

## 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. 23-34 SIMRA Mud Drag Event  
**HEARING DATE:** July 13, 2023  
**TO:** Planning and Zoning Commission  
**STAFF:** Cynda Herrick, AICP, CFM  
Planning and Zoning Director  
**APPLICANT:** SIMRA LLC, c/o Tamara Buys  
7632 E Merganser DR, Nampa, ID 83687  
**PROPERTY OWNER:** Phil & Yvette Davis Family Trust  
19 Warm Lake RD, Cascade ID 83611  
**LOCATION:** Near Davis Reservoir, located between Weant Lane and Warm Lake Road. The site is part of parcels RP14N04E290005 and RP14N04E283004 located in the SW ¼ Section 28 and SE ¼ Section 29, T.14N, R.4E, Boise Meridian, Valley County, Idaho.  
**SIZE:** Part of 709 acres  
**REQUEST:** Annual Motorized Vehicle Race with Public Spectators  
**EXISTING LAND USE:** Agricultural - Grazing

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Southern Idaho Mud Racing Association is requesting a conditional use permit for an event on Saturday, August 26, 2023, and then on an annual basis. Additional days for setup and cleanup are requested.

The applicant would like to set up the track and area on Thursday and Friday prior to the event. This would include putting up temporary fencing to keep spectators and racers safe. A tractor would be used to groom the pits. Cleanup would begin on Sunday and would include fence removal, trash pickup, and filling in the pits.

Parking, portable toilets, and food trucks would be available at the site. A band would perform music after the event.

A submersible pump and hose would be used to move existing water at the site to the pits. A water truck would be used to keep dust down the day of the event.

Access would be from Weant Lane, a public road.

This event ran at this site in 2022.

### FINDINGS:

1. The application was submitted on June 9, 2023.

2. Legal notice was posted in the *Star News* on June 22, 2023, and June 29, 2023. Potentially affected agencies were notified on June 13, 2023. Property owners within 300 feet of the property line were notified by fact sheet sent on June 16, 2023. The application was posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on June 13, 2023; the notice was added on June 21, 2023. The sign was posted on June 29, 2023.
3. Agency comment received:

Mike Reno, Central District Health, stated temporary event approval from CDH is required; contact Josh Hagens at 208-321-2247. (June 21, 2023)

Steven Hull, Cascade Fire Chief, states the applicant must contact the EMS Director Keri Rueth regarding Emergency Medical Services. In addition to the pump in the reservoir, there must be 300-ft of 1" hose with a nozzle and shovels for fire suppression in the event of a grass fire. (June 29, 2023)
4. Neighbor comment received: none
5. Physical characteristics of the site: slightly sloped dry grazing land
6. The surrounding land use and zoning includes:
  - North: Agricultural (Grazing) and Single-family Residential
  - South: Agricultural (Grazing) and Single-family Residential
  - East: Agricultural (Grazing) and Single-family Residential
  - West: Agricultural (Grazing)
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
  - 5. Commercial Uses, e. Recreational Business (5) Racetrack or Rodeo Arena

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

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

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

Definitions: **RECREATION BUSINESS:** Recreation or athletic activities or facilities open to the general public where fees are charged or dues are required for the use of the facility.

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#### **SUMMARY:**

Compatibility Rating: Staff's compatibility rating is a +4.

**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. It is not within an irrigation district nor a herd district.
2. How large of an area will be used, including parking and spectator area.
3. Do you have all the proper permits for food and alcohol sales?
4. How many spectators are anticipated? Do you have an adequate number of porta-potties?
5. How do you get from Weant LN to the site?
6. Do you have proper authorization to use the water at the site.

**ATTACHMENTS:**

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Assessor Plats – T.14N R.3E Sections 28 and 29
- Site Plan
- Pictures Taken June 29, 2023
- Poster from Facebook – July 5, 2023
- 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. 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. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
7. Must comply with Central District Health requirements.
8. Must comply with requirements of the Cascade Fire District.
9. The site must be kept neat and orderly. The site must be cleaned up after each annual event.
10. Shall place directional signs at the corner of Weant LN and Warm Lake RD, and at entrances for safety and ingress/egress of vehicles.
11. Hours of the event are limited to 7:00 a.m. to 7 p.m.
12. Must work with the Valley County Road Superintendent on watering and impacts to Weant LN and Thunder City RD.

