



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 No. 19-19
Powell Mechanic Shop
Compliance Review

HEARING DATE: October 8, 2020
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
APPLICANT/OWNER: Michael Powell
37 Goslin Loop
Cascade, ID 83611
LOCATION/SIZE: The 2.6-acre site is addressed as 37 Goslin Loop and is Ben Goslin
3 Tax # 46 In Lot 49 located in the SW Section 16, T.13N, R.4E,
Boise Meridian, Valley County, Idaho.
REQUEST: Compliance Review
EXISTING LAND USE: Single-family Residence and Mechanic Shop

BACKGROUND:

Michael Powell received a conditional use permit to establish a mechanic shop in 2019. The approval stated that a public hearing would occur in October 2020 to determine if the applicant is in compliance with the conditional use permit.

A single-family residence, 720-sqft garage, and outbuildings currently exist; no new construction is planned. Access is from a loop driveway onto Goslin Loop, a public road.

Approved hours of operation were 7:00 a.m. to 7:00 p.m., Monday through Saturday.
Landscaping and fencing were to occur prior to July 1, 2020.

FINDINGS:

1. Valley County Planning and Zoning Commission approved the use on August 8, 2020. An appeal was heard by the Board of County Commissioners Application on September 30, 2019. The Commission's decision was upheld.

2. The effective date of Conditional Use Permit 19-19 was October 1, 2019, Instrument # 424096,
3. Legal notice was posted in the Star News on September 17 and September 24, 2019. Potentially affected agencies were notified on September 2, 2020. Neighbors within 300 feet of the property line were notified by fact sheet sent September 3, 2020. The site was posted on September 23, 2020. The notice and approved conditional use permit were posted online at www.co.valley.id.us/public-hearing-information on September 2, 2020

4. Agency comment received:

Central District Health has no objections to the proposal. (Sept. 15, 2020)

5. Neighbor comment received:

Cynthia Restivo, 95 Goslin Loop, is strongly opposed to the operation of a commercial business from a residence. Goslin Loop is a peaceful residential neighborhood and does not need a business with increased traffic flow and clutter in the front yard. The backyard is cluttered. She is wary of strangers coming and going and the negative impact on property values. (Sept. 18, 2020)

Anita Scott, 169 Goslin Loop, is opposed to a commercial business at this site. Mr. Powell has not taken care of the fencing and had over 15 snowmobiles sitting in the back of his property. (Sept. 21, 2020)

Dave and Sue Putman, 145 Goslin Loop, are opposed to a commercial business in the single-family neighborhood. They submitted a picture of the area behind the house. (Sept. 25, 2020)

Ed and Debra Brashier, 88 Goslin Loop, are opposed to the mechanic shop in a residential area. The requirements for fencing and landscaping have not been met. (Sept. 25, 2020)

Terry and Linda Pratchett, 34 Goslin Loop, are opposed to a commercial automotive business in the single-family neighborhood. This is a residential, not commercial, area. They asked that action on this permit be deferred until the County Commissioners and P&Z make a decision on mixed neighborhood for the entire Valley County area. (Sept. 25, 2020)

Victoria Ruggiero and Ronald Heideman, 90 Goslin Loop, are opposed to a mechanic shop business in a rural residential neighborhood. Concerns include ground and water table and added traffic. There are empty commercial buildings in Cascade that should be used for this business. (Sept. 30, 2020)

Staff Questions/Comments/Recommendation:

- **Why was the landscaping not placed?**
- **What was the fence not built?**
- **Why are there so many snowmobiles lined along the southern property boundary?**

ATTACHMENTS:

- Conditional Use Permit 19-19
- Meeting Minutes – Board of County Commissioners September 30, 2019
- Meeting Minutes – Planning and Zoning Commissioner, August 8, 2019
- Vicinity Map
- Aerial View
- Pictures of Site Taken August 26, 2020 and Sept 23, 2020
- Responses

END OF STAFF REPORT



Planning and Zoning Commission
VALLEY COUNTY
IDAHO

Instrument # 424096

VALLEY COUNTY, CASCADE, IDAHO
10-9-2019 12:23:57 PM No. of Pages: 2
Recorded for : VALLEY COUNTY P & Z
DOUGLAS A. MILLER Fee: 0.00
Ex-Officio Recorder Deputy
Index to: COUNTY MISC

CW

P.O. Box 1350/219 North Main Street/Cascade, Idaho 83611-1350

Phone: 208.382.7115
FAX: 208.382.7119

Date October 4, 2019

Approved by Cyril Derrick

**CONDITIONAL USE PERMIT
NO. 19-19
Powell Mechanic Shop**

Issued to: Michael Powell
37 Goslin Loop
Cascade, ID 83611

Property Location: The site is 2.6-acres and is addressed at 37 Goslin Loop in the Ben Goslin 3 Subdivision, Tax # 46 in Lot 49, located in the SW Section 16, T.13N, R.4E, Boise Meridian, Valley County, Idaho.

