



Cynda Herrick, AICP, CRM  
VALLEY COUNTY  
IDAHO

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219 North Main Street  
Cascade, Idaho 83611-1350

Planning & Zoning Administrator  
Floodplain Coordinator

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**STAFF REPORT**  
Conditional Use Permit Application 20-08  
RMC Equipment Storage

**HEARING DATE:** July 9, 2020  
**TO:** Planning and Zoning Commission  
**STAFF:** Cynda Herrick, AICP, CFM  
**APPLICANT:** Rocky Mountain Crane & Equipment Rental  
PO Box 2888  
McCall, ID 83638  
**OWNER:** Thompson Family Trust  
675 MacCullough DR  
Los Angeles, CA 90049  
**LOCATION:** Parcel RP18N03E330006, addressed as 14040 Highway 55, and  
located in the NENE Section 33, T.18N, R.3E, Boise Meridian,  
Valley County, Idaho  
**SIZE:** 9.6 acres  
**REQUEST:** Equipment Storage Facility  
**EXISTING LAND USE:** C.U.P. 96-04

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**BACKGROUND:**

Rocky Mountain Crane is requesting a conditional use permit for an equipment storage site. No new construction is planned. A 1-acre area would be used for overflow parking and equipment storage. It would be located on the south side of the parcel. This is adjacent to the existing C.U.P. 18-06 Rocky Mountain Crane Site at 14032 Highway 55. The parking area would be graded. Lighting will be dark-sky compliant in accordance with the Valley County Code.

Access would be from Highway 55 onto the existing driveway for Rocky Mountain Crane at 14032 Highway 55.

An existing building on the parcel is used for boat storage (C.U.P. 96-04). The 9.6-acre site is addressed as 14040 Highway 55.

## **FINDINGS:**

1. Application was made to Planning and Zoning on May 7, 2020.
2. Legal notice was posted in the Star News on May 21 and 28, 2020. Potentially affected agencies were notified on May 12, 2020. Neighbors within 300 feet of the property line were notified by fact sheet sent May 14, 2020. The site was posted on May 20, 2020.
3. The applicant requested postponing the hearing until July. Legal notice was posted in the Star News on June 18 and 25, 2020. The site was posted again on June 25, 2020.
4. Agency comment received:

Central District Health replied in a Review Sheet stating they have no objections. (May 13, 2020)

Garrett de Jong, McCall Fire & EMS, had no comment. (June 2, 2020)

Valley Soil & Water Conservation District said the storage site is adjacent to the main Lake Irrigation District feeder canal. A wastewater/flood plan needs to be addressed at this site to prevent fuel, lubrication oil, or any other runoff from this site from entering the canal or groundwater. An on-site wastewater holding facility needs to be including in the application plan. (June 3, 2020)

5. Public Comment received:
6. Physical characteristics of the site: flat land
7. The surrounding land use includes:
  - North: various commercial uses including C.U.P. 04-13 Northwest Storage and C.U.P. 11-01 Nez Perce Tribe Office
  - South: various commercial uses including C.U.P 18-06 RMC, C.U.P. 17-09 Kesler Storage and C.U.P. 12-10 M-D School District Transportation Facility
  - East: Agricultural (irrigated grazing land)
  - West: Commercial (Franklin Building Supply) and Agricultural (grazing land)
8. Valley County Code (Title 9) in Table 9-3-1. This proposal is categorized under:
  - 5. Commercial Uses (d) Area Business

The Commission should review the standards in Title 9, Chapter 5.

## **SUMMARY:**

Compatibility Rating: Staff's compatibility rating is a +18.

**Staff Comments:**

1. Will there be any landscaping or screening proposed to block the view along the western boundary in order to protect the view from the highway?
2. What are the specific site dimensions; an easement for the specific permit site will be required.
3. Will there be any fencing?
4. Is this equipment storage of rental equipment?
5. The access crosses Lot 2 of Karsyn Business Park. Do you have an easement or approval from the owner?

**ATTACHMENTS:**

- Conditions of Approval
- Compatibility Evaluation and Matrix
- Vicinity Map
- Aerial View
- Assessor Plat
- Karsyn Business Park Plat
- Pictures of Site Taken May 20, 2020 and June 25, 2020
- Responses

**Conditions of Approval:**

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit. If traffic volumes exceed 20 trips per day a new permit would be required.
3. The use shall be established within one year of the date of approval or this permit shall be null and void.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws,

regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.