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

RATE THE SOLID SQUARES AS +2

CUP 22-34

## Compatibility Questions and Evaluation

Matrix Line # / Use: 20Prepared by: CH

YES/NO      X      Response Value

Use Matrix Values:(+/2-) -2 X 4 -8

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

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

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

Single Family Residential(+/2-) +1 X 1 +1

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

+2 with SubdivisionsSite Specific Evaluation (Impacts and Proposed Mitigation)(+/2-) +1 X 3 +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?

Yes, it is large but no trees. Open Pasture(+/2-) +2 X 1 +25. Is the size or scale of proposed lots and/or structures similar to adjacent ones?No Structure(+/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 - there will be an impact(+/2-) +1 X 2 +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?

Noise - Gas Fumes : But, One Day(+/2-) +2 X 2 +4

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

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

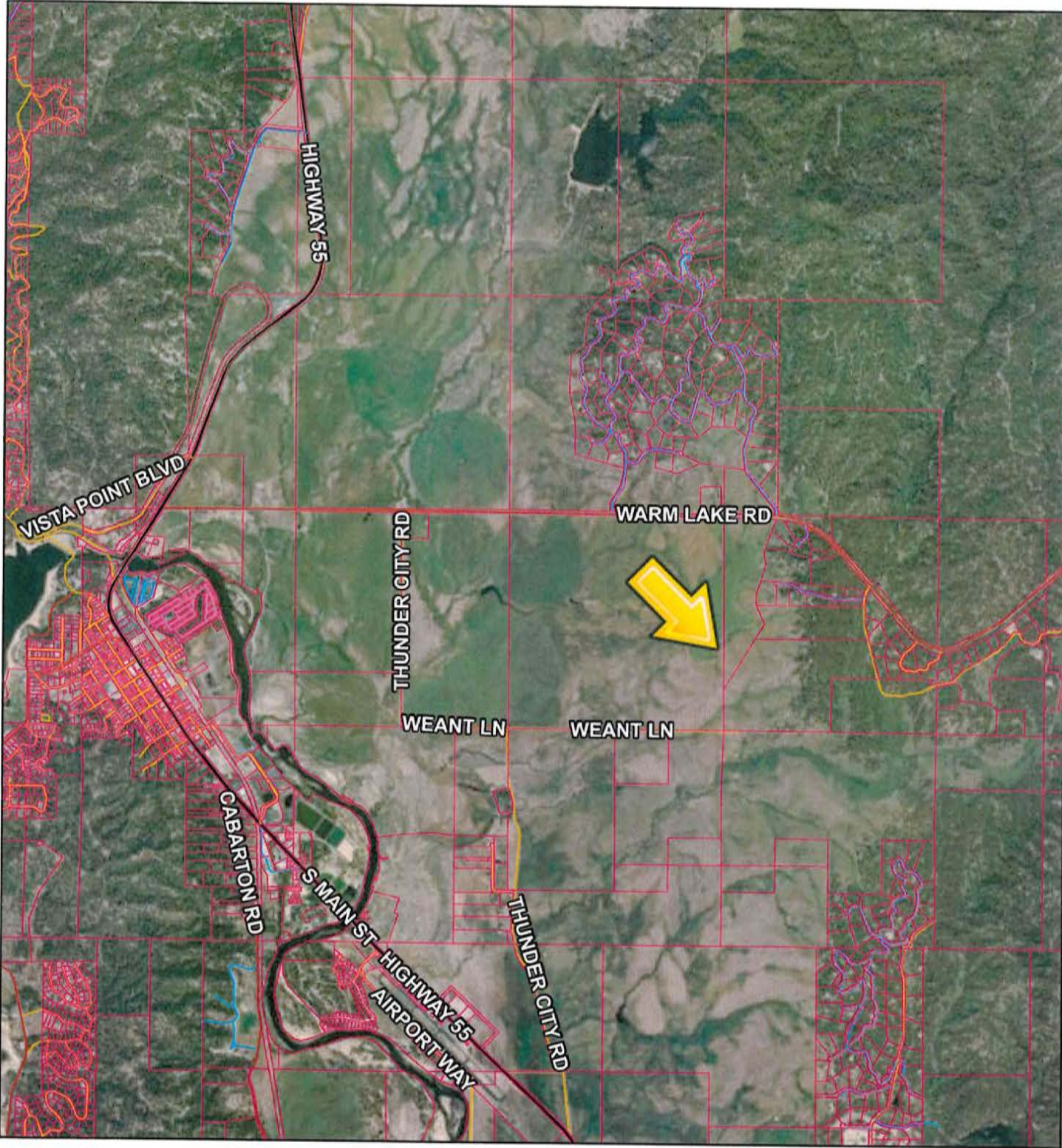
9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

