

## Valley County Planning and Zoning

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**STAFF REPORT:** C.U.P. 25-019 Idaho Power - Scott Valley  
Logistics Center Switching Station

**HEARING DATE:** September 11, 2025

**TO:** Planning and Zoning Commission

**STAFF:** Cynda Herrick, AICP, CFM  
Planning and Zoning Director

**APPLICANT:** Idaho Power Company, ATTN Jeff Maffuccio  
PO Box 70, Boise, ID 83707

**PROPERTY OWNER:** Idaho Gold Resources Company LLC  
PO Box 429, Donnelly, ID 83615

**LOCATION:** Easterly side of Warm Lake Road; 0.5-acre portion of parcel  
RP14N05E074475 located in the NW ¼ Section 7, T.14N, R.5E,  
Boise Meridian, Valley County, Idaho

**SIZE:** Approximately 0.5-acres of a 25-acre parcel

**REQUEST:** Electric Switching Station

**EXISTING LAND USE:** Approved C.U.P. 20-12 Stibnite Gold Project Logistics Facility –  
Currently Bare Land

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Idaho Power Company is requesting a conditional use permit for an electrical switching station in the Scott Valley area, northwest of Cascade, Idaho. The proposal includes:

- a transformer,
- regulator
- breaker,
- 2 reclosers,
- an 18-ft x 12-ft concrete masonry control building, and
- a 7-ft tall perimeter chain-link fence

The switching station site would be located 50-ft from Warm Lake Road and 30-ft from the property line to the north. A 7-ft tall chain-line perimeter fence with one 30-ft wide gate would surround the switching station site.

The proposed site is an approximately 0.5-acre portion in the northwest corner of a 25-acre property previously approved for C.U.P. 20-12 Stibnite Gold Logistics Facility. An existing single-transformer substation, located about 1.8 miles south on parcel RP14N04E136005, would be removed.

Any operational noises would not exceed 65dB per the Code of Federal Registry Section 24. The

design includes open gravel areas for safety and to minimize spread of fire and heat.

Where possible, existing trees and vegetation would be retained to provide screening to Warm Lake Road and surrounding properties. No wetlands will be impacted.

Access would be from a new 30-ft wide gate along the easterly side of Warm Lake Road

The 25-acre parcel is currently approved for C.U.P. 20-12 Stibnite Gold Logistics Facility. This allowed a light-industrial facility, employee parking, an assay laboratory building, a cores sampling facility, warehouses, laydown yards, equipment inspection areas, a truck scale, and an administration building.

## **FINDINGS:**

1. The application was submitted on July 24, 2025.
2. Legal notice was posted in the *Star News* on August 21, 2025, and July 31, 24, 2025. Potentially affected agencies were notified on August 12, 2025. Neighbors within 300 feet of the property line were notified by fact sheet sent August 13, 2025. The site was posted on August 21, 2025. The notice and application were posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on August 12, 2025.
3. Agency comment received:  
Emily Hart, McCall Airport Manager, had no comments. (August 21, 2025)
4. Public comment received: none
5. Physical characteristics of the site: relatively flat, conifer-covered
6. The surrounding land use and zoning includes:  
North: Agricultural (Timber); Warm Lake Road  
South: Agricultural (Timber / Meadow) and remainder of parcel (Bare Rural Parcel)  
East: Agricultural (Irrigated Grazing / Timber); Big Creek  
West: Warm Lake Road; Agricultural (Dry Grazing / Timber)
7. Valley County Code (Title 9) in Table 9-3-1. This proposal is categorized under:
  - 3 Civic or Community Service Uses (j) public utility supply, transfer, or relay facilities including administration

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

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## **9-5-3: STANDARDS:**

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

### **B. Setbacks:**

1. Structures Exceeding Three Feet In Height: The setbacks for all structures exceeding three feet (3') in height are specified herein under the site and development standards for the specific use.
2. Highway 55: All structures shall be set back one hundred feet (100') from the right of way line of Highway 55 unless a more restrictive setback is required within other sections of this title.
3. High Water Line: All residential buildings shall be set back at least thirty feet (30') from high water

- lines. All other buildings shall be set back at least one hundred feet (100') from high water lines.
4. Front Yards: Front yards shall be determined by the structure establishing the principal use on the property and the location of the access street or road.
  5. Encroachment On Yards: No other structure may encroach on the yards determined for the structure establishing principal use.
  6. Measurement: All building setbacks shall be measured horizontally, on a perpendicular to the property line, to the nearest corner or face of the building including eaves, projections, or overhangs.

