

Valley County Planning and Zoning

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STAFF REPORT:	C.U.P. 24-03 Valley County Road and Bridge Department Office, Shop, and Storage Yard
MEETING DATE:	March 14, 2024
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT / PROPERTY OWNER:	Valley County Road and Bridge Department, c/o Jeff McFadden PO Box 1350, Cascade, ID
REPRESENTATIVE:	Kerstin Dettrich, The Land Group 462 E Shore Drive, Eagle, ID 83616
ARCHITECT:	Dana Kauffman, Insight Architects 2238 Broadway Ave, Boise, ID 83706
LOCATION:	55 Gold Dust Road Parcel RP13N04E090605 located in the NWNE Section 9, T.13N, R.4E, Boise Meridian, Valley County, Idaho
SIZE:	The project area is 4.16 acres of the 40-acre parcel.
REQUEST:	Office, Shop, and Storage Yard
EXISTING LAND USE:	Valley County Weed Department Building, Road Department Overflow Parking and Storage Area, and Gun-Range

Valley County Road and Bridge Department is requesting a conditional use permit for an office, shop, and equipment storage yard. The intent is to move the office and equipment from the Valley County property located at the Fair and Rodeo Grounds within the city of Cascade.

The project includes a new 13,575-sqft prefabricated metal building with service yard and new utilities. Outside storage consists of four existing structures, materials, and equipment used by staff. The existing salt shed would be demolished. A drive-up fuel station is proposed. Traffic impacts are not anticipated to add more than 100 trips per day. Staff anticipates that the Sherrif's Department will use the existing gun range on Warm Lake Road in the future.

An individual well and individual septic system is proposed. All lighting would comply with Valley County Code. Perimeter landscaping is proposed. No impacts to existing wetlands or surface water flows are anticipated.

Access would be from the existing driveway onto Gold Dust Road, a public road. The Valley County Weed Department Building is currently accessed from this driveway.

FINDINGS:

1. The application was submitted on February 7, 2024.
2. Legal notice was posted in the *Star News* on February 22, 2024, and February 29, 2024. Potentially affected agencies were notified on February 13, 2024. Property owners within 300 feet of the entire property owned by the applicant were notified by fact sheet sent February 14, 2024. The site was posted on February 29, 2024. The notice and application were posted online at www.co.valley.id.us on February 13, 2024.
3. Agency comment received:

Mike Reno, Central District Health, stated the application has been submitted and test holes conducted. The applicant is currently conducting spring ground water monitoring. (Feb. 13, 2024)

Steve Hull, Cascade Rural Fire District Chief, listed requirements. (Feb. 26, 2024)

Kenneth Dodd, PE, Valley County Engineer, reviewed the site grading, drainage plans, and drainage design documentation. Additional stormwater will need to be retained on site. Best management practices and erosion control measures are required. The driveway approach Gold Dust RD must meet requirements. (March 5, 2024)
4. Public comment received: *none*
5. Physical characteristics of the site: The topography is variable; however, the slope does not exceed 15%. The proposed building and storage area will be graded. The project area contains previously disturbed bare ground.
6. The surrounding land use and zoning includes:

North: Agricultural (Dry and Irrigated Grazing)
South: Agricultural (Timber)
East: Single-Family Residential Parcel with Homesite
West: Agricultural (Dry Grazing)
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 3. Civic or Community Service Uses g. Governmental administration buildings
 - 3. Civic or Community Service Uses h. Equipment or materials storage yards

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

TITLE 9 LAND USE AND DEVELOPMENT

9-5-3: STANDARDS:

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.

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.
- 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.

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:

- A. Purpose And General Regulations:
 3. General Regulations
 - d. Strip, Excavate, Remove Topsoil Or Berm Up Soil On Site: No person, firm or corporation shall strip, excavate or remove topsoil nor shall they berm up soil on a site, except to accommodate an approved building, building addition or facilitate necessary and approved site improvements. These changes must be part of the approved site grading and stormwater management plan. This subsection does not apply to sites where permitted uses exist or are proposed.
 - f. Use Of Landscaped Areas: Landscaped areas shall not be used for parking of vehicles, display of merchandise or other uses detrimental to the landscaping.
 4. Maintenance:
 - a. Responsibility For Maintenance: The landscape areas on site, as well as in the right of way, shall be maintained by the owner or owner's association (should the property be subdivided) or the lessee of the site. Any areas designated and intended for the purposes of on site water retention shall be maintained and reserved for that specific purpose. Any alteration or deterioration of those areas shall be considered a violation of this title and any applicable ordinance.