The appeal of the Valley County Planning and Zoning Commission's decision of approval on August 8, 2019, was heard by the Board of County Commissioners in a public hearing on September 30, 2019. The Commission's decision stands and you are hereby issued Conditional Use Permit No. 19-19 with Conditions for establishing a mechanic shop as described in the application, staff report, and minutes.

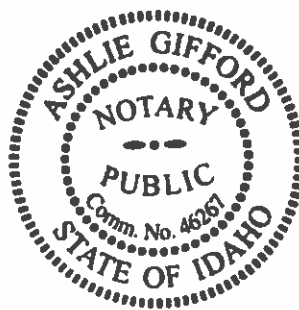
The effective date of this permit is October 1, 2019.

Conditions of Approval:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The 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. Must comply with requirements of the Cascade Rural Fire District. A letter of approval is required.
6. Lighting must comply with Valley County Standards.
7. The site must be kept in a neat and orderly manner.
8. There shall be no uses other than landscaping and driveway access in the setbacks. Cars and vehicles cannot be in the setback area.
9. Landscaping shall be installed prior to July 1, 2020. If landscaping dies, it must be replaced.
10. The fence shall be placed prior to July 1, 2020.
11. A sign permit shall be required.
12. Hours of operation will not exceed 7:00 a.m. to 7:00 p.m., Monday through Saturday.
13. Cannot create a salvage yard. There can only be two vehicles that are not titled to the property owner at this location at the same time.
14. This approval is valid through October of 2020. In October of 2020, a public hearing will be held to determine if the applicant is in compliance with the conditional use permit. The intention of this condition is to not allow expansion of the business unless relocated to a different permitted location.

END CONDITIONAL USE PERMIT



Conditional Use Permit
Page 2

STATE OF IDAHO, COUNTY OF VALLEY
ON THIS October 9th DAY OF 2019
A NOTARY PUBLIC IN & FOR SAID STATE PERSONALLY
APPEARED.

Cynda Herrick
KNOWN TO BE THE PERSON WHOSE NAME SUBSCRIBED
TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO
THAT HE, SHE THEY EXECUTED THE SAME.

Ashlie Gifford
NOTARY PUBLIC, RESIDING AT CASCADE, ID
COMMISSION EXPIRES 01-23-2024

ordinance. Donnelly Rural Fire Chief, Juan Bonilla presented to the commissioners on behalf of the coalition. He advised that they are 100% in support of the proposed ordinance.

Chairman Cruickshank asked to hear from anyone who was a proponent of the proposed ordinance. Captain, Freddie Van Middendorp from the McCall Fire Department presented to the commissioners as a proponent to the ordinance.

Chairman Cruickshank asked to hear from anyone who was uncommitted. The record will reflect that no one presented as an uncommitted individual.

Chairman Cruickshank asked to hear from opponents to the proposed ordinance. The record will reflect no one presented in opposition of the ordinance.

Chairman Cruickshank closed the Public Hearing at 2:16 p.m. and brought the matter back to the commissioners for deliberation. Commissioner Hasbrouck made a motion to approve and adopt Ordinance 19-09 Liquefied Petroleum Gas Systems Ordinance. Chairman Cruickshank seconded the motion. No further discussion, all in favor. Motion passed to approve and adopt Ordinance 19-09 Liquefied Petroleum Gas Systems Ordinance.

Chairman Cruickshank opened the Public Hearing at 2:32 p.m. related to Appeal of CUP 19-19 Powell Mechanic Shop. Chairman Cruickshank asked if there were any ex-parte or conflict of interest. Commissioner Hasbrouck and Chairman Cruickshank advised that they did not have any ex-parte contact and advised that there was no conflict of interest.

Chairman Cruickshank asked to hear a staff report. Planning & Zoning Administrator, Cynda Herrick provided a staff report to the commissioners and referred to the material that was provided to the commissioners.

Chairman Cruickshank asked to hear from the applicant who appealed CUP 19-19 Powell Mechanic Shop. Mr. David Putnam who resides in Cascade, Idaho, presented to the commissioners as the applicant who appealed CUP 19-19.

Chairman Cruickshank asked to hear from the proponents of the appeal. Ms. Judy Lee who resides in Cascade, Idaho, presented to the commissioners as proponents of the appeal.

Mr. Terry Pratchett who resides in Texas but has property in Goslin Loop presented to the commissioners as a proponent of the appeal.

Mr. Bruce Kissee who resides in Cascade, Idaho, presented to the commissioners as a proponent of the appeal.

Ms. Teresa Dooms who resides in Cascade, Idaho, presented to the commissioners as a proponent of the appeal.

Chairman Cruickshank asked to hear from anyone who was uncommitted. The record will reflect that there was no who wanted to present to the commissioners as uncommitted.

Chairman Cruickshank asked to hear from anyone who was opposed to the appeal. Mr. Debra Powell and Mr. Michal Powell who reside in Cascade, Idaho, presented to the commissioners as the applicants opposition to the appeal.

Chairman Cruickshank asked to hear a rebuttal from the applicant of the appeal. Mr. Dave Putnam provided a rebuttal to the commissioners.