5. All lights shall be fully shielded so that there is no upward or horizontal projection of lights. The lights can only be a maximum of 20' in height.
6. The applicant shall provide and maintain orderly and proper disposal of waste including by-products of the operation, other solid waste, and sanitary waste.
7. Must comply with Central District Health requirements.
8. Must comply with requirements of the McCall Rural Fire District.
9. Parking must comply with setback standards: 30' front, 10' side, 30' rear, 30' side street.
10. New structures, including fencing greater than 6-feet tall, must have building permits and be approved as part of a conditional use permit.
11. The site must be kept neat and orderly.
12. Shall obtain a sign permit prior to installation of a sign.
13. Landscaping shall be installed prior to July 1, 2021. If landscaping dies, it must be replaced. Landscaping must be irrigated and maintained.
14. 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.
15. Any mounding or berms shall have slopes no steeper than three to one (3:1).
16. Hours of operation are limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday.
17. A stormwater management plan shall be approved by the Valley County Engineer prior to excavation.

## **END OF STAFF REPORT**

# Compatibility Questions and Evaluation

Matrix Line # / Use: #19 Area Business

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?

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

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

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

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

See 1+2 w/ same residential

## Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-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? It is large, but exposed to view from Highway 55 - no tree

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

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

Yes

(+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?

Yes - storage from adjacent property

(+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 - storage

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

Yes - but some impact to Highway 55

(+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?