- b. Replacement Of Plant Material: Any plant material that does not survive shall be replaced within thirty (30) days of its demise.
- c. Removal Or Destruction Of Landscape Material: The removal or destruction of landscape material previously approved by the county shall constitute a violation of this title. Replacement of landscape material shall be of like size as that which was removed or destroyed.
- d. Maintained In Accordance With Site And/Or Landscape Plan: Landscaping, irrigation systems, walls, screening devices, curbing and lighting shall be reasonably maintained in accordance with the approved site and/or landscape plan. Plant material shall not be severely pruned such that the natural growth pattern or characteristic forms are significantly altered.
- e. Modification And/Or Removal Of Existing Landscaping: Modifications and/or removal of existing landscaping shall require prior approval.
- f. Lack Of Maintenance: The lack of maintenance shall constitute a violation of this title.

B. Landscaping; Standards Of Design:

- 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:
 - a. Multi-Family Use: Each site for a proposed multi-family use shall have a minimum of thirty percent (30%) of the net site/lot area in landscaping.
 - 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.
- 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.

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.
- 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.
- 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-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.

9-5B-2: LIGHTING:

9-5B-4: EMISSIONS:

- A. Obnoxious Odors; Toxic Or Corrosive Fumes Or Gases: The emission of obnoxious odors of any kind shall not be permitted, nor the emission of any toxic or corrosive fumes or gases.
- B. Dust: Dust created by an industrial, commercial, or recreational operation shall not be exhausted or wasted into the air. All operations shall be subject to the standards in appendix C, fugitive dust ¹. State air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission.

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- C. Wood Burning Devices: Wood burning devices shall be limited to one per site. Wood burning devices shall be certified for low emissions in accordance with EPA standards.

9-5B-5: DUST:

- A. Minimization Required: Dust and other types of air pollution borne by the wind from such sources as storage areas and roads, shall be minimized by appropriate landscaping, paving, oiling, watering on a scheduled basis, or other acceptable means.
- B. Created By Approved Operation: Dust created by any approved operation shall not be exhausted or wasted into the air. The standards in appendix C, fugitive dust 1 along with state air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission.

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.

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.

Title 9-5D CIVIC OR COMMUNITY SERVICE USES

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

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

- A. Minimum Lot Areas:
1. Hospitals, sanatoriums, retirement homes, government administration buildings, cemeteries, and similar uses shall be located on lots or parcels of minimum area as computed from subsection 9-5-3A2 of this chapter but shall not be less than one acre.
 2. Sanitary landfills for solid waste disposal sites shall be in accordance with federal and state standards and not be less than five (5) acres. Central sewage treatment facility sites shall not be less than two (2) acres. This minimum area does not apply to undesignated sewage treatment facilities.
 3. Other uses in this category shall occur on sites of an area sufficient to accommodate the use, associated activities or uses, and to adequately contain adverse impacts.
 4. Frontage along a public or private road shall not be less than seventy five feet (75').
- B. Minimum Setbacks:
1. The minimum building setbacks shall be fifty feet (50') from front, rear, and side street property lines and thirty feet (30') from side property lines except the minimum setbacks for cemeteries shall be thirty feet (30') from front and side street property lines, ten feet (10') from side property lines and fifteen feet (15') from rear property lines. Central sewage treatment facilities shall be set back at least one hundred feet (100') from any property line.
 2. Sanitary landfill sites shall be not less than one thousand feet (1,000') from residential developments, other civic or community service uses, or commercial uses. Central sewage treatment facilities shall be not less than three hundred feet (300') from the above listed uses.
- C. Maximum Building Heights And Floor Area:
1. Building heights shall not exceed thirty five feet (35') above the lower of the existing or finished grade. The building size or floor area may not exceed the limitations of subsections 9-5-3A and C of this chapter.
 2. No structure or combination of structures may cover more than forty percent (40%) of the lot.
- D. Site Improvements: Parking spaces shall be provided at the rate of one per two hundred fifty (250) square feet of floor area as applicable where buildings are a part of the use or as determined by the commission.

SUMMARY:

Staff's compatibility rating is a +24.

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. Will additional motor pool vehicles such as those used by the Assessor's office be parked at this site? If so, where...
3. Where will road department equipment be located? Where will you park trucks, loaders, vehicles to be repaired, plows, etc.? Where is the outside storage?
4. The project description letter mentions parking spaces for employees. Will there be parking spaces available for public or off-site county staff?
5. Can you provide a complete site plan that shows all the storage, weed department, outbuildings, etc.?
6. Landscaping along Gold Dust RD should be located far enough away from the public right-of-way to allow for widening of the road.