Chairman Cruickshank closed the Public Hearing at 3:12 p.m. and brought the matter back to commissioners for deliberation. Commissioner Hasbrouck provided comments to the audience. Chairman Cruickshank provided comments to the audience. Planning & Zoning Administrator, Cynda Herrick referred the commissioners to the conclusions page that was prepared by the Valley County Planning & Zoning Commissioners.

Commissioner Hasbrouck made a motion to deny the appeal of CUP 19-19 and accept the facts & conclusions of the Valley County Planning & Zoning Commissioners and add an additional condition of allowing the operation for one year to be reviewed by the Valley County Planning & Zoning Commission in October of. 2020. Chairman Cruickshank seconded the motion. No further discussion, all in favor. Motion passed to deny the appeal of CUP 19-19 and accept the facts & conclusions of the Valley County Planning & Zoning Commissioners and add an additional condition of allowing the operation for one year to be reviewed by the Valley County Planning & Zoning Commission in October of 2020.

Chairman Cruickshank recessed the Valley County Board of Commissioners at 3:31 p.m. and advised that the commissioners would be convening as the Valley County EMS District Board. Chairman Cruickshank presented the EMS Contract between Valley County and Donnelly Rural Fire Protection District. Donnelly Rural Fire Protection District Chief, Juan Bonilla presented to the commissioners. Commissioner Hasbrouck made a motion to approve the EMS Contract between Valley County and Donnelly Rural Fire Protection District. Chairman Cruickshank seconded the motion. No further discussion, all in favor. Motion passed to approve the EMS Contract between Valley County and Donnelly Rural Fire Protection District.

Chairman Cruickshank presented the EMS Contract between Valley County and McCall Fire Protection. Commissioner Hasbrouck made a motion to approve the EMS Contract between Valley County and McCall Fire Protection District. Chairman Cruickshank seconded the motion. No further discussion, all in favor. Motion passed to approve the EMS Contract between Valley County and McCall Fire Protection District.

Chairman Cruickshank presented the EMS Contract between Valley County and Cascade Rural Fire District. Chairman Cruickshank made a motion to approve the EMS Contract between Valley County and Cascade Rural Fire District. Commissioner Hasbrouck seconded the motion. No further discussion, all in favor. Motion passed to approve the EMS Contract between Valley County and Cascade Rural Fire District.

Chairman Cruickshank advised that the Valley County EMS Board had submitted a Request for Proposals for the EMS Delivery Improvement Study. It was advised that the appropriate publishing in the local newspaper was done. Chairman Cruickshank opened the only proposal that was received from Emergency Services Consulting International. The proposal from

Valley County Planning & Zoning Commission

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Bryan Cooley, Chairman
Scott Freeman, Vice-Chair

Ed Allen, Commissioner
Ray Cooper, Commissioner
Johanna Defoort, Commissioner

MINUTES

Valley County Planning and Zoning Commission

August 8, 2019

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

A. OPEN: Meeting called to order at 6:00 p.m. Quorum exists.

P&Z Administrator – Cynda Herrick:	Present
P&Z Commissioner – Ed Allen:	Present
P&Z Commissioner – Bryan Cooley:	Present
P&Z Commissioner – Ray Cooper:	Present
P&Z Commissioner – Johanna Defoort:	Present
P&Z Commissioner – Scott Freeman:	Present
P&Z Technician – Lori Hunter:	Present

B. MINUTES: Commissioner Defoort moved to approve the minutes of July 11, 2019.
Commissioner Cooper seconded the motion. Motion carried unanimously.

C. NEW BUSINESS:

- 1. C.U.P. 19-18 Nickels Multiple Residence:** Vicki Nickels is requesting a conditional use permit for two residences on one parcel. The homes would share a driveway. Additional well and septic system would be installed. The existing home is addressed at 11 One Eleven Way. The 5-acre parcel is in Big Creek Estates Tax No. 55 in Lot 7 in the NW Section 18, T.13N, R.4E, Boise Meridian Valley County, Idaho. *Action Item*

Chairman Cooley introduced the item. Chairman Cooley asked if there was any *exparte* contact or conflict of interest. There was none.

Chairman Cooley asked for the Staff Report. Staff presented the staff.

Chairman Cooley asked for the applicant's presentation.

Elaine Battles, one 11 Way Cascade, the application and staff report is complete. It will be a couple of years before the home is built.

Chairman Cooley asked for proponents. There were none.
Chairman Cooley asked for undecided. There were none.
Chairman Cooley asked for opponents. There were none.
Chairman Cooley closed the public hearing.

The Commission deliberated. The application fits with the ordinances and the area.

Commissioner Defoort moved to approve the C.U.P. 19-18 Nickels Multiple Residence with the stated conditions. Commissioner Cooper seconded the motion. Motion carried unanimously.

Chairman Cooley explained the ten day appeal period.

