BUILDING DESCRIPTION

YEAR BUILT	1990
STORIES	1
FOUNDATION	
STRUCTURE	Wood Frame
EXTERIOR 1	
EXTERIOR 2	
ROOF STYLE	2
ROOF COVER	
BEDROOMS	
FULL BATHS	
1/2 BATHS	
HEATING TYPE	0 sf
CENTRAL AIR	N
ATTIC TYPE	None
FIREPLACES	

SKETCH



BUILDING DIMENSIONS (SQ FT)

TOTAL SIZE	988
ATTIC FIN	
BASEMENT	
BASEMENT FIN	
LOWER	
LOWER FIN	
ATTACHED GARAGE	
DETACHED GARAGE	
ATTACHED CARPORT	
BSMNT/LL GARAGE	
ENCLOSED PORCH	
OPEN PORCH	
WOOD DECK	

OUT BUILDING & YARD ITEMS

General Purpose Bldg Wood Pole Frame

General Purpose Bldg Wood Pole Frame

IMPROVEMENTS

RECORD: C05

TYPE: COMMERCIAL

USE: Lumber Storage Shed, Horiz.

IMPROVEMENTS

RECORD: C05

TYPE: COMMERCIAL

USE: Lumber Storage Shed, Horiz.

BUILDING DESCRIPTION

YEAR BUILT	2004
STORIES	1
FOUNDATION	
STRUCTURE	
EXTERIOR 1	
EXTERIOR 2	
ROOF STYLE	2
ROOF COVER	
BEDROOMS	
FULL BATHS	
1/2 BATHS	
HEATING TYPE	8925 sf
CENTRAL AIR	Y
ATTIC TYPE	None
FIREPLACES	

SKETCH

X New Shed



BUILDING DIMENSIONS (SQ FT)

TOTAL SIZE	8925
ATTIC FIN	
BASEMENT	
BASEMENT FIN	
LOWER	
LOWER FIN	
ATTACHED GARAGE	
DETACHED GARAGE	
ATTACHED CARPORT	
BSMNT/LL GARAGE	
ENCLOSED PORCH	
OPEN PORCH	
WOOD DECK	

OUT BUILDING & YARD ITEMS

IMPROVEMENTS

RECORD: C06

TYPE: COMMERCIAL

USE: Lumber Storage Shed, Horiz.

IMPROVEMENTS

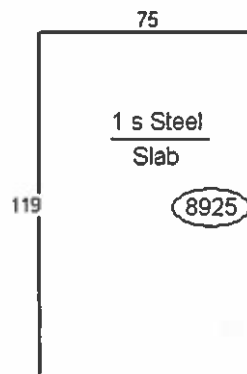
RECORD: C06

TYPE: COMMERCIAL

USE: Lumber Storage Shed, Horiz.

BUILDING DESCRIPTION

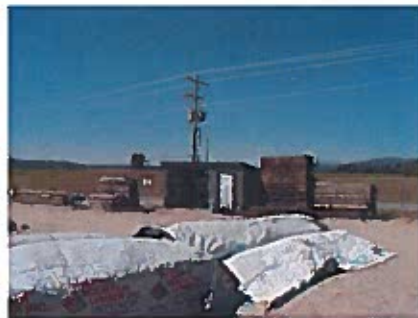
YEAR BUILT	2006
STORIES	1
FOUNDATION	
STRUCTURE	
EXTERIOR 1	
EXTERIOR 2	
ROOF STYLE	1
ROOF COVER	
BEDROOMS	
FULL BATHS	
1/2 BATHS	
HEATING TYPE	8925 sf
CENTRAL AIR	N
ATTIC TYPE	None
FIREPLACES	

SKETCH**BUILDING DIMENSIONS (SQ FT)**

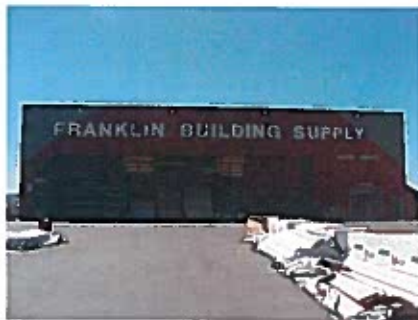
TOTAL SIZE	8925
ATTIC FIN	
BASEMENT	
BASEMENT FIN	
LOWER	
LOWER FIN	
ATTACHED GARAGE	
DETACHED GARAGE	
ATTACHED CARPORT	
BSMNT/LL GARAGE	
ENCLOSED PORCH	
OPEN PORCH	
WOOD DECK	