ATTACHMENTS:

- Proposed Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Assessor Plat – T.13N R.4E Section 9
- Site Plan
- Photos taken February 29, 2024
- Responses

Proposed 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 two years or a permit extension will be required.
5. A letter of approval is required from Cascade Fire District.
6. Must have approval from Central District Health. Shall maintain septic system and drainfield.
7. All exterior lighting on this site must comply with the Valley County Lighting Ordinance. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
8. The minimum building setbacks shall be fifty feet (50') from front, rear, and side street property lines and thirty feet (30') from side property lines.
9. No parking allowed in the setback areas.
10. No open storage allowed in the setback areas.
11. The site must be kept in a neat and orderly manner.
12. Shall place addressing numbers at the building and at the driveway entrance.
13. Landscaping shall be installed prior to October 1, 2026. If landscaping dies, it must be replaced.
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. Berms shall have slopes no steeper than three to one (3:1).
16. All noxious weeds on the property must be controlled.
17. Shall obtain a sign permit prior to installation of any signs.

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	+1	+2	+1	+1	-1	-1	-1	+2	-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	+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 GOV'T	+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	-1	-2	-1	-2	+1		+2
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2	+1	+1	-1	-1	-2	-1	-2	+1	+1	+2

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use:

#9

Prepared by:

CH

YES/NO X Response Value

Use Matrix Values:

(+2/-2) +1 X 4 +4

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

Agricultural

(+2/-2) +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?

Mostly Agricultural, but transitioning to industrial (Concrete plant)

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?

Yes it is large enough. It has some trees and proposed landscape.

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

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

No - larger

(+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?

No other properties affected, except the fields.

Turn lane at Highway 55

(+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 change

(+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?