Very little change

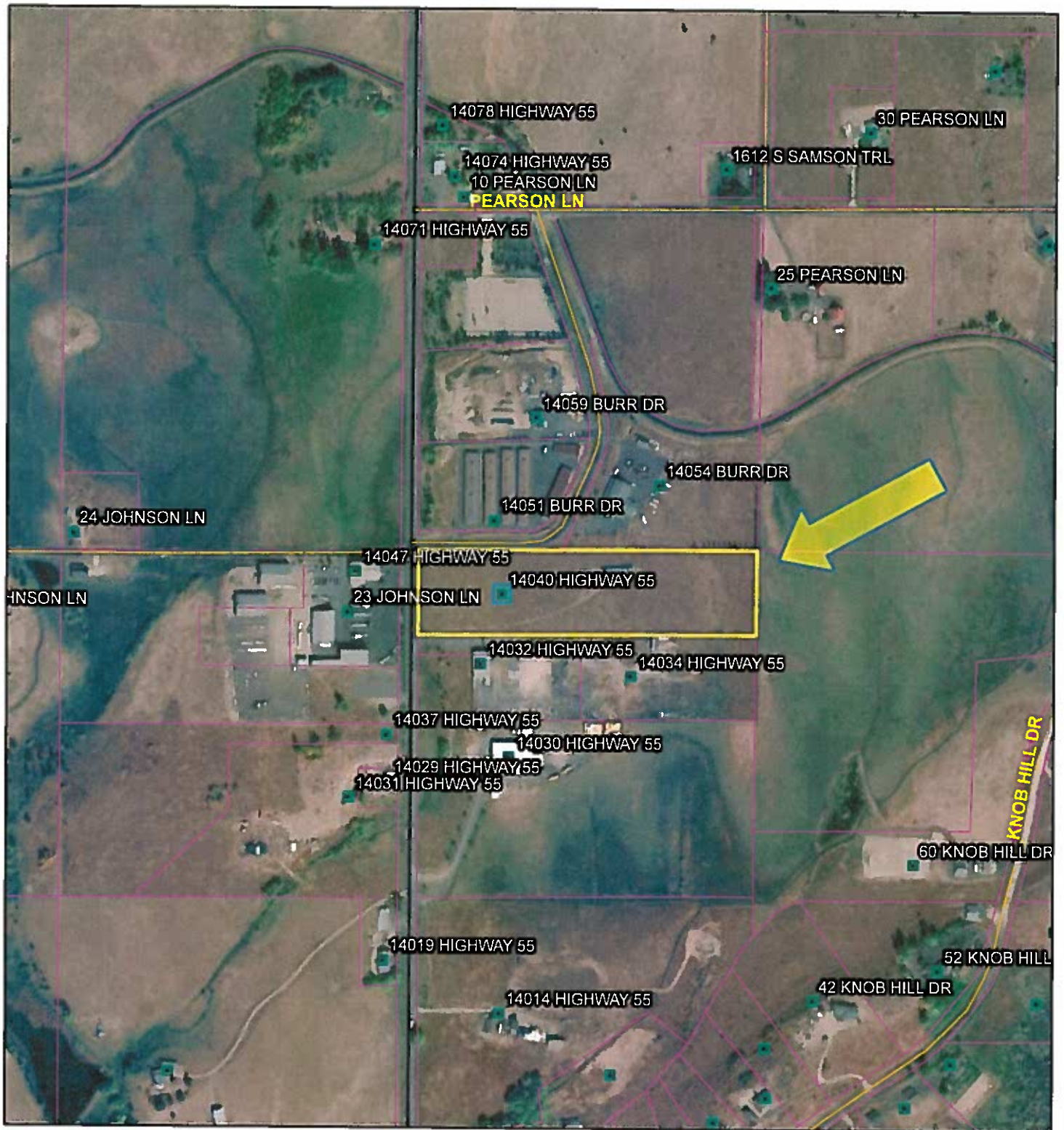
Sub-Total (+) 25

Sub-Total (-) 7

Total Score +18

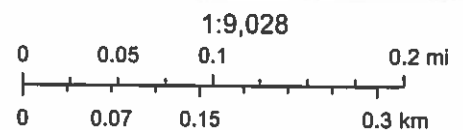
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