OUT BUILDING & YARD ITEMS

IMAGES



IMAGES



VALLEY COUNTY ASSESSOR'S OFFICE

Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | assessor@co.valley.id.us**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP18N03E330621
OWNER(S)	DYL LIMITED PARTNERSHIP
SITUS ADDRESS	23 JOHNSON LN
SITUS CITY, STATE, ZIP	MCCALL, ID 83638
MAILING ATTENTION	
MAILING ADDRESS	9222 W BARNES DR
MAILING CITY, STATE, ZIP	BOISE ID 83709
MAILING COUNTRY	USA

**PROPERTY DESCRIPTION & LAND DATA**

ACREAGE - SQ FT - FRONTAGE	ACRES: 13.786	SQUARE FEET: 600518	FRONTAGE: 0
LAND DESCRIPTION	Average Market Value	Average (Buffer)	
LEGAL DESCRIPTIONS	PT OF N/2 NW4 NE4, LESS STATE HIGHWAY R-O-W S33 T18N R3E		
NEIGHBORHOOD	108300 Lakefork Area Subdivisions		
PLAT LINKS	18N 3E S33.pdf		
CURRENT LAND USES	USE: Average (Buffer)	ACRES: 12.252	
	Average	1	
	Market Value	0.534	

SALES HISTORY

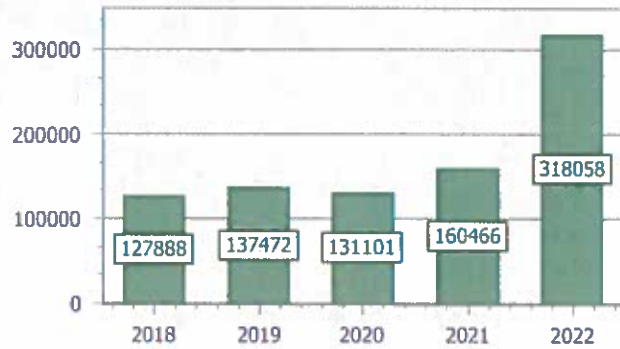
SALE DATE	GRANTOR	DEED REFERENCE

ASSESSMENT HISTORY

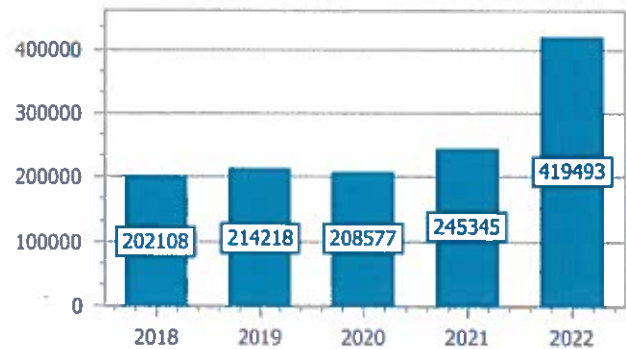
ASSESS DATE CHANGE REASON	1/1/2022 01- Revaluat	01/01/2021 01- Revaluat	01/01/2020 01- Revaluat	01/01/2019 01- Revaluat	1/1/2018 01- Revaluat
LAND	318058	160466	131101	137472	127888
IMPROVEMENTS	101435	84879	77476	76746	74220
TOTAL	419493	245345	208577	214218	202108

ASSESSMENT TRENDS

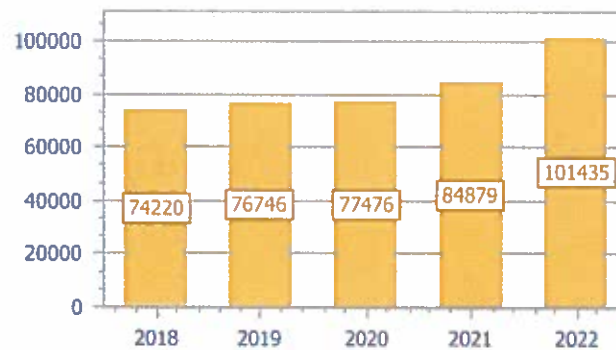
LAND



TOTAL



IMPROVEMENTS



TAX CODE AREAS & DISTRICTS

TAX CODE AREA (TAG): 041-0000

CEMETERY	VALLEY CENTER CEMETERY
FIRE	MCCALL FIRE PROTECTION
HOSPITAL	MCCALL MEMORIAL HOSPITAL
SCHOOL	MCCALL-DONNELLY SCH #421