## **9-5A SITE IMPROVEMENTS**

### **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.
  - g. Sight Obscuring Landscape Features: Sight obscuring landscape features such as hedges shall be maintained in such a manner that vision necessary for safe operation of motor vehicles or bicycles along or entering public roadways is not obstructed.
- 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:
    - 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.
    - d. Additional Landscaping: In addition to the minimum on site landscaping, there shall be landscaping in the entire area of the right of way, between street property line and back of street curb, road, back slope, or fill slope, except for approved driveways, walkways, bike paths, and snow storage areas.
  - 4. Use Adjacent To Single-Family Residential Development: Where multi-family, commercial, office or industrial uses are adjacent to or separated by an alley or lesser separation from a single-family residential development, such trees shall be planted at ten feet (10') on center, with every other tree being a minimum twenty four inch (24") box size.
  - 5. Commercial, Office Or Industrial Use Adjacent To Residence: Where a commercial, office or industrial user of over fifty thousand (50,000) square feet building area is located adjacent to a residence, the landscape buffer described in subsection B3 of this section shall be increased to fifteen feet (15') (adjacent to that user), with two (2) rows of trees along the interior side of the property line. Each row is to contain minimum fifteen (15) gallon trees spaced fifteen feet (15') on center, staggered for maximum effect in buffering the two (2) uses.
  - 6. Criteria For Trees Along Street Frontage: Trees shall be required along all street frontages according to the following criteria:
    - a. A minimum of one tree shall be planted for every twenty five feet (25') of linear street frontage. The trees may be grouped or planted in groves;
    - b. Fifty percent (50%) shall be twenty four inch (24") box size or larger with the balance being minimum fifteen (15) gallon size;
    - c. The trees selected shall be compatible with the overall site and landscape plan as well as adjacent sites.
  - 7. Standard Tree Planting Detail: All trees shall be planted and staked in accordance with the "Standard Tree Planting Detail" diagram in section 9-5-4 of this chapter. Plant sizes to be in accordance with Nurseryman Association standards.
  - 8. On Site Water Retention Areas: All on site water retention areas, other than paved surfaces, shall be entirely landscaped and shall comply with the following criteria:
    - a. The retention areas shall not occupy more than sixty seven percent (67%) of the on site street frontage landscape area;
    - b. All retention areas shall maintain slopes no steeper than three to one (3:1).



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.
11. Landscape Designs: Landscape designs shall be compatible with adjacent properties. Selected stock shall be especially suited for this climate or shall be from native stock.

#### **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.
- 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.
- F. Conditional Use Adjoins Agricultural Uses: Where a conditional use adjoins an agricultural use where animal grazing is known to occur for more than thirty (30) consecutive days per year, the permittee shall cause a fence to be constructed so as to prevent the animals from entering the use area. The permittee shall provide for the maintenance of said fence through covenants, association documents, agreement(s) with the adjoining owner(s), or other form acceptable to the commission prior to approval of the permit so that there is reasonable assurance that the fence will be maintained in functional condition so long as the conflicting uses continue.
- 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 PERFORMANCE STANDARDS**

##### **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-3: ELECTRICAL INTERFERENCE:**

Provisions must be made for necessary shielding or other preventive measures against interferences occasioned by mechanical, electrical, electronic, and nuclear equipment, uses or processes with electrical apparatus in nearby buildings or land uses.

##### **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.

##### **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.

**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.
- 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.

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**SUMMARY:**

Staff's compatibility rating is a +28.

Per Conditional Use Permit 20-12, Condition of Approval # 19, the Scott Valley Logistical Facility is not to be considered a permanent land use change for compatibility considerations in review of other conditional use permit type of applications.