No - will impact roads with no repairSub-Total (+) 16Sub-Total (--) 12Total Score +4








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

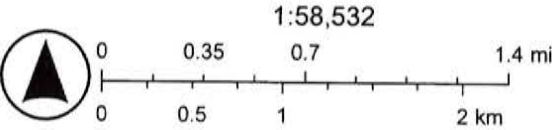


C.U.P. 23-34 Vicinity Map



June 12, 2023

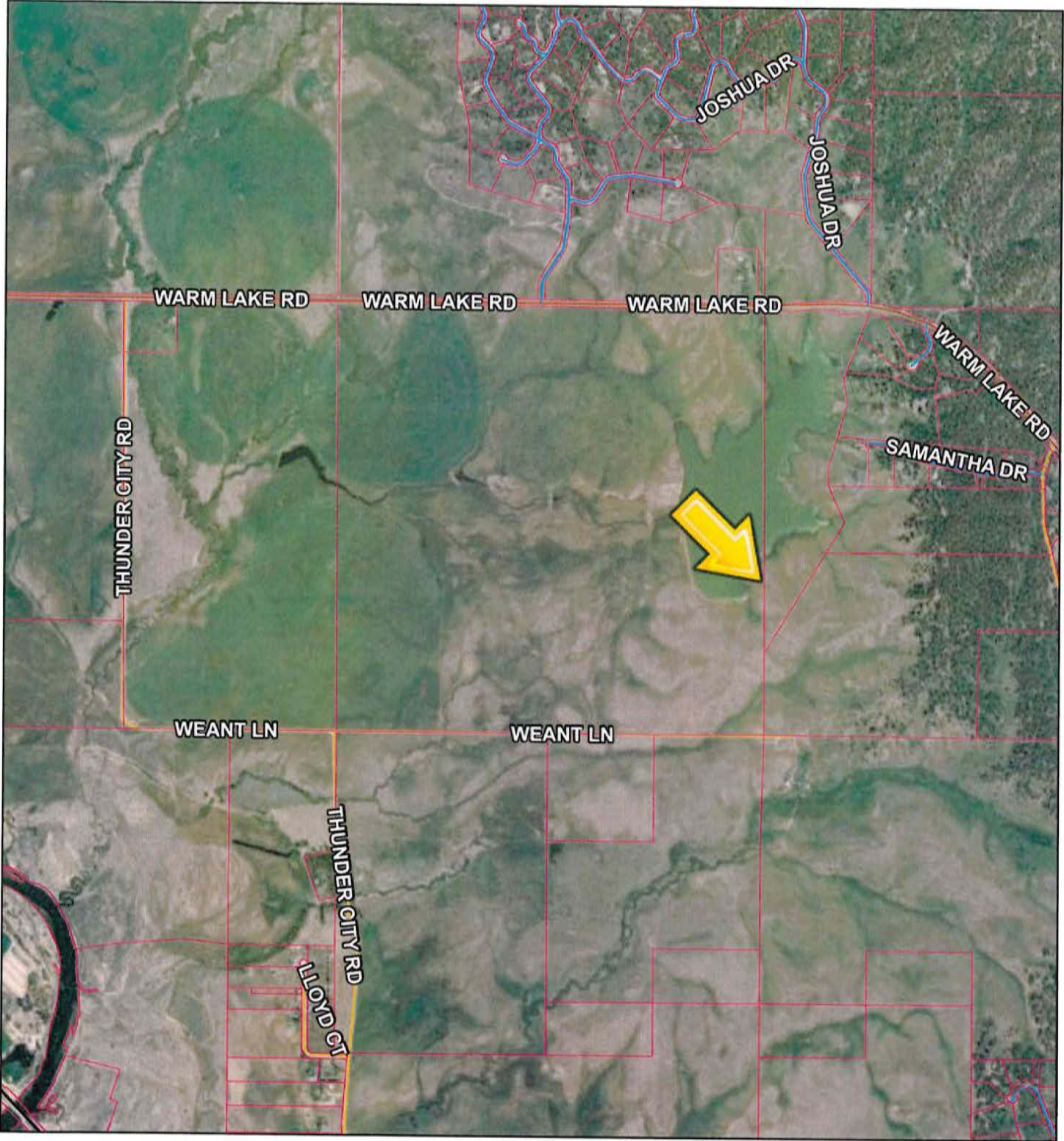
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|---|---|
|  Parcel Boundaries |  COLLECTOR   |
|  MAJOR             |  URBAN/RURAL |
|  MINOR COLLECTOR   |  PRIVATE     |
|   |  OTHER       |