VOTER PRECINCT	005 - PAYETTE
COMMISSIONER DISTRICT	DONNELLY

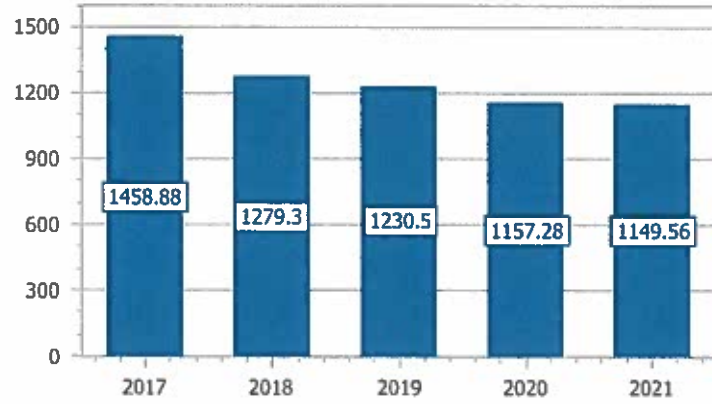
TOTAL TAX CHARGES

YEAR	TOTAL CHARGE
2022	1225.78
2021	1149.56
2020	1157.28
2019	1230.5
2018	1279.3

HOMEOWNER'S EXEMPTION?

☐ YES

☒ NO



IMPROVEMENTS

RECORD: R01

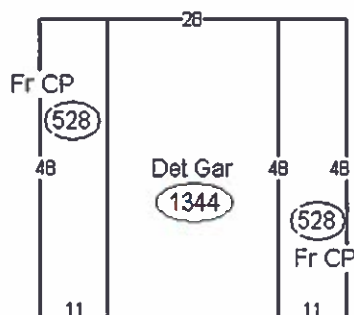
TYPE: OTHER

USE:

BUILDING DESCRIPTION

YEAR BUILT	
STORIES	
FOUNDATION	
STRUCTURE	
EXTERIOR 1	
EXTERIOR 2	
ROOF STYLE	
ROOF COVER	
BEDROOMS	
FULL BATHS	
1/2 BATHS	
HEATING TYPE	
CENTRAL AIR	
ATTIC TYPE	
FIREPLACES	

SKETCH



BUILDING DIMENSIONS (SQ FT)

TOTAL SIZE	
ATTIC FIN	
BASEMENT	
BASEMENT FIN	
LOWER	
LOWER FIN	
ATTACHED GARAGE	
DETACHED GARAGE	
ATTACHED CARPORT	
BSMNT/LL GARAGE	
ENCLOSED PORCH	
OPEN PORCH	
WOOD DECK	

OUT BUILDING & YARD ITEMS

Integral Carport
Integral Carport
Residential Detached Garage

IMAGES



VALLEY COUNTY ASSESSOR'S OFFICE

Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611



Phone (208) 382 - 7126 | assessor@co.valley.id.us

GENERAL PROPERTY SUMMARY

PARCEL ID	RP18N03E330645
OWNER(S)	DYL LIMITED PARTNERSHIP
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	MCCALL, ID 83638
MAILING ATTENTION	
MAILING ADDRESS	9222 W BARNES DR
MAILING CITY, STATE, ZIP	BOISE ID 83709
MAILING COUNTRY	USA



PROPERTY DESCRIPTION & LAND DATA

ACREAGE - SQ FT - FRONTAGE	ACRES: 1.762	SQUARE FEET: 76752	FRONTAGE: 0
LAND DESCRIPTION	Average	Average (Buffer)	
LEGAL DESCRIPTIONS	TAX NO. 29 IN N/2 NW4 NE4, LESS TAX NO. 28 S33 T18N R3E		
NEIGHBORHOOD	108300 Lakefork Area Subdivisions		
PLAT LINKS	18N 3E S33.pdf		
CURRENT LAND USES	USE: Average	ACRES: 1	
	Average (Buffer)	0.762	