06:14:09 PM (00:12:15)

2. **C.U.P. 19-19 Powell Mechanic Shop:** Michael Powell is requesting a conditional use permit to establish a mechanic shop. A single-family residence, garage, and outbuildings currently exist; no new construction is planned. The 2.6-acre site is addressed as 37 Goslin Loop and is Ben Goslin 3 Tax # 46 In Lot 49 located in the SW Section 16, T.13N, R.4E, Boise Meridian, Valley County, Idaho. *Action Item.*

Chairman Cooley introduced the item. Chairman Cooley asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Cooley asked for the Staff Report. Staff presented the staff report and summarized the following exhibits:

- **Exhibit 1** – Teresa Doods - letter in opposition
- **Exhibit 2** – Dave Putman – aerial view of site showing his request for fencing for mitigation

In response to a question from Commissioner Allen, Administrator responded that the business had been started. Sign has not yet been permitted. He applied for permit when notified that it was necessary.

Chairman Cooley asked for the applicant's presentation.

Debra and Michael Powell, 37 Goslin Loop, understand the concerns. The sign has been removed, vehicles have been fixed and been removed, tires were used to keep cows from getting out under fence. The fire chief will inspect tomorrow. Very little oil changes; primarily mechanical work. Fluids will be safely stored and removed.

- **Exhibit 3** – a number of pictures recently taken.

Dust is created by other vehicles currently: residents, UPS, school bus, etc. Some of the vehicles on the site, including the 5th-wheel and quads, are personal equipment. The 5th-wheel is used for occasional guests, not full-time living. They do have farm animals on the property.

They do not want the property to look like a junk yard. Working hours are 8 a.m. – 4 p.m. The compressor does not run continuously.

Commissioner Allen asked about fencing. Applicant responded they have planted two trees and will plant more. They do not want to build a compound. The area is open.

Commissioner Defoort asked if there would be outside storage – applicant stated, only vehicles. Commissioner Defoort asked about a fire protection plan. Applicant said the fire department was supposed to make a site visit the following day. Fire extinguishers are at the exits. Limited to two vehicles that are not titled to them personally.

Chairman Cooley asked for proponents.

Suzie Patterson, 514 N Sawyer Street, F40, commented that Cascade doesn't have what this application provides. This is a needed business and good people.

Karen Hunter, 92 Goslin Loop, 5th wheel is used for guests. She personally has 5 cars, 4 motorcycles, trailer, and other recreational toys on her property as do many others in the Cascade area.

Amy Villaneuva, 176 Goslin Loop – concurs with Karen Hunter's comments. Applicant provides cost-effective auto repair. The owners are very helpful to the community. Much of the equipment on the property is personally owned by the applicants. He adds to the neighborhood.

Marty Meyer, Gold Dust area, stated he is a satisfied customer. Another local mechanic closed shop recently. This is a needed business.

Chairman Cooley asked for undecided. There were none.

Chairman Cooley asked for opponents.

Teresa Doms, 48 Goslin Loop, purchased her property 13 years ago. There are subdivision covenants. This is a residential subdivision, not a commercial area. She doesn't want this business out her door. It would be unsightly and devalue her property value.

Sherri Fuhrman, 137 Goslin Loop, stated regardless of whether they are great people, she moved here for the beauty and serenity; not to look outside and see a business. Cleanup has only been done in the past week. Businesses should be in town, not in this subdivision.

Applicant rebuttal: Debra Powell realized the property had needed work but being a care-giver has taken away time from being able to landscape. They have been at the property less than a year; more landscaping is planned for the future.

Chairman Cooley closed the public hearing.

The Commission deliberated. This is a residential area but the zoning is multiple use. Valley County code allows small business to operate out of a home.

Conditions of approval #7 and #13 will help control clutter. Expansion would require moving to a commercial area in town. A six-foot fence would be more unsightly in this open area than a few vehicles. The Commissioners discussed hours of operation and noise. Hours of operation will be left as in staff report's conditions of approval.

Commissioner Defoort moved to approve C.U.P. 19-19 Powell Mechanic Shop with the stated conditions of approval; Commissioner Cooper seconded the motion. Motion carried, unanimously.

Chairman Cooley explained the ten day appeal period.

3. C.U.P. 19-21 Grace Bible Church Camp: Grace Bible Church is requesting a conditional use permit to establish a camp in Smith's Ferry. Ten dry cabins and a bath/shower house would be built within five years and share a well and septic system. Access will be from Smiths Ferry Drive, a public road. The 1.4 acre site is adjacent to the 4.4 acre church site. It is located in the NESE Section 10, T.11N, R.3E, Boise Meridian, Valley County, Idaho. *Action Item.*

Chairman Cooley introduced the item. Chairman Cooley asked if there was any *exparte* contact or conflict of interest. There was none.