Earthstar Geographics



C.U.P. 23-34 Aerial Map



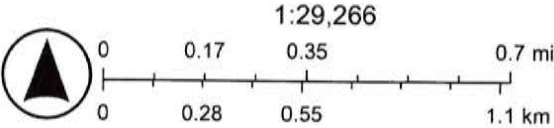
June 12, 2023

- Parcel Boundaries

MINOR COLLECTOR
- Roads

URBAN/RURAL
- MAJOR

PRIVATE



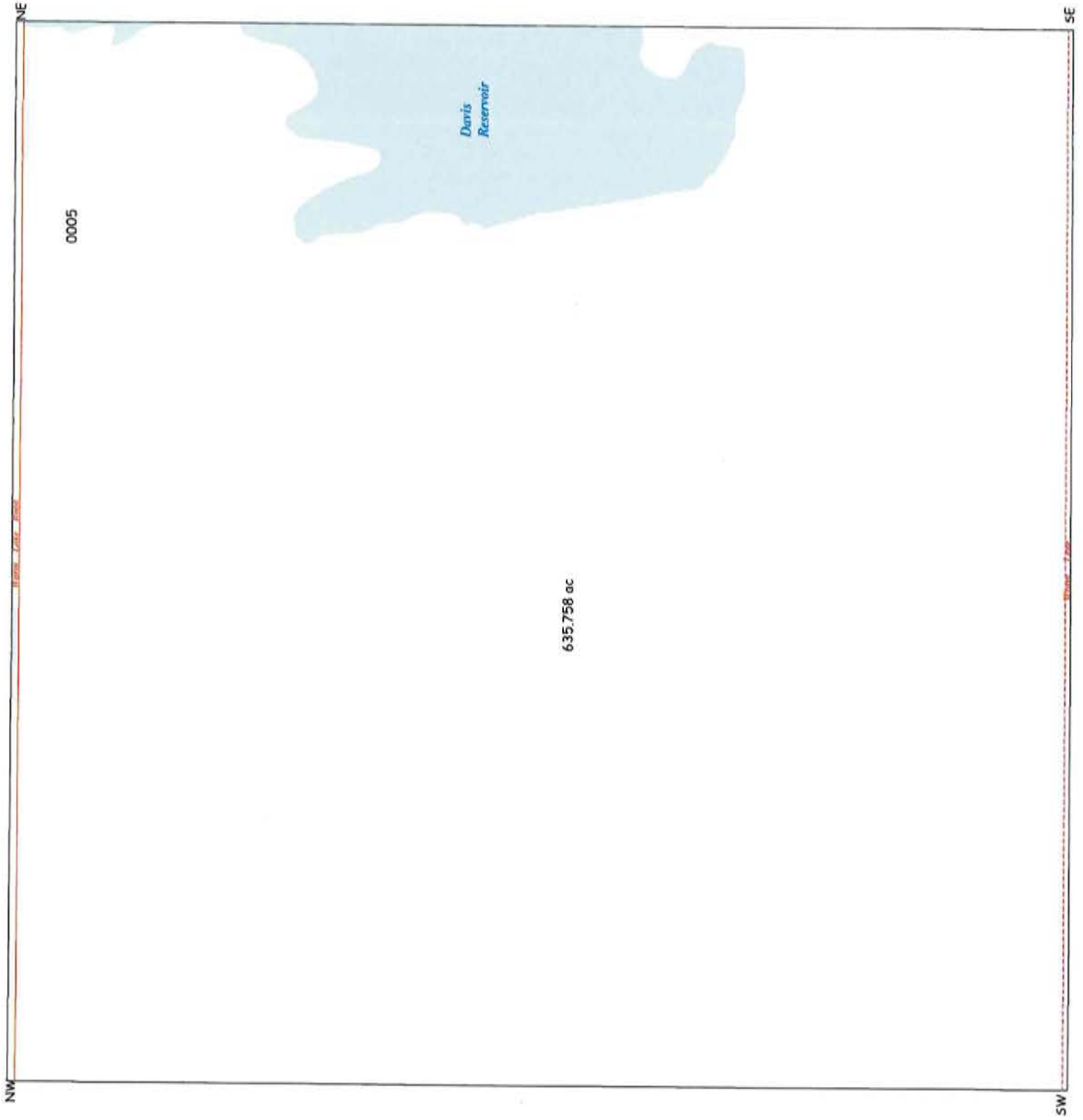
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PLAT TITLE