Yes

(+2/-2) 0 X 2 0

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

No Change

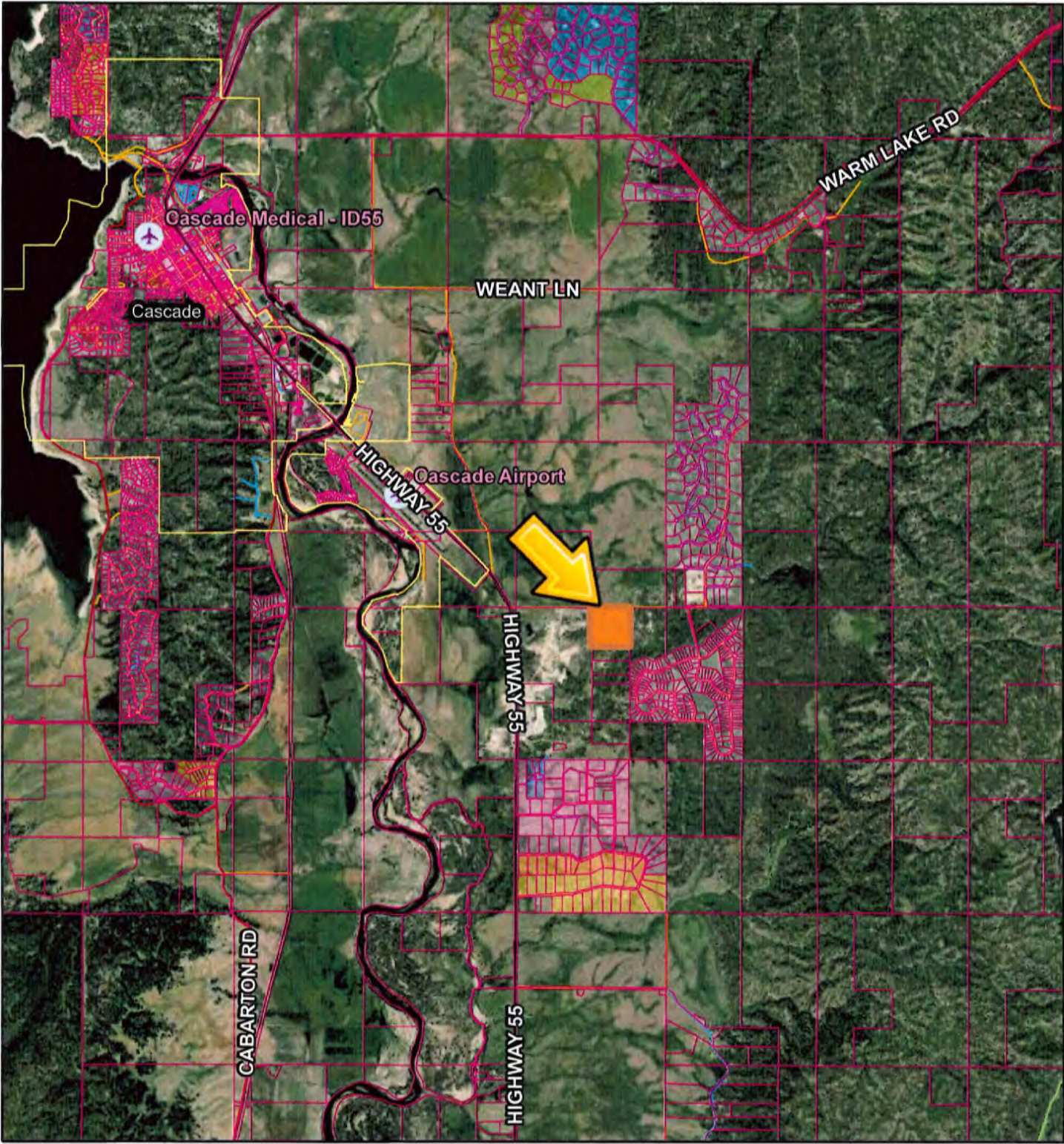
Sub-Total (+) 25

Sub-Total (-) 1

Total Score +24

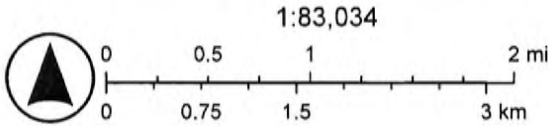
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

C.U.P. 24-03 Vicinity Map



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- Airstrips
- Municipalities
- Parcel Boundaries
- Roads
 - MAJOR
 - MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- USFS
- PRIVATE
- OTHER