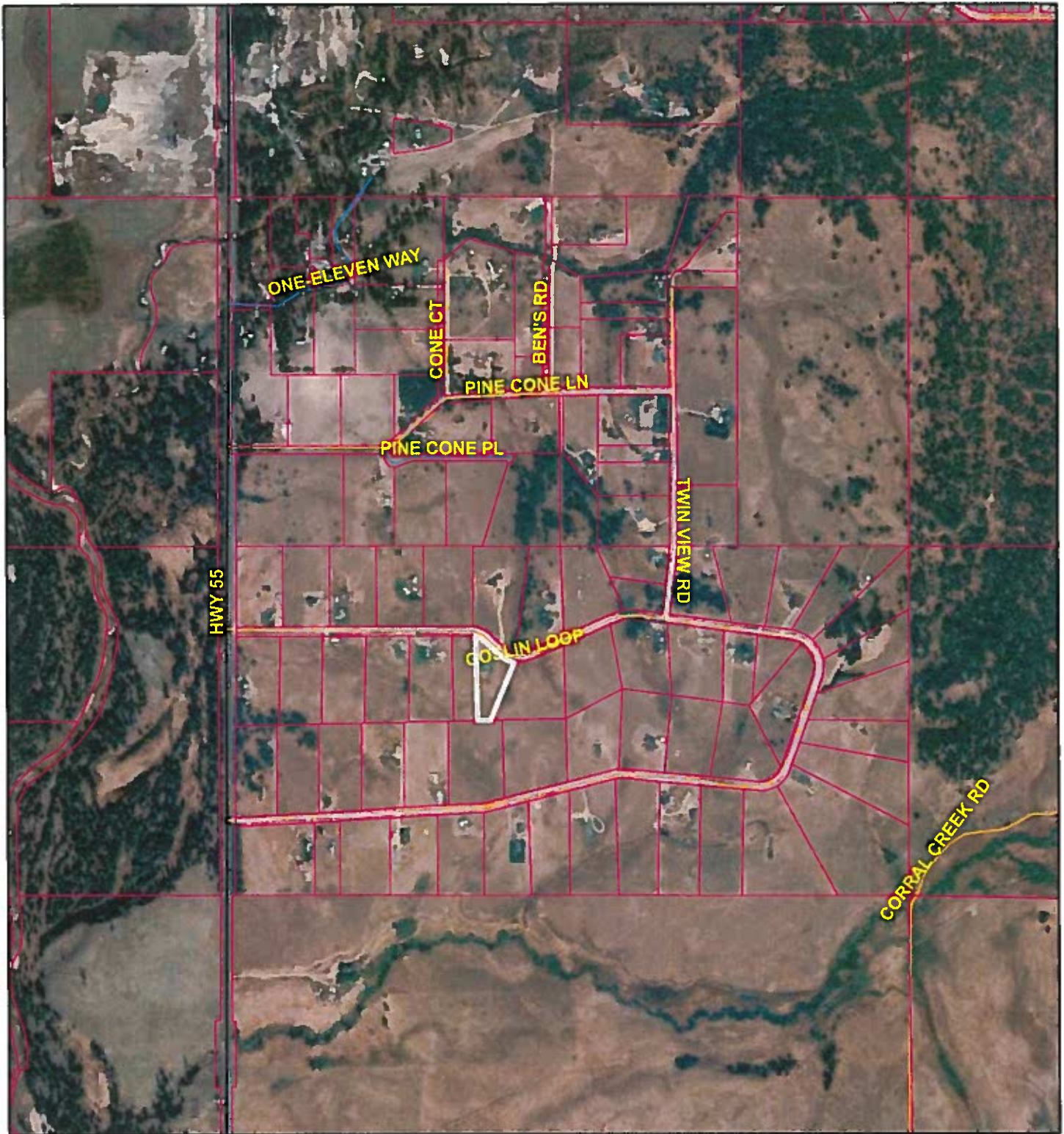
Chairman Cooley asked for the Staff Report. Staff presented the staff report and summarized the following exhibits in opposition:

- **Exhibit 1** – Andrea & Russell Weibye, 83 Smiths Ferry Drive,
- **Exhibit 2** – Christina Austin, 9782 Harden Drive
- **Exhibit 3** – John Austin, Smiths Ferry area resident

Chairman Cooley asked for the applicant's presentation.

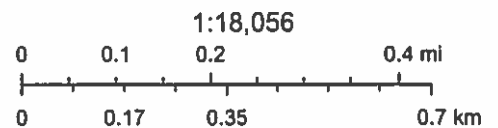
Josh Hurley, 55 Smiths Ferry Drive, spoke about the vision for the site. In 2015, Chapel in the Pines began to be managed by Grace Bible Church. The site has been used for various camps. Complaints have been from people who recently became full-time residents who didn't know to contact him at the site. Smith's Ferry is listed as a commercial hub [in the Comprehensive Plan]. In the long-term, Smith's Ferry will see more growth and development. Want to build a community with regular use, BBQs, etc. This type of use has been going on for many years; the amount of use has varied over the years. He discussed the site plan which is "to-scale". Dry cabins to be used by families. Having the cabins available will decrease the overall noise and improve enforcement of quiet-hours. Air horns will not be used. Both church properties are outside the platted subdivisions. Septic system requirements and options have been discussed with Central District Health. An additional 10-15 families will not add that much use to the road or bridge compared to current use. Overflow parking would take place on the church property as well as parking by the cabins. Wish to be good neighbors.