# C.U.P. 20-08 vicinity map



5/7/2020 4:37:00 PM

- Parcel Boundaries
- Addresses
- All Road Labels
- Roads
- MAJOR
- URBAN/RURAL



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

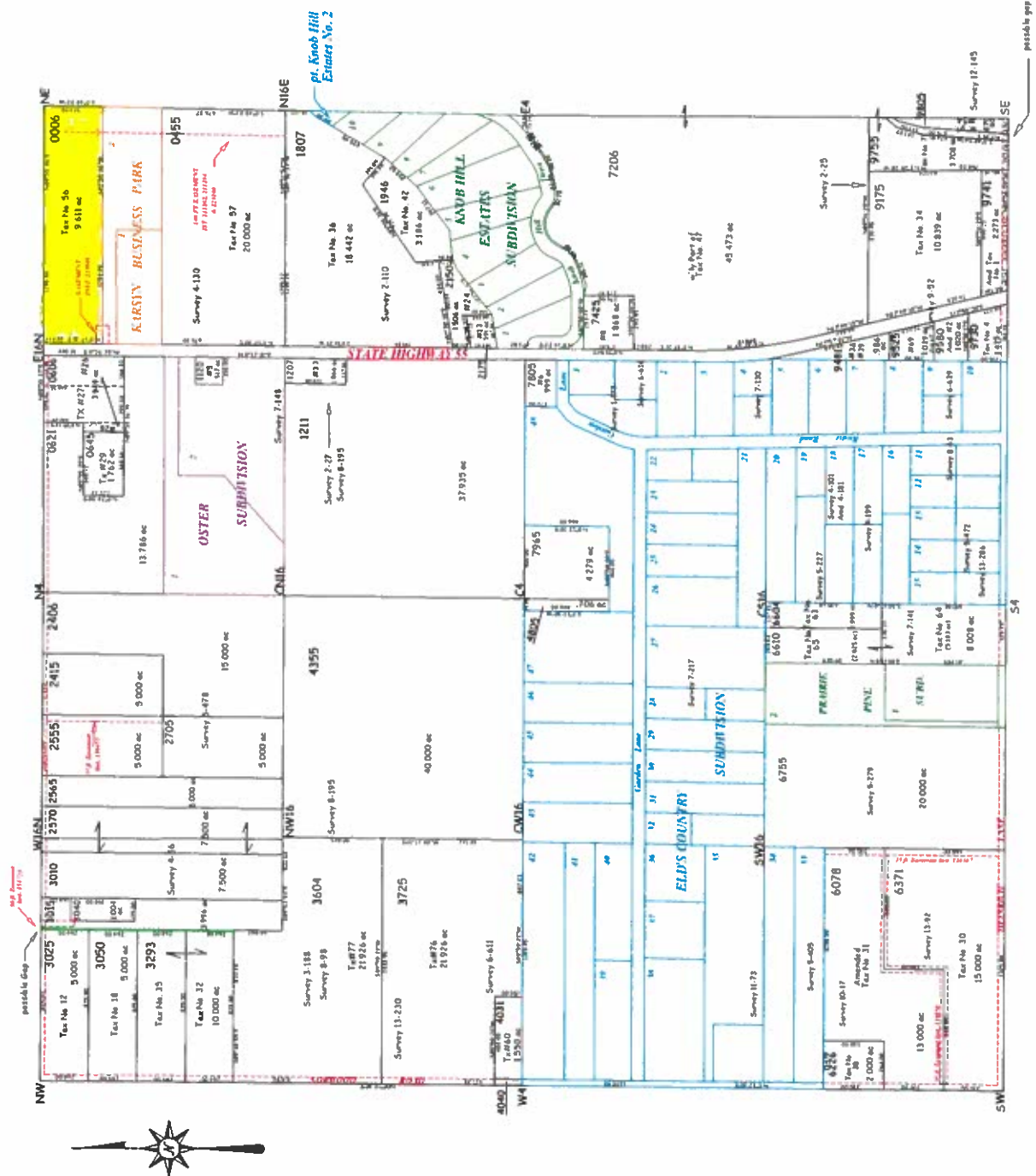


Proposed  
equipment storage



## TWP. 18N R03E SEC. 33

<b>Filename:</b> Valley County Base Map
<b>Scale:</b> 1" = 400 ft.
<b>Date:</b> 2/18/2020
<b>Drawn by:</b> L.Frederick