T W P . 1 4 N R O 4 E S E C . 2 9

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

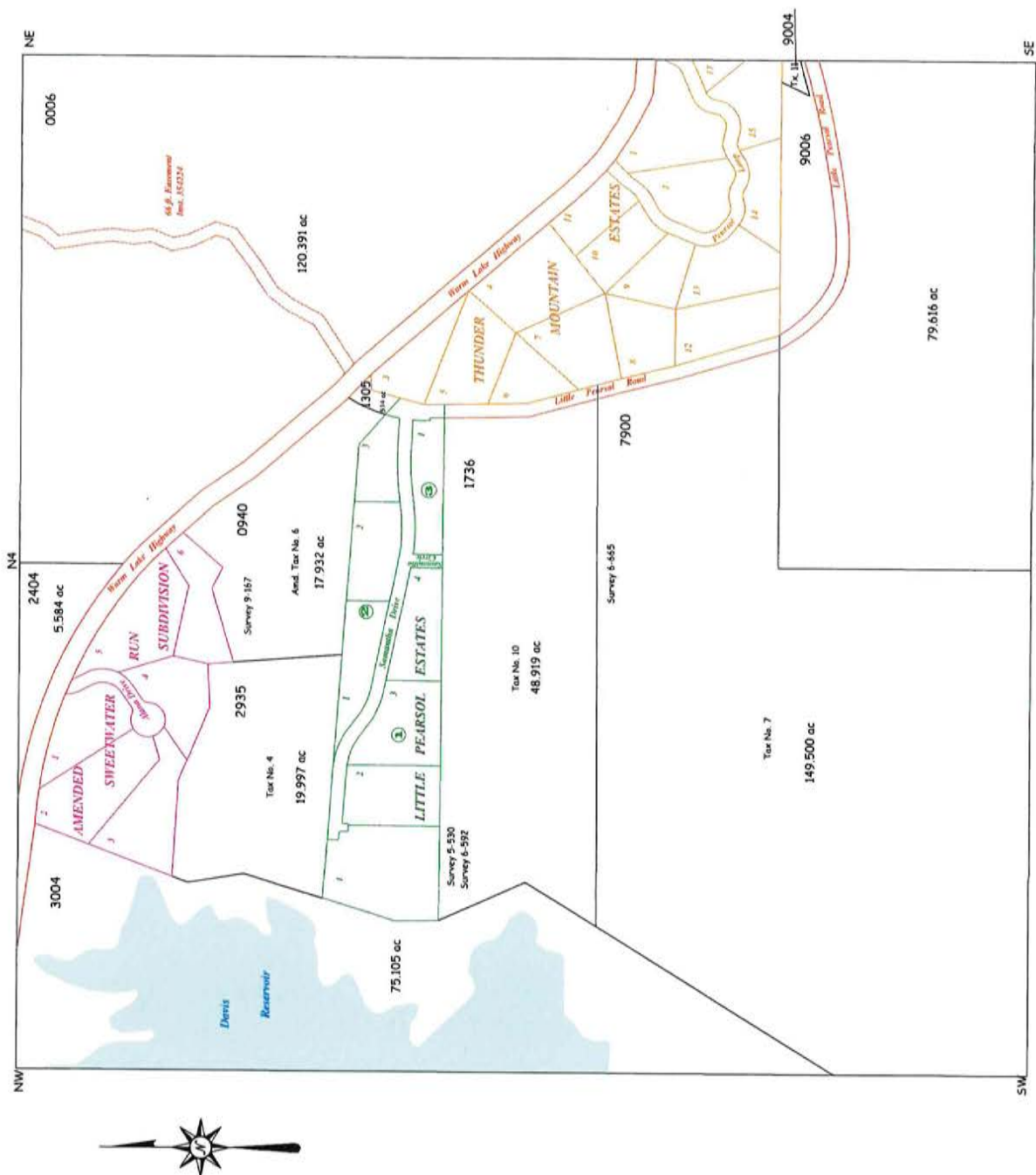
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Valley County Base Map  
Scale: ~~1"=1000 ft.~~  
Date: 2-5-15  
Drawn by: L. Frederick