C.U.P. 19-19 at 37 Goslin Loop



8/27/2020, 10:53:03 AM

-  Parcel Boundaries
- All Road Labels
-  MAJOR
-  URBAN/RURAL
-  PRIVATE



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

C.U.P. 19-19 at 37 Goslin Loop



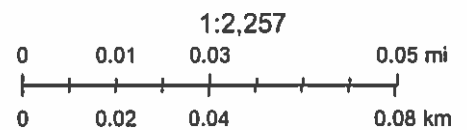
8/27/2020, 10:51:10 AM

 Parcel Boundaries

All Road Labels

Roads

 URBAN/RURAL

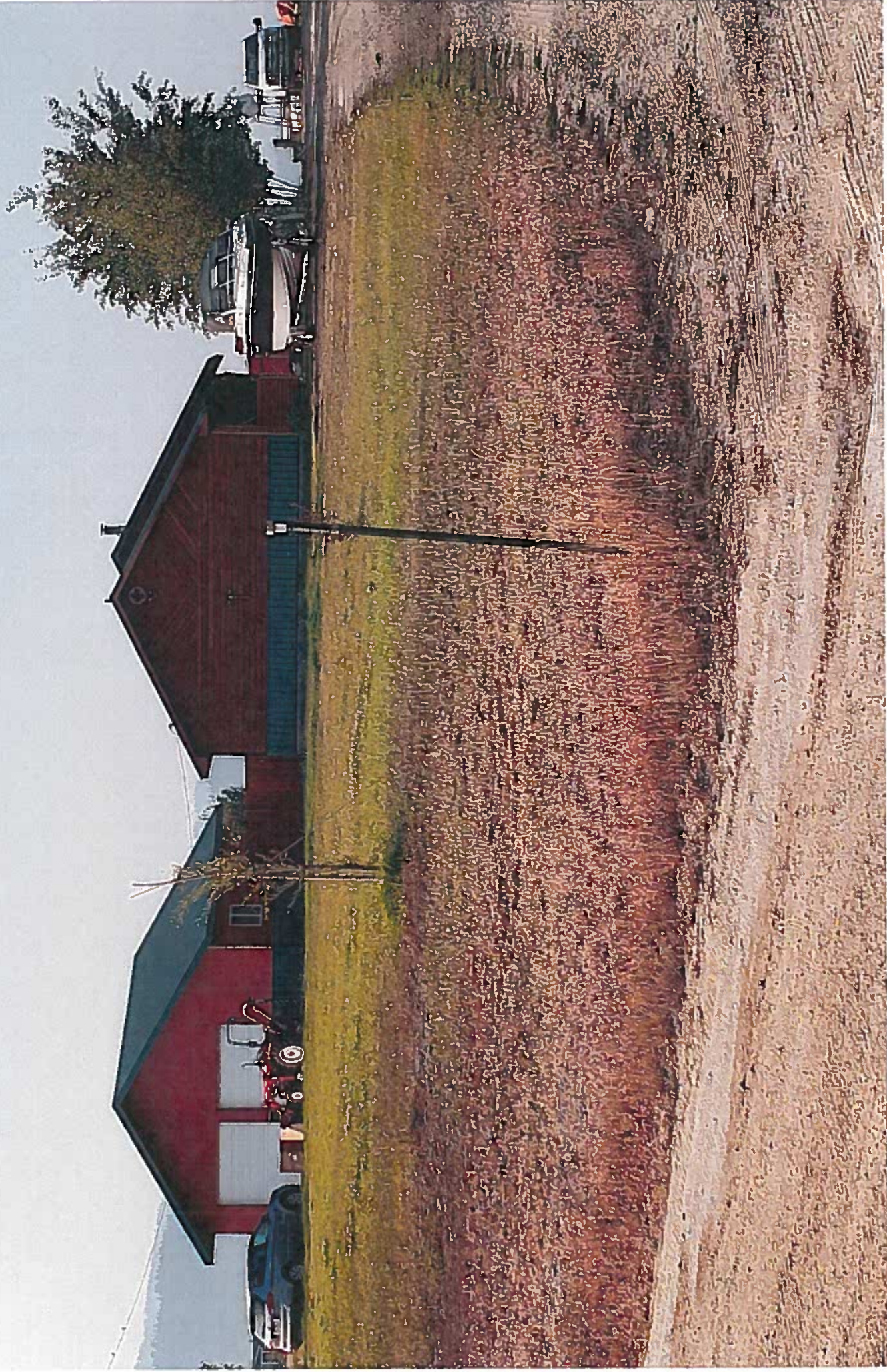


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

8/26/2020



8/26/2020



9-23-2020

PUBLIC NOTICE





9-23-2020





Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 19-19

Preliminary / Final / Short Plat _____

Powell Mechanic Shop
37 Goslin Loop Sec 16

- ☒ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water
- ☐ 10. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store
- ☐ 14. _____

Reviewed By: _____

Date: 9.15.20

RECEIVED

SEP 18 2020

REFERENCE TO -
MICHAEL POWELL / MP AUTOMOTIVE
37 GOSLIN LOOP

I AM STRONGLY OPPOSED TO
MICHAEL POWELL OPERATING A
COMMERCIAL BUSINESS FROM A RESIDENCE.