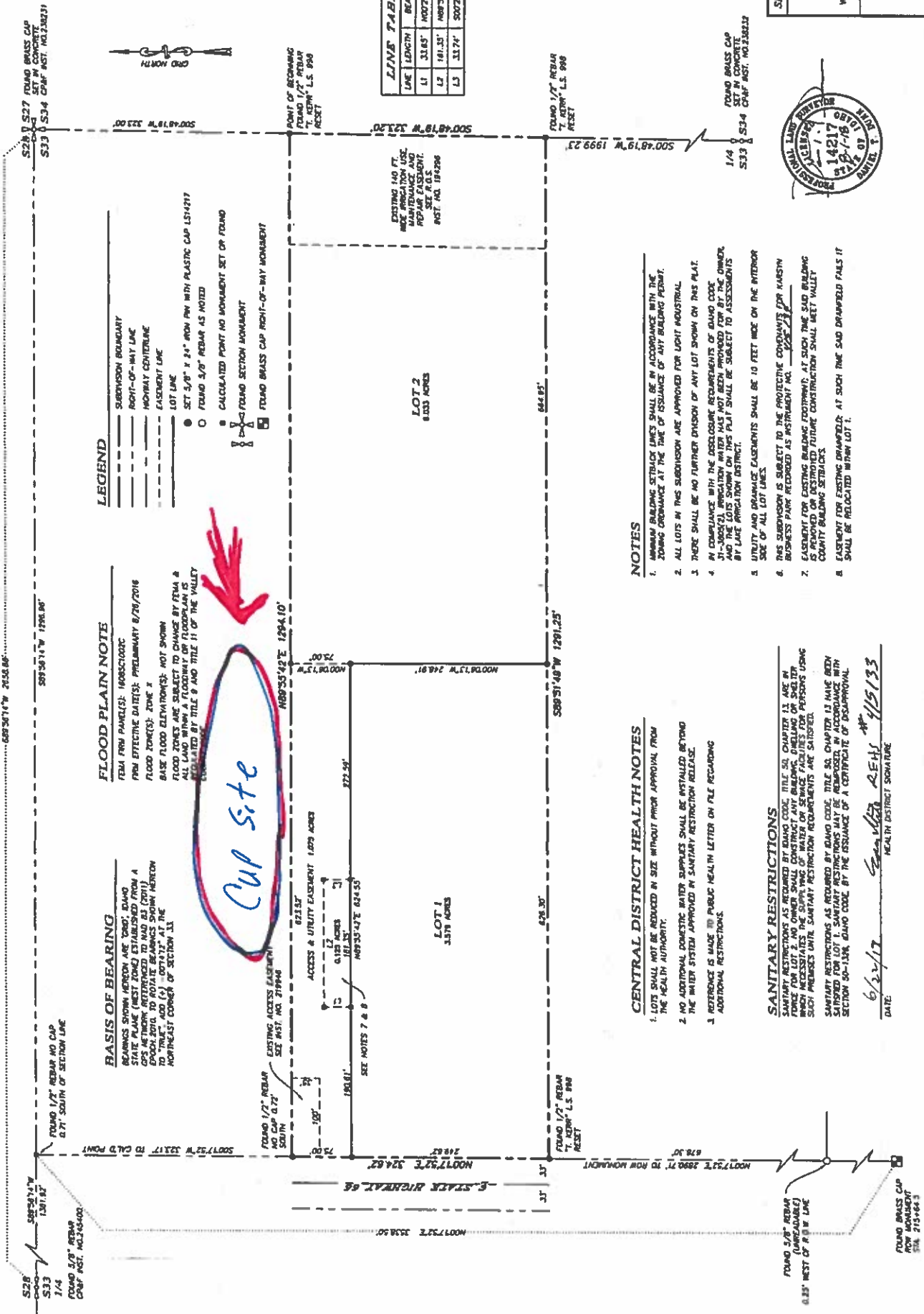




# KARSYN BUSINESS PARK

A SUBDIVISION LOCATED IN THE  
N.E. 1/4 OF THE N.E. 1/4, SECTION 33,  
T.18N., R.3E., B.M. VALLEY COUNTY, IDAHO,  
2018

INSTRUMENT # 415132  
VALLEY COUNTY, CASCADE, IDAHO  
5-1-2018 09:11:51 AM Vol. of Page: 1  
Recorded by: JESSIE L. DUNN  
E-Cadastre Recorder, Olympia, WA  
Made in U.S.A.



## LEGEND

- SUBDIVISION BOUNDARY
- RIGHT-OF-WAY LINE
- MOBILITY CENTRELINE
- EASEMENT LINE
- LOT LINE
- SET 5/8" X 24" IRON PIN WITH PLASTIC CAP L514717
- FOUND 5/8" REBAR AS NOTED
- CALCULATED POINT NO MONUMENT SET OR FOUND
- FOUND BRASS CAP RIGHT-OF-WAY MONUMENT

## FLOOD PLAIN NOTE

FROM FIRM PANEL(S): 16080300C  
FIRM EFFECTIVE DATE(S): PRELIMINARY 8/78/2016  
FLOOD ZONE(S): ZONE X  
BASE FLOOD ELEVATION(S): NOT SHOWN  
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA &  
ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS  
REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY  
COUNTY CODE.

## BASIS OF BEARING

BEARINGS SHOWN HEREON ARE "TRUE", IDAHO  
STATE PLANE (WEST ZONE) ESTABLISHED FROM A  
GPS MEASUREMENT TO NAD 83 (2011)  
TO "TRUE", ADD (+) 0.071417 AT THE  
NORTHEAST CORNER OF SECTION 33.

LINE	LENGTH	BEARING
L1	31.65'	N0079°46'W
L2	181.35'	N88°31'47"E
L3	31.74'	S0079°44'E

## NOTES

- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
- ALL LOTS IN THIS SUBDIVISION ARE APPROVED FOR LIGHT INDUSTRIAL.
- THERE SHALL BE NO FURTHER DIVISION OF ANY LOT SHOWN ON THIS PLAN.
- IN COMPLIANCE WITH THE DISCLOSURE REQUIREMENTS OF IDAHO CODE 31-3005(2), IRRIGATION WATER HAS NOT BEEN PROVIDED FOR BY THE OWNER, AND THE LOTS SHOWN ON THIS PLAN SHALL BE SUBJECT TO ASSESSMENTS BY LAKE IRIGATION DISTRICT.
- UTILITY AND DRAINAGE EASEMENTS SHALL BE 10 FEET WIDE ON THE INTERIOR SIDE OF ALL LINES.
- THIS SUBDIVISION IS SUBJECT TO THE PROTECTIVE COVENANTS FOR KARSYN BUSINESS PARK RECORDED AS INSTRUMENT NO. 415132.
- EASEMENT FOR EXISTING BUILDING FOOTPRINT, AT SUCH TIME THE BUILDING IS REMOVED OR DESTROYED FUTURE CONSTRUCTION SHALL MEET VALLEY COUNTY BUILDING SETBACKS.
- EASEMENT FOR EXISTING DRAINAGE, AT SUCH TIME THE SAID DRAINAGE FAILS IT SHALL BE RELOCATED WITHIN LOT 1.