Earthstar Geographics




C.U.P. 24-03 Aerial Map

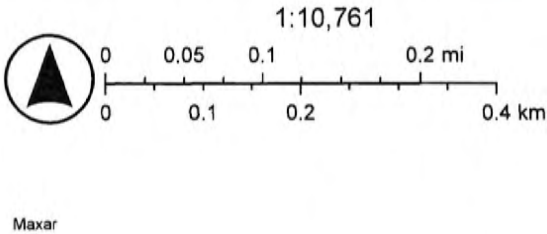


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Permits

-  CUP
-  GF
-  Address Points

-  Parcel Boundaries
-  Roads
-  URBAN/RURAL

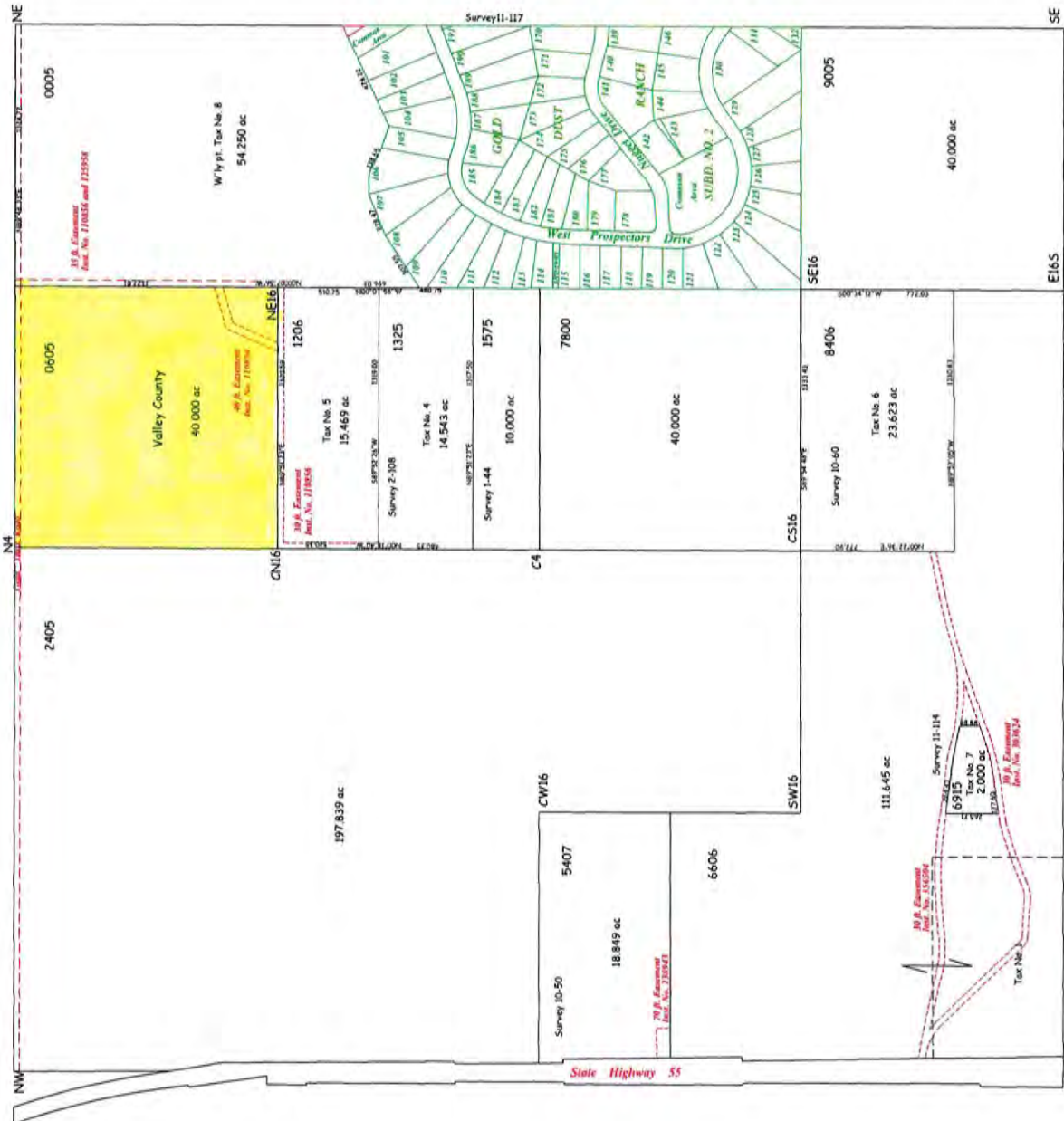


PLAT TITLE

T W P . 1 3 N R O 4 E S E C . 0 9

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

Filename:
Valley County Base Map
Scale: 1" = 400 ft.
Date: 2/24/2023
Drawn by: L. Frederick










This drawing is to be used for reference purposes only. The County is not responsible for any inaccurate conditions shown.

Material Legend



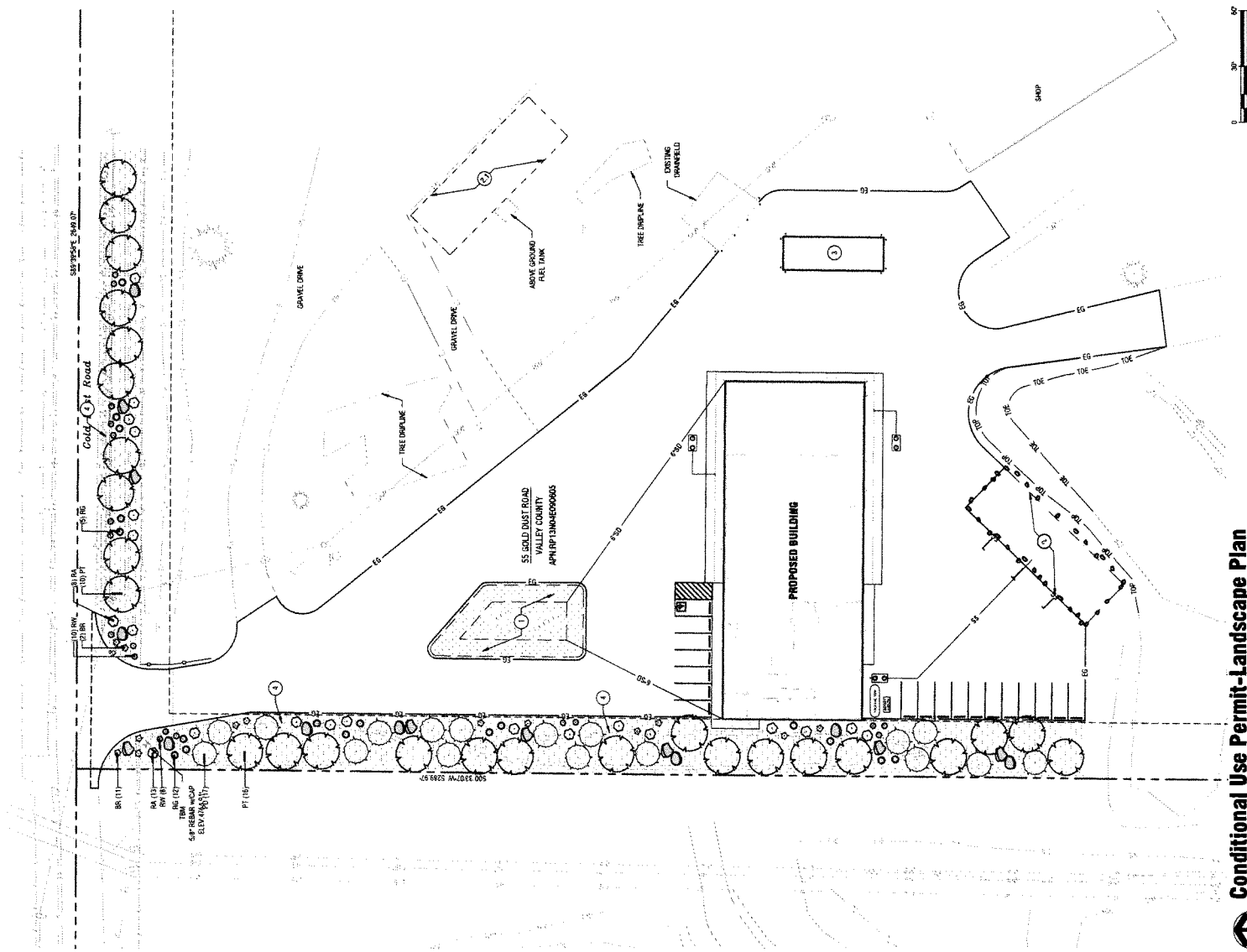
Keynotes:

1. PROPOSED SWALE FOR ROOF DRAINAGE.
2. PROPOSED DRAINAGE FOR RETAINMENT DRAINAGE.
3. PROPOSED FUEL TANK.
4. LANDSCAPE ISLAND.

PLANT SCHEDULE					
SYMBOL	CODE	SYMBOL	COMMON NAME	SIZE	CONTAINER
TREES					
	PD		PRELONTSIA MEDUSA DOLGAS FR	8 HT.	B&B
		PT	POKULUS TESCHAUJES GAUING SPFN	2' CAL.	B&B
SHRUBS					
	BR		BERNARDI BIFLORA CREPINA MACINA	2 GAL.	POT
	PA		PAULS FRIGULIA SUTURIN AUBREY	3 GAL.	POT
	RG		AULICHER LAMPS SALAC GOLDEN GARANT	3 GAL.	POT
	RW		ROSSA HYDRON MAGNATICA ROSE	3 GAL.	POT

SEED MIXES:

SEED MIX	SEED MIX
THIN WHITE MEADOW SEED MIX	CLEARWATER SEED MIX
...	...













Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 24-03

Preliminary / Final / Short Plat _____

Sec 9
55 Gold dust 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. Application Submitted and Test hole conducted. Applicant currently
conducting Spring ground water monitoring.

Reviewed By: CHR

Date: 2-13-24



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

February 26, 2024

TO: Cynda Herrick
Valley County Planning and Zoning

RE: Valley County Road Department Maintenance Facility
CUP 24-03

I have reviewed the CUP application the proposed Maintenance Facility for the Valley County Road Department. The International Fire Code has requirements in section Repair Garages and Welding. After review, the Cascade Rural Fire Protection District (CRFPD) will require the following.

2311.2 Storage and use of flammable and combustible liquids. The storage and use of flammable and combustible liquids in repair garages shall comply with Chapter 57 and Sections 2311.2.1 through 2311.2.4

2311.2.1 Cleaning of parts. Cleaning of parts shall be conducted in listed and approved parts-cleaning machines in accordance with Chapter 57

2311.2.2 Waste oil, motor oil and other Class IIIB liquids. Waste oil, motor oil and other Class IIIB liquids shall be stored in approved tanks or containers, which are allowed to be stored and dispensed from inside repair garages.

2311.2.2.1 Tank location. Tanks storing Class III B liquids in repair garages are allowed to be located at, below or above grade, provided that adequate drainage and containment is provided.

2311.2.3 Drainage and disposal of liquid and oil-soaked waste. Garage floor drains, where provided, shall drain to approved oil separators or traps discharging to a sewer in accordance with the International Plumbing Code. Contents of oil separators, traps and floor drainage systems shall be collected at sufficiently frequent intervals and removed from the premises to prevent oil from being carried into sewers.