GOSLIN LOOP IS A PEACEFUL RESIDENTIAL
NEIGHBORHOOD AND DOES NOT NEED A
BUSINESS WITH INCREASED TRAFFIC FLOW
AND CLUTTER IN THE FRONT YARD. THE
BACKYARD IS ALREADY FULL OF IT.

PLUS I'M WARY OF ALL THE STRANGERS
COMING AND GOING. THIS WOULD
DECREASE OUR PROPERTY VALUES.

I CHOOSE TO LIVE HERE FOR THE
SERENITY AND BEAUTY, NOT
SURROUNDED BY A BUSINESS.

BOTTOM LINE - DON'T WANT IT,
NO WAY!!

Cynthia Restivo
95 GOSLIN LOOP

RECEIVED

SEP 21 2020

RECEIVED

SEP 21 2020

①

8-18-2020

Reference to:

Michael Powell / MP Automotive

I am so Strongly Opposed! for him starting a commercial business here in Hoslin Loop!

This was to be a family dwelling and not a commercial place!!!

I have been here for 21 years and still in shock that people want to change this! We have built a wonderful neighborhood and would like to keep it this way

When we got this place, it was not to be a commercial place.

What really sets me back, that you allow people in town to have a say on this matter

Michael Powell will not even abide with what you sit before him; before at the other hearing: He still does not take care of the fencing, and at the back of his place, he had over 15 snowmobiles sitting out there!

(2)

Now really: do you think
he will maintain and respect his
fellow neighbors?

I really have ~~not~~ no
problem with him or his wife, but
if you or they want a business, what
is wrong in having it in town?

We here in the county
can not even select our mayor, but
people in town can have a say?

There is a hole lot wrong
with this picture!

Quita Scott
169 Hoslin Loop
Cascade, Idaho
83611

Home # 208-382-3037

CUP 19-19

9-21-2020

Valley County Planning And Zoning

It is simple:

RECEIVED

SEP 25 2020

We the undersigned of the
Original Complaint, do NOT WANT
A commercial buisness in our
single family Neighborhood.

Thank you
DAVE PUTMAN
145 Goslin Loop
CASCADIA, ID 83611

Ref: CUP 19-19

9-20-20

To each member on
planning & boarding.

ref: Powell request for
business in residential

Yes I am against this
due to the fact Boston
has been trying to
make it's appearance
good. If only you could
see what it look at
day in & day out.

Due to the hostility &
harrassment they have
directed towards ME.
I will not be at the
meeting

Sue Putman
145 Franklin



Taken 9-9-2020

Valley County Planning and Zoning

P. O. Box 1350

Cascade, ID 83611

RECEIVED

SEP 25 2020

To Whom it may Concern;

This is in reference to the C.U.P. 19-19 Powell Mechanic Shop compliance review.

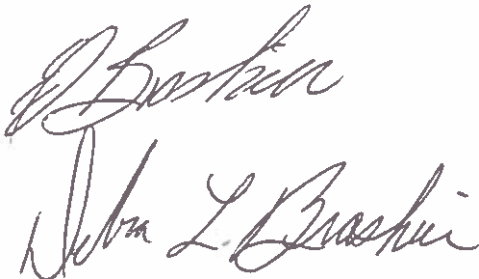
We would like to state on record that we are against Mr. Powell having a mechanic shop in our Goslin Loop subdivision. A business like this should not be in a residential area. Besides the aesthetics of a mechanic shop, it will devalue the homes here, bring in more traffic and dust and make an eyesore with vehicles and equipment on the road side of the property.

The decision as of September 30th 2019, granted a conditional use permit No 19 – 19. The decision was appealed and we understood that Commissioner Elt Hasbrouck stated that it should not be allowed to continue after the one year. We feel the requirements of the conditional use permit for fencing and landscaping have not been met. This has nothing to do with Mr. Powell but it is not wanting a business such as this in our neighborhood.

Ed and Debra Brashier

88 Goslin Loop

Cascade, ID. 83611

The block contains two handwritten signatures in black ink. The top signature is cursive and appears to read 'Ed Brashier'. The bottom signature is also cursive and appears to read 'Debra L. Brashier'.

25 September 2020

Valley County Board of County Planning and Zoning
P.O. BOX 1350
219 N.Main St.
Cascade, ID 83611

Once again the neighbors of Goslin Loop are faced with a commercial business petition by Mike Powell. Last year he was given a year to clean up his property, and take down his automotive shop business sign. He has applied for a business permit for a commercial business in a single family development that was originally platted for single family development. Families brought their properties and built their homes with that promise. It is irresponsible for Planning and Zoning to ignore protection of existing property owners. Neighbors do not want a commercial automotive business in their family neighborhood. It is a violation of the original platted single family development. OUR property values will be damaged. When we bought our property it was zoned residential, not commercial.

Respectfully, we ask you to defer action on the Mike Powell permit until the County Commissioners and P & Z make a decision on mixed neighborhood for the entire county.