T W P . 1 4 N R O 4 E S E C . 2 8

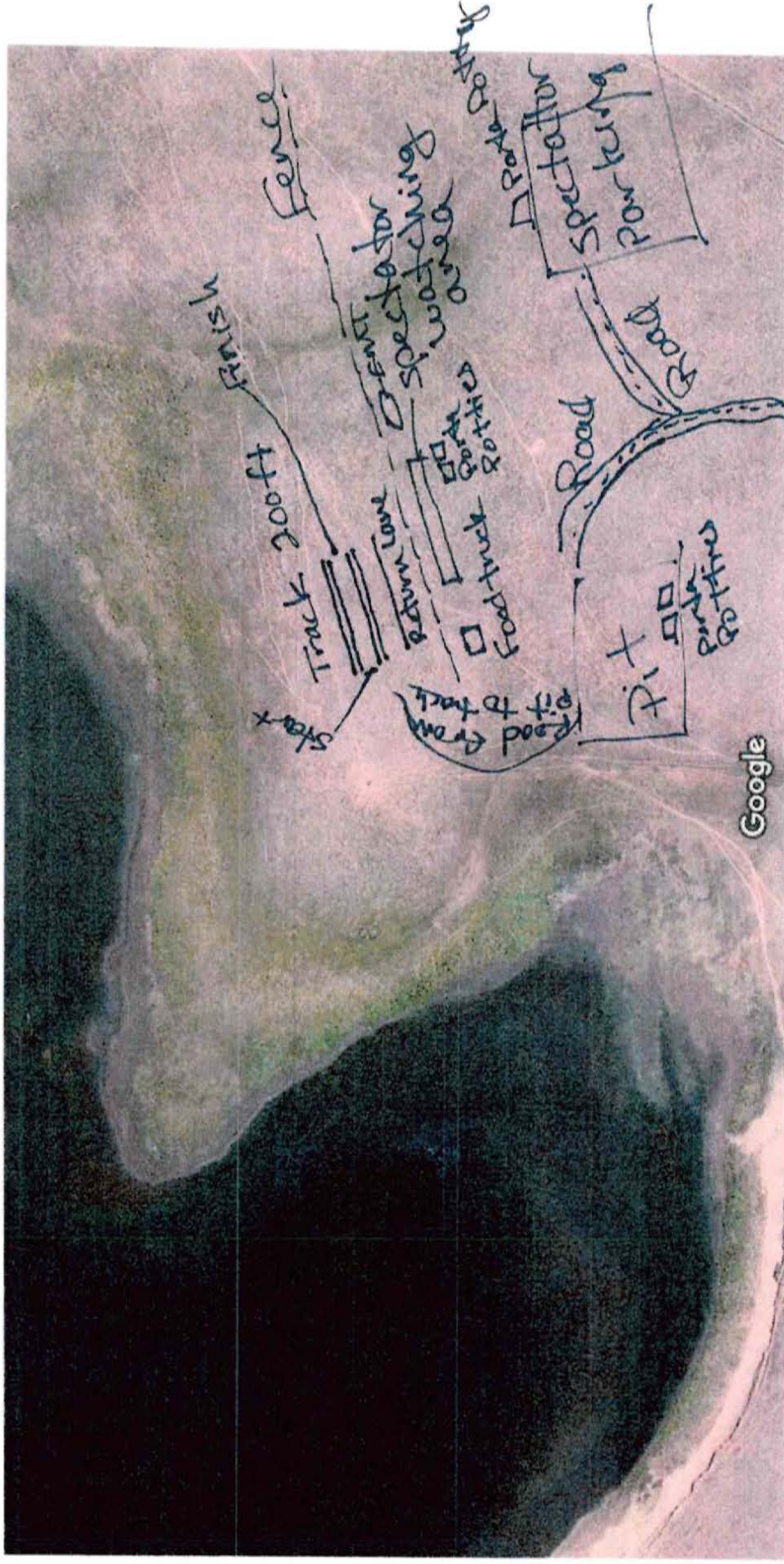
**VALLEY COUNTY**  
*Cartography Dept.*  
*Assessor's Office*  
Cascade, ID 83611