2311.2.3.1 Disposal of liquids. Crankcase drainings and liquid shall not be dumped into sewers, streams or on the ground, shall be stored in approved tanks or containers in accordance with Chapter 57 until removed from premises.

2311.2.3.2 Disposal of oily waste. Self-closing metal cans shall be used for oily waste.

2311.3 Sources of ignition. Sources of ignition shall not be located within 18 inches of the floor and shall comply with Chapters 3 and 35.

2311.3.1 Equipment. Appliances and equipment installed in a repair garage shall comply with the International Building Code, the International Mechanical Code and NFPA 70

2311.3.2 Smoking. Smoking shall not be allowed in repair garages except in approved locations.

Fire Extinguishers. Fire Extinguishers shall be provided in accordance with section 906.

Section 906 Table 906.3 references Class A Fire Hazards. Extinguishers shall have a maximum travel distance of 75 feet and a minimum rating of 2-A per 1500 square feet.

3505.2.1 Cylinders connected for use. The storage or use of a single cylinder of oxygen and a single cylinder of fuel gas located on a cart shall be allowed without requiring the cylinders to be separated in accordance with Section 5003.9.8 or 5003.10.3.6 when cylinders are connected to regulators, ready for service, equipped with apparatus designed for cutting welding and all the following:

1. Carts shall be kept away from the cutting or welding operation in accordance with Section 3505.5 or fire-resistant shields shall be provided.
2. Cylinders shall be secured to the cart to resist movement.
3. Carts shall be in accordance with Section 5003.10.3
4. Cylinder valves not having fixed hand wheel shall have keys, handles or non adjustable wrenches on valve stems while the cylinders are in service.
5. Cylinder valve outlet connection shall conform to the requirements of CGA V-1.
6. Cylinder valves shall be closed when work is finished.
7. Cylinder valves shall be closed before moving the cart.

5303.6 Valve protection. Compressed gas container, cylinder and tank valves shall be protected from physical damage by means of protective caps, collars or similar devices in accordance with Sections 5303.6.1 and 5303.6.2

5303.6.1 Compressed gas container, cylinder or tank protective caps or collars. Compressed gas containers, cylinders and tanks designed for protective caps, collars or other protective devices shall have the caps or devices in place except when the containers, cylinders or tanks are in use or are being serviced.

5303.6.2 Caps and plugs. Compressed gas containers, cylinders and tanks designed for valve protection caps or other protective devices shall have the caps or devices in place. When outlet caps or plugs are installed, that shall be in place.

Valley County code Chapter 3, Liquefied Petroleum Gas (LPG) Systems.

6-2-3: APPLICABILITY:

This subsection shall apply to all new liquefied petroleum gas (LPG) installations, residential and commercial systems, and to existing installations when LPG service is reconnected after service is interrupted.

6-2-4: PERFORMANCE STANDARDS and PROCESS:

A. Propane providers shall install systems following NFPA 54 & 58, including;

1. Two-stage regulator systems, or twin packing regulators underneath the tank lid, shall be installed on all LPG installations, with twin packing preferred.
2. The first stage regulator shall be installed under the hinged gauge cover supplied with the tank.
 - a. The atmospheric pressure aperture of the regulator shall point downward.
 - b. The first stage regulator shall be plumbed to the riser of the yard piping with a flexible riser to allow flexibility should tank shifting occur.
 - c. The riser from the yard piping shall be located not more than 12 inches from the walls of the tank.
3. The second stage regulator and riser pipe shall be installed on the gable end of the building, in an approved location (flat roofs, bonnet roofs, etc.).
 - a. The penetrating building nipple shall be schedule 80.
 - b. The outside hookup to the nipple shall also be schedule 80.
 - c. This riser shall be a flexible riser pipe and shall be securely supported/braced to the wall approximately ten (10) inches below the regulator to prevent bending of the pipe by lateral snow/ice loads.
4. A protective cover, approved by the gas supplier and the fire district, shall be installed over all second stage regulators/ or meters and riser piping, and securely supported to the ground or diagonally to the building wall.
5. The riser pipes for the yard piping shall not be embedded in concrete. Concrete placed around such riser shall be held back at least one inch (1") from all sides of the pipe.
6. Location of the centerline of LPG tanks shall be permanently marked using a snow stake.
 - a. Such stake shall be of sufficient height to be visible through anticipated maximum snow depth at the respective location.
 - b. Installation and maintenance of the snow stake is the responsibility of the LPG user.
7. Propane appliances shall not be permitted in any new installation in an attic or crawl space, effective May 1, 2020, unless a combustible gas detection is built into a system that shuts down the supply of propane in the event of a leak.