Terry and Linda Pratchett
#34 Goslin Loop
Cascade, Idaho 83611

~~Sept 21, 2020~~
Valley County Planning & Zoning

P.O. Box 1350

Cascade, ID 83611

Ref: C.U.P. 19-19 Powell Mechanic Shop Compliance Review

RECEIVED

SEP 30 2020

Att: Cynda Herrick, AICP, CFM Planning & Zoning Administrator

I want it know that we, Victoria Ruggiero and Ronald Heideman, ^{we} ~~are~~ highly APPOSE the approval of the mechanic shop business ref above, on 37 Goslin Loop lot 49. Having a business operating 6 days a week, 12 hours a day is not acceptable in a residential neighborhood. A mechanics business will be using toxic substances that may leach into the ground and water table. All residents on Goslin have private wells and again this business practice is not acceptable. Additional added traffic 12 hours a day 6 days a week is not acceptable for Goslin Loop residential neighborhood.

There are plenty of empty commercial building businesses in Cascade that should be used for this purpose. Please do not allow Goslin to be converted or approved into commercial property. We already have neighbors starting to sell on Goslin because of the threat that C.U.P. 19-19 may be approved.

We purchased 90 Goslin Loop in 2019 with the understanding we purchased into a Rural Residential neighborhood that does not allow business to operate. We are in the process of building an upscale home on the our property and should complete the build by 2021. When we purchased we were told by our realtor no businesses can operate on Goslin Loop and that 37 Goslin Loop owner was told by P&Z told to remove their illegal Auto Mechanic business sign placed on the property. If we knew that Goslin Loop

allowed businesses we would not have purchased our lot or started the expensive home build currently in process.

Please do not approve this application! We feel a business allowed to operate on Goslin will bring down property values, degrade the road, increase traffic, and possibly expose our water Wells to toxins. This is a residential neighborhood NOT a commercial zone!

Respectfully,

Victoria Burgess
Ron Heiden

PO Box 46, Cascade, ID 83611-0046

208-724-8229

RECEIVED

OCT 01 2020

September 29, 2020

Valley County Planning and Zoning Board
PO Box 1350
Cascade ID 83611

Re: C.U.P. 19-19 – Powell Mechanic Shop Compliance Review
October 8, 2020 @ 6:00 p.m.

To Whom It May Concern:

According to the website, Powell Mechanic Shop is "Permanently Out of Business"; the signs have all been removed from his pickup. I thought we were done with this. Approximately a year ago at a Commissioner's meeting pertaining to the requested Powell Mechanic's shop, we petitioned the commission to not allow CUP 1919 to go through. At that time Mr. Powell and his spouse were told the Commissioner's would give them a year to save their money and move the business out of the neighborhood because Mr. Powell was not doing right by his neighbors.

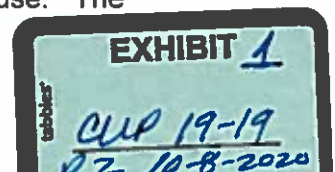
He was supposed to have landscaping prior to July 1, 2020 and a fence erected. I'm not sure what was constituted as landscaping, but they had 2 – 3 trees in their yard and this past week they planted a few 10" fir trees. As far as a fence being installed on the North side of the house, a small wood fence has been placed between his garage and his house. The fence basically hides his hot tub and nothing else.

All the snowmobiles, cars and vehicles have been relocated from the front of the property to the back. A "pallet" fence has also been resurrected in the back – what purpose it serves is a mystery – perhaps to keep the animals enclosed? It is a definite eyesore. Several turkeys have recently been noticed in the front yard of the Powell's residence.

The developer of this subdivision was Ben Goslin. It was plotted and recorded as a single family dwelling home subdivision with one commercial lot which sits on Highway 55. More people have purchased in the subdivision knowing it was a single family subdivision than those who have not.

The bottom line for me is that I did not move into Goslin Loop to live next to a Mechanic shop, similar to living in the city of Cascade, "I don't want lights shining in my bedroom windows?" Now the city has a light pollution ordinance. So if it doesn't affect you, it is different than if it affects someone else? How does a business, a Mechanic's shop to be specific, fit in a single family dwelling residential neighborhood? The Answer? It does not!

The front page of The Star News, dated September 17, 2020, has an article "Valley starts discussion over zoning". The article states that the issue should have been discussed 30 years ago but wasn't. Let's Entrepreneur in your back yard! A business in the middle of a single family home residence is NOT compatible. According to the article it eludes to the idea that if you have a lot of money, you don't have to succumb to a business next to your house. The



people in Goslin Loop are not the only subdivision concerned with businesses moving into family neighborhoods. The issue seems to be Valley County wide.

As I have previously stated, I am VEHEMENTLY opposed to the Powell's Mechanic Shop being established in the Goslin Loop single family dwelling residential neighborhood. I request that the county table CUP 1919 until the Valley County P&Z and the Commissioners convene to review the current process for establishing businesses in residential communities, as suggested in The Star News article.

Sincerely,

A handwritten signature in cursive script that reads "Teresa Dooms".

Teresa Dooms
48 Goslin Loop
Cascade ID 83611