SALES HISTORY

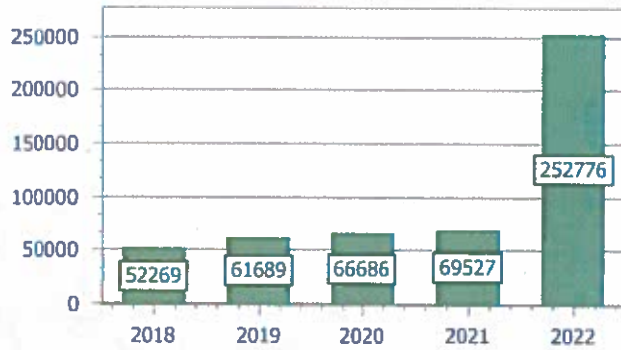
SALE DATE	GRANTOR	DEED REFERENCE

ASSESSMENT HISTORY

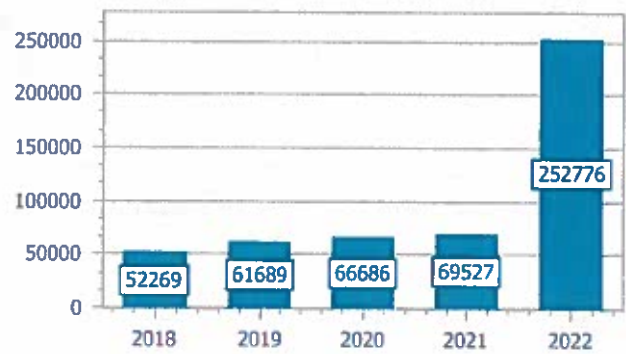
ASSESS DATE	1/1/2022	01/01/2021	01/01/2020	01/01/2019	1/1/2018
CHANGE REASON	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat
LAND	252776	69527	66686	61689	52269
IMPROVEMENTS	0	0	0	0	0
TOTAL	252776	69527	66686	61689	52269

ASSESSMENT TRENDS

LAND



TOTAL



TAX CODE AREAS & DISTRICTS

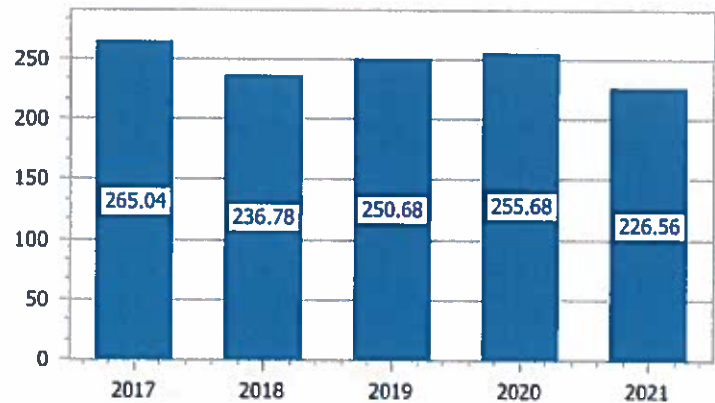
TAX CODE AREA (TAG): 041-0000

CEMETERY	VALLEY CENTER CEMETERY
FIRE	MCCALL FIRE PROTECTION
HOSPITAL	MCCALL MEMORIAL HOSPITAL
SCHOOL	MCCALL-DONNELLY SCH #421

VOTER PRECINCT	005 - PAYETTE
COMMISSIONER DISTRICT	DONNELLY

TOTAL TAX CHARGES

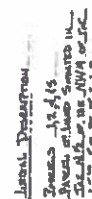
YEAR	TOTAL CHARGE
2022	531.16
2021	226.56
2020	255.68
2019	250.68
2018	236.78



HOMEOWNER'S EXEMPTION?