Filename: Valley County Base Map  
Scale: ~~1"=400 ft~~  
Date: 12/26/17  
Drawn by: L Frederick



*This drawing is to be used for reference purposes ONLY. The County is NOT responsible for any inaccuracies or omissions.*











THIS IS GOING TO BE ONE EPIC EVENT !!!!!

RECEIVED  
JUL 05 2023



Cascade Idaho

2nd Annual

SIMRA PRESENTS

# Mountain Mud Madness

**We're Back By Popular Demand Cascade**

Follow The Signs Off Hwy 55 To The Race Location Map To Be Posted Soon

**August Gates Open @ 1pm**  
**26th 2023 Racing Starts at 2 pm**

**\$ 10 Per Person or \$25 per car - Kids 5 & Under Free**  
**BRING YOUR LAWN CHAIRS & CANOPY FOR SHADE**

**100% Payback and Added Money !!!**  
**This Is A DOUBLE POINTS RACE**  
**For Our Points Series Drivers !!!**

Tech 10 - 1pm Drivers Meeting @ 1:30pm

**Pro Mod**  
**Mud Mod**  
**Pro Stock**  
**Super Stock**

**Powder Puff Pro**  
**Powder Puff**

Entry  
Fee  
**\$50**

LIFE IS BETTER



AT THE RACES



## Run What Ya Brung Classes

**Street Legal Diesel**  
**HIGH SCHOOL SXS / UTV / ATV**

Trophy  
Classes  
**\$25 entry  
fee**

Special Thanks To Our AMAZING Sponsors:



Scan  
The QR  
Code  
For All  
Rules &  
Updates

SIMRA (Southern Idaho Mud  
Racing Association)





Valley County Transmittal  
Division of Community and Environmental Health

Return to:

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

Rezone # \_\_\_\_\_  
Conditional Use # CUP 23-34  
Preliminary / Final / Short Plat SIMRA MUD DRAG  
SEC 29

- ☐ 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

Temporary Event Approval from COH is Required  
Please contact Josh Hagens @ 208 321-2247

Reviewed By: [Signature]

Date: \_\_\_\_\_





## 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

June 29, 2023

TO: Cynda Herrick  
Planning and Zoning Director

RE: C.U.P. 23-34 SIMRA Mud Drag Event

I have reviewed the application for CUP 23-34 SIMRA Mud Drag Event. This CUP is for a mud drag event on private property on the Davis Property east of Cascade. Cascade Rural Fire Protection District (CRFPD) has the following recommendations for approval:

- The application states they will have EMT's on site the day of the race. CRFPD has not been contacted to provide this service. If SIMRA would like CRFPD to provide EMT's for this event, they need to reach out to my EMS Director, Keri Rueth, to schedule it and pay the standby fee. If a private ambulance service is covering the event, they still need to contact CRFPD since the event is within our response area.
- The applicant states they will have a pump in the reservoir on site to fill the mud pits. Applicant needs to also have 300 feet of 1" hose with a nozzle and a couple shovels for fire suppression in the event of a grass fire.

Please contact me if you have any questions.

Steven Hull  
Fire Chief  
Cascade Rural Fire District  
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