8. A combustible gas detector shall be installed in the lowest livable level of any building with an LPG appliance at the time of installation. Maintenance of the combustible gas detector shall be the responsibility of the LPG user.

9. Propane tanks shall be kept clear of snow so that quick access can be made to turn off the propane in emergencies. Keeping snow clear of the tank shall be the responsibility of the LPG user.

B. Submittal to Fire District: The propane company shall submit an LPG permit application and an LPG system plot plan to the appropriate fire district in the following circumstances:

1. After installation of a propane system
2. If service is interrupted and a new tank is being set

The LPG plot plan shall include, but not limited to, the tank location, tank capacity in U.S. gallons, route of yard piping, location of the riser pipe at the building, property boundaries, an outline of all existing/proposed building on the lot and a depiction of the ridgeline of any building to be supplied with LPG.

C. Submittal to Building Department: After installation by the propane company for new construction and inspection by the appropriate fire district, an approval shall be transmitted to the appropriate Building Department. The Building Department will not issue a certificate of occupancy until receipt of the inspection/approval is received.

Water Supply Requirements

CRFPD requires a 30,000 gallon water tank for the size of this building outside of a municipal water supply. The location of the tank shall be coordinated with CRFPD to determine the best location.

All codes and requirements are available at the CRFPD Fire station and may be reviewed at any time.

Please contact me with any questions



Steve Hull
Fire Chief
Cascade Rural Fire District
steve@cascaderuralfire.com

Parametrix No. 314-4875-001

Cynda Herrick, AICP, CFM
Valley County Planning and Zoning
219 North Main Street
PO Box 1350
Cascade, ID 83611

Re: March 14, 2024, Planning and Zoning Commission Agenda Items

Dear Cynda:

The following comments are for the item listed in the on the March 14, 2024, Valley County (VC) Planning and Zoning Commission agenda you directed us to review:

New Business:

4. C.U.P. 24-02 River Fork Ranch Subdivision – Preliminary Plat

Detailed site grading and drainage plans and drainage design documentation for the site improvements are required for review and approval by Valley County. Additional stormwater resulting from site improvements will need to be retained on site. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

The preliminary site grading plans need to have larger sight distance triangle at the intersections of Spink Ln/River Fork Ranch Ln and Spink Ln/River Fork Meadows Ln per Figure 300 of the Valley County Public Road Standards. Applicant needs to show a 0.5% minimum grade for private roadways. Per Section 1.C.1 in the Valley County Private Road Standards, additional right-of-way and/or permanent easements may be required to accommodate snow storage.

The preliminary plans identify piping and rerouting of the Mahala Ditch. Grading or disturbance of this ditch may require approval of the U.S. Corps of Engineers under the federal clean water act. A federal 404 permit may be required and will be part of the conditional use permit.

5. C.U.P. 24-03 Valley County Road and Bridge Department Office, Shop, and Storage Yard

Detailed site grading and drainage plans and drainage design documentation for the site improvements are required for review and approval by Valley County. Additional stormwater resulting from site improvements will need to be retained on site. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

The approach connecting to Gold Dust Rd needs to have a sight distance triangle of at least 90' per Figure 300 of the Valley County Public Road Standards as well as a 4% grade for the first 12' of the approach per Figure 200 of the Valley County Private Road Standards. Ensure appropriate BMP's are applied to the proposed fuel station to protect nearby streams and wetlands from contaminants.



Old Business:

1. P.U.D. 23-02 MacGregor Townsite and C.U.P 23-52 Phase 1 – Preliminary Plat

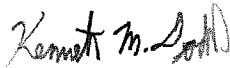
As indicated in the previous review, detailed site grading and drainage plans and drainage design documentation for the site improvements are required for review and approval by Valley County. Additional stormwater resulting from site improvements will need to be retained on site. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches for each phase of the site development.

The primary concern with the requested 50' ROW and 24' pavement section with 2' rolled curb and gutter is that there is no room for parking. Parking on the local roads will need to be restricted. It appears that adequate space is being provided for utilities and snow storage.

Please contact me if you have any questions.

Sincerely,

Parametrix



Kenneth M Dodd, PE

cc: Project File