☐ YES

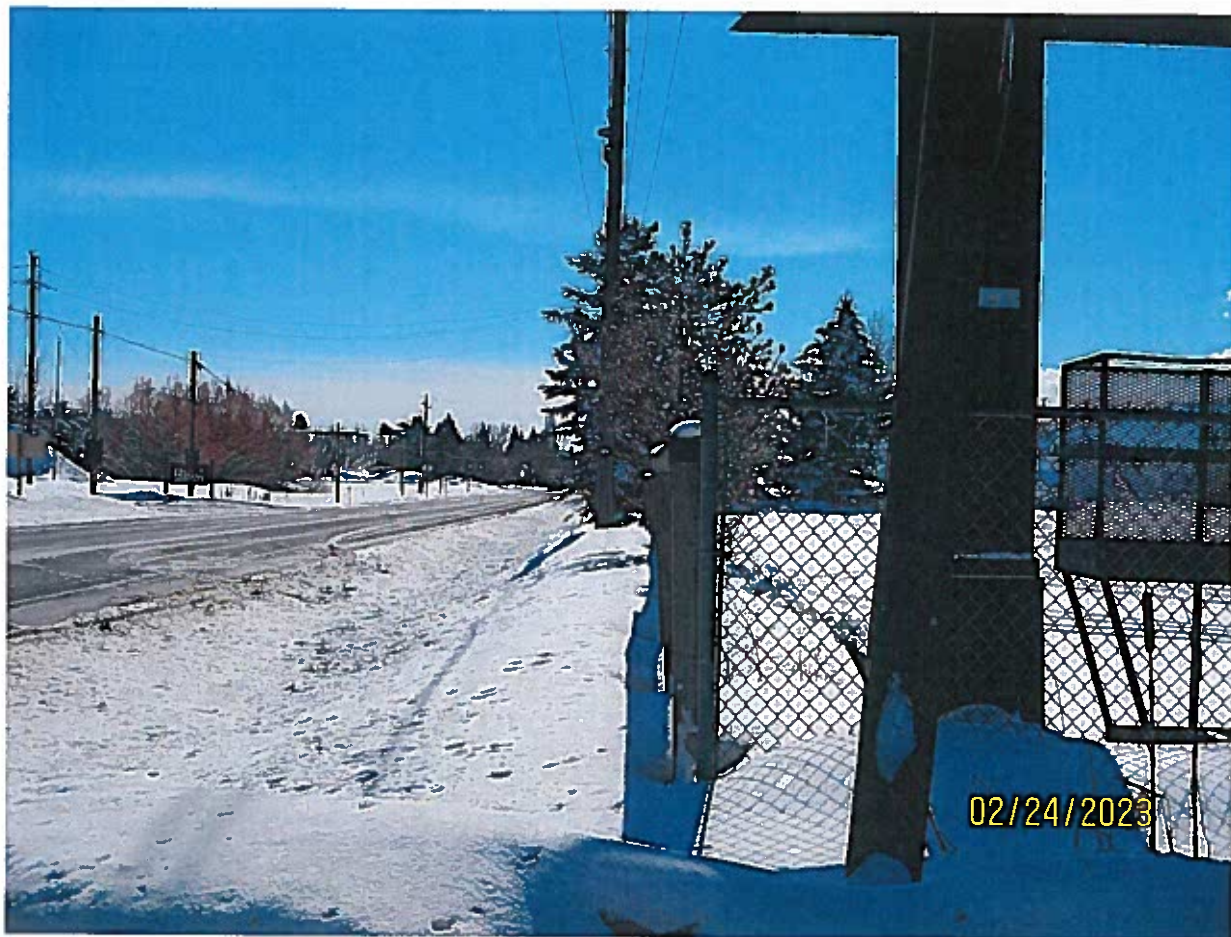
☒ NO











V-1-23 Franklin Building Supply Setback Variance

From: Garrett de Jong <garrett@mccallfire.com>

Sent: Friday, February 17, 2023 8:38 AM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject: V-1-23 Franklin Building Supply Setback Variance

Hi Cynda,

I do not have any comments regarding V-1-23 Franklin Building Supply Setback Variance.

Thank you,

Garrett

Garrett de Jong
Fire Chief - McCall Fire & EMS



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IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

February 23, 2023

Valley County
Cynda Herrick, AICP, CFM
Planning & Zoning Director
219 N Main St
Cascade, ID 83611

Re: Franklin Building Supply, V-1-23

Dear Ms. Herrick,

Idaho Transportation Department (ITD) appreciates this opportunity to provide comments regarding Franklin Building Supply's request to relax the front setback from the property line along Highway 55 and the southwest portion of the site located at 23 Johnson Land and 14047 Highway 55, McCall, Idaho. Please see ITD's comments below:

1. This site abuts State Highway 55 (SH-55).
2. Per the Idaho Administrative Procedures Act (IDAPA) 39.03.42 (8a.): "Improvements intended to serve patrons on private property adjacent to state highway right-of-way shall be setback from the highway right-of-way line so that stopping, standing, parking or maneuvering of vehicles on the right-of-way is not necessary. A minimum setback of fourteen (14) feet from the State Highway right-of-way line is needed unless a greater minimum is established by an engineering study. When an ordinance requires a certain number of parking spaces per square footage of the building, the parking spaces shall not be included within the State Highway right-of-way."

If you have any questions, please contact me at (208) 334-8338.

Sincerely,

Wendy I. Howell

ITD – District 3

Development Project Coordinator