## CENTRAL DISTRICT HEALTH NOTES

- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED BY SANITARY RESTRICTION RELEASE.
- REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.

## SANITARY RESTRICTIONS

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN EFFECT FOR LOT 1 AND LOT 2. THE SUBDIVISION IS A RESIDENTIAL DEVELOPMENT WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PROPERTIES USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED. SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED FOR LOT 1. SANITARY RESTRICTIONS MAY BE REPEALED, IN ACCORDANCE WITH SECTION 50-1306, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE: 6/22/17  
HEALTH DISTRICT SIGNATURE: [Signature]  
#415133



SHEET 1 OF 2  
25 CODY TRAIL  
CASCADE, IDAHO 83411  
PHONE: (208) 634-6896  
WWW.DUNNLANDSURVEYS.COM

**dunn**  
LAND SURVEYORS, INC.  
1800 E. 10TH AVE., SUITE 100  
BOZEMAN, MT 59717-1000



*looking to southwest*

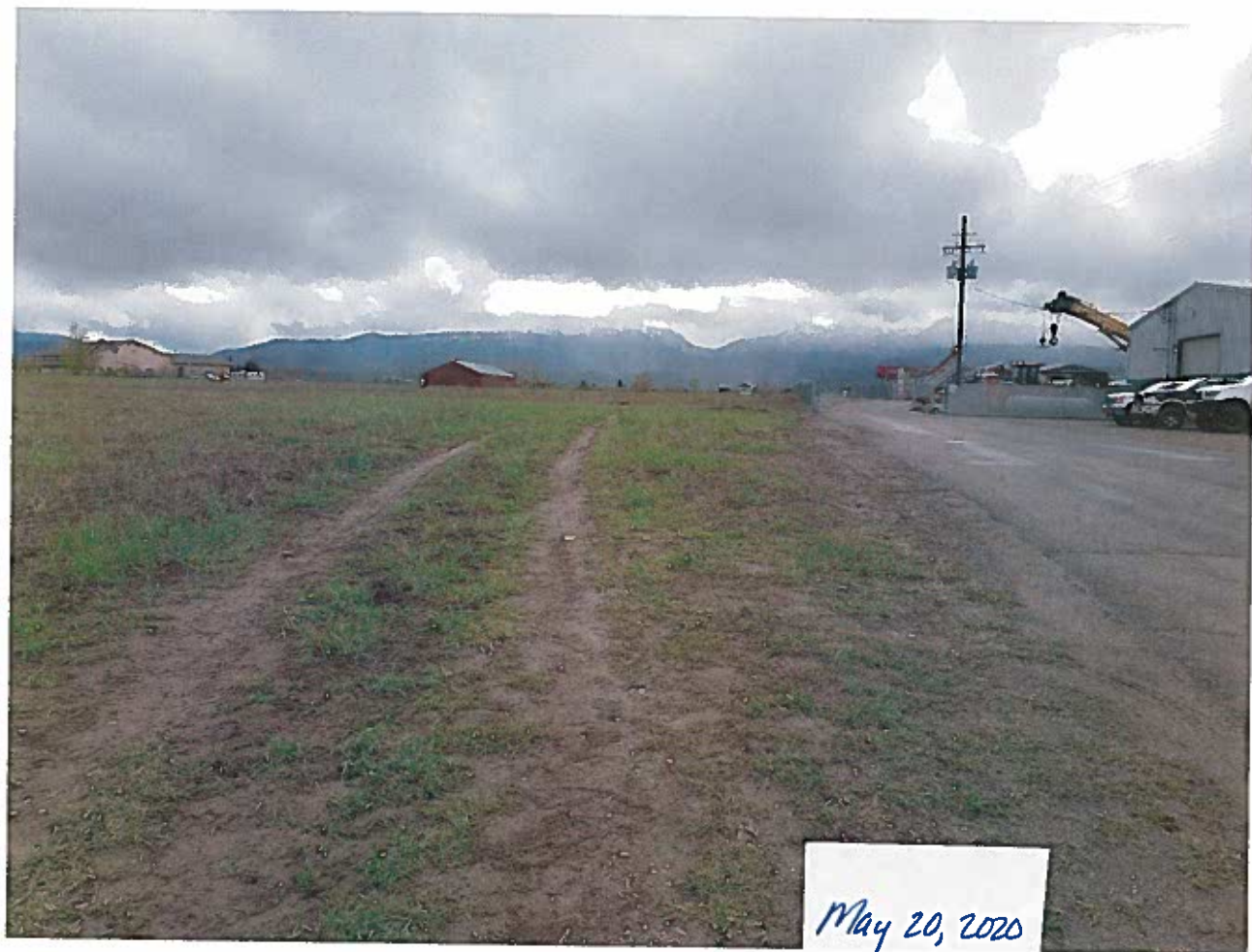


*looking to northwest*





looking north from proposed site

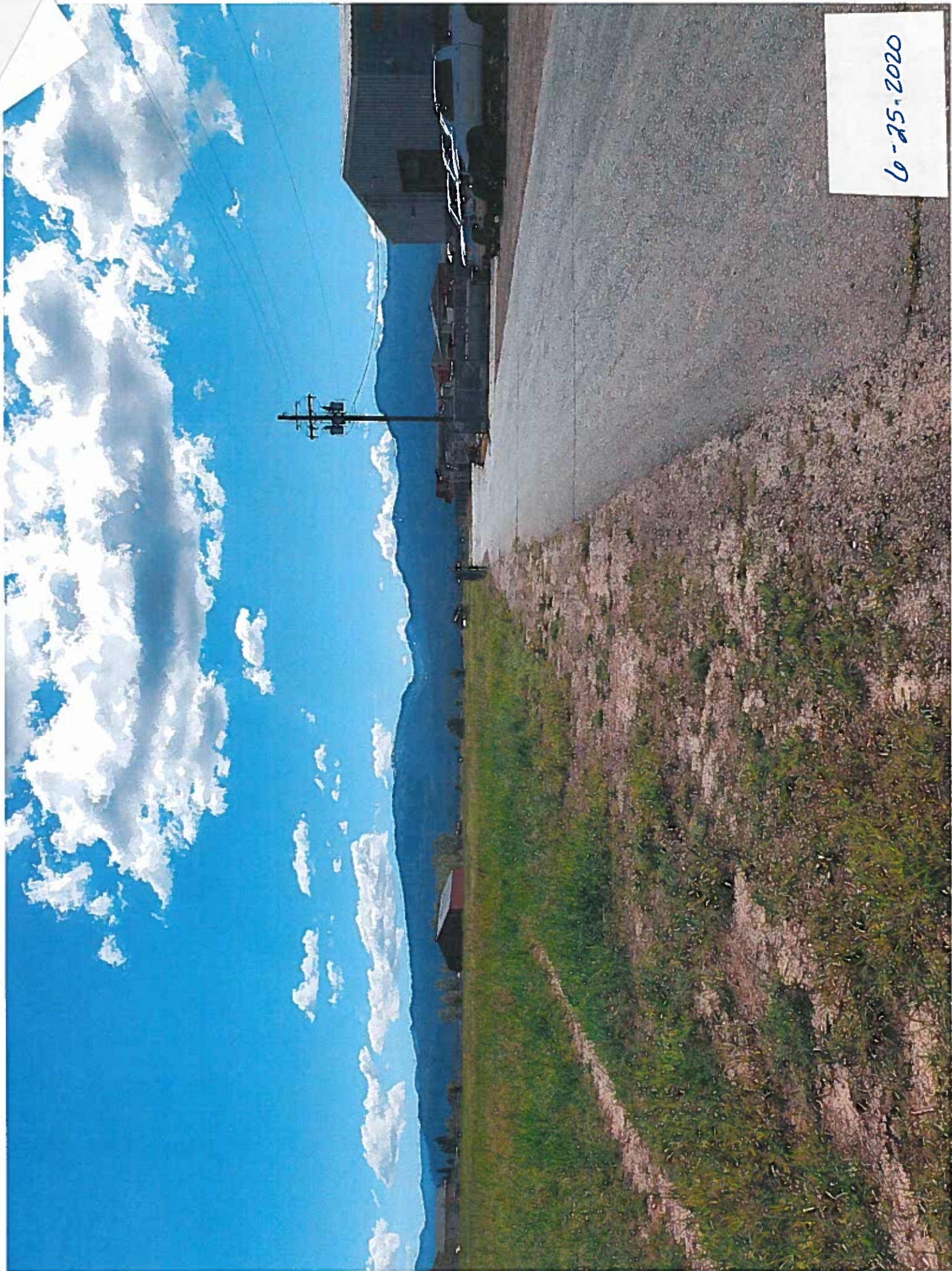


Looking east towards proposed site

May 20, 2020



6-25-2020







CENTRAL DISTRICT HEALTH DEPARTMENT  
Environmental Health Division

Return to:

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

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

Conditional Use # CUP 20-08

Preliminary / Final / Short Plat Rocky Mountain Crane

14040 Highway 55  
SEC 36 T 18N R 3E

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

Reviewed By: EHR

Date: 5/13/20

**From:** Garrett de Jong <garrett@mccallfire.com>  
**Sent:** Tuesday, June 2, 2020 10:00 AM  
**To:** Cynda Herrick <cherrick@co.valley.id.us>  
**Subject:** CUP 20-06, 20-07, 20-08, 20-09

Hi Cynda,

**CUP 20-06: Appel Subdivision:**

- No comment

**CUP 20-07: Valley County Recycling Site:**

- In the event that a fabric-covered structure is used, Section 3102 of the International Building Code (IBC) requires these membrane materials to be noncombustible as described in IBC Section 703.5 or meet the fire propagation criteria of NFPA 701, (Chapter 31, 2015 International Fire Code).
- In the event that a fabric-covered structure is used, portable fire extinguishers shall be provided, 2-A minimum rated extinguisher, located within 75' of travel distance to each extinguisher, as required by Section 906.3 (2015 International Fire Code).
- In the event that a gate is installed, a Knox Box, or Knox Pad Lock shall be installed for fire district access.

**CUP 20-08: RMC Equipment Storage:**

- No comment

**CUP 20-09 BP Equipment Storage:**

- No comment

Have a great week!

Garrett

**Garrett de Jong**  
**Fire Chief**  
**McCall Fire & EMS**  
201 Deinhard Lane  
McCall, ID 83638  
[www.mccallfire.com](http://www.mccallfire.com)  
PH: 208.634.7070  
FAX: 208.634.5360





**Valley Soil & Water Conservation District**  
**PO Box 580**  
**209 N Idaho Street**  
**Cascade, ID 83611**

**(208) 382-3317**  
**[www.ValleySWCD.org](http://www.ValleySWCD.org)**

June 3, 2020

Valley County Planning & Zoning  
PO Box 1350  
Cascade, ID 83611

Dear Planning & Zoning Commissioners:

Valley Soil & Water Conservation District has strong concerns to address regarding P & Z applications **V-1-20 Dellwo Setback Variance and C.U.P. 20-08 RMC Equipment Storage.**

1. **V-1-20 Dellwo Setback Variance:** The Valley Soil and Water Conservation District would like to express several natural resource concerns regarding the V-1-20 Dellwo Setback Variance request. Our two primary natural resource concerns involve soil and surface water that may be impacted by the construction of driveways and building structures within Lot 21 of the Smiling Julie subdivision. There are two un-named perennial streams that flow along the north and south side of this lot. The District feels that relaxing the required 30 feet from the high-water mark to 10 feet would not provide an adequate buffer of disturbance from construction activity could lead to sediment reaching the stream channels and being carried downstream possibly into Lake Cascade. The house could also shed materials such as snow sliding off the roof which has the potential of reaching the stream and impeding the flow. At the very least silt fencing should be installed along the stream channel to minimize the risk of sedimentation from entering the channel. The dirt pile from the excavation of the foundation is currently perched above the north stream channel and needs to be moved to minimize the potential of dirt entering the stream channel. The Valley Soil and Soil Conservation District would like to ensure these above mentioned natural resource concerns are reviewed and mitigated as necessary to minimize any environmental impacts to the land and Lake Cascade.



## V-1-20 Dellwo Setback Variance





2. **C.U.P. 20-08 RMC Equipment Storage:** The proposed RMC Property Equipment storage site is situated adjacent to the main Lake Irrigation District feeder canal. A wastewater/flood plan needs to be addressed at this site to prevent fuel, lubrication oil, or any other runoff from this site from entering the main irrigation canal or groundwater. An on-site wastewater holding facility needs to be included in the C.U.P. 20-08 application plan.

Sincerely,

The Valley Soil and Water Conservation District  
Art Troutner, Chairman  
Paul Kleint, Vice Chairman  
John Lillehaug, Treasurer  
Justin Florence, Secretary  
Ralph Thier, Supervisor