**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 Water District 65. It is not within a Fire District, a herd district, nor a irrigation district.
2. RP14N05E074475 was created in 2018 by combing three parcels. Those three parcels were created by Grant Deed #402106 recorded October 28, 2016. Therefore, the RP14N05E074475 is not eligible for a simple split. Will the site be leased by Idaho Power or will a subdivision plat application be submitted?
3. Valley County owns Warm Lake Road right-of-way at this location.
4. Landscaping should include visual screening on all perimeters. The site is surrounded by private land. Warm Lake Road is classified as a "minor collector" and receives a high amount of recreational traffic year-round.
5. Minimum setbacks are: 50-ft from front and rear property lines; 30-ft from side property lines; and 100-ft from high-water lines. Fences over 6-ft tall cannot be constructed within the setback area.

### **Question to P&Z Commission:**

1. Does this use meet the minimum standards in Title 9, Chapter 5, of the Valley County Code in regards to frontage, lot size, etc.? If not, which ones does it not comply with?
2. Would impacts be properly mitigated? If not, which impacts would not be mitigated?
3. If not approved, what could the applicant do to gain approval?

### **Standards of Approval:**

1. Will the application result in an increase in value of private property? VCC 9-5-2(B)(3).
2. Will the approval of the application result in an undue adverse impact on the environment? VCC 9-5-2(B)(3).
3. Will the approval of the application result in an undue adverse impact on adjoining properties? VCC 9-5-2(B)(3).
4. Will the approval of the application result in an undue adverse impact on governmental services? VCC 9-5-2(B)(3).
5. Is the application consistent with the Valley County Comprehensive Plan? VCC 9-5-2(B)(3).
6. Conditional uses may be approved only after a C.U.P. has been evaluated to determine that the impacts can be mitigated through conformance with conditions of approval. VCC 9-5-2(A).

These six standards should be a significant focus of attention during the public hearing and deliberations because they need to be resolved in order to justify approval. VCC 9-5-1(C) directs the decision-making body to encourage conditional uses where noncompatible aspects of the application can be satisfactorily mitigated through development agreements for the costs to service providers and impacts to surrounding land uses. Because mitigation measures are a requirement of approval the applicant needs to understand that he/she will be required to perform some off-site improvements. They are not mandatory but without them the application cannot satisfy the mitigation of impacts requirement and would be denied under the ordinance.

## **ATTACHMENTS:**

- Proposed Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Location Maps
- Aerial Map
- Google Maps View of Area, 2025
- Assessor's Plat – T.14N R.5E Sec. 7
- Record of Surveys 13-047 and 15-047
- Pictures Taken August 21, 2025
- C.U.P. 20-12 Recorded as #433940
- C.U.P. 20-12 Site Plan
- Site Plan
- 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 one year, or a permit extension will be required.
5. All lighting 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.
6. All noxious weeds on the property must be controlled.
7. A wetland delineation shall be completed.
8. Must have a stormwater management plan and site grading plan approved by the Valley County Engineer prior to doing any dirt work on-site.
9. Must comply with recommendations of the Cascade Fire District.
10. Shall obtain a sign permit prior to installation of any sign.
11. Snow must be stored on-site.
12. The site must be kept in a neat and orderly manner.
13. Noise shall be kept to a minimum between 10:00 p.m. and 7:00 a.m.
14. A building permit is required for the control building.
15. Shall clearly post the physical address at the driveway entrance once assigned.



16. Building permits will be required for any fencing over 6-ft in height.
17. Minimum setbacks are: 50-ft from front and rear property lines; 30-ft from side property lines; and 100-ft from high-water lines of the ditch and stream. Fences over 6-ft tall cannot be constructed within the setback area.
18. Landscaping, including existing native vegetation, must be maintained on the perimeter of the site. If landscaping dies, it must be replaced. Noxious weeds must be controlled using proper land management principles.
19. A minimum of one tree should be maintained for every 25 feet of linear street frontage along the property line. The trees may be grouped or planted in groves.
20. A Development Agreement is required for mitigation of off-site impacts. The applicant shall work with Valley County Road Department on an agreement for off-site infrastructure improvements that will be approved by the Board of County Commissioners.

**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

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

RATE THE SOLID SQUARES AS +2



## Compatibility Questions and Evaluation

Matrix Line # / Use: #10

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)?

*Area Business - Logistics Facility*

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

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

*Mostly Ag*

### 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?

*Yes, with trees &*

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

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

*Natural screening*

*Yes - or similar to what was approved*

(+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 - to logistics facility*

(+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?

*Will be little emissions, some noise*

(+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?

*will provide a service*

(+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?

*+ tax revenue*

Sub-Total      (+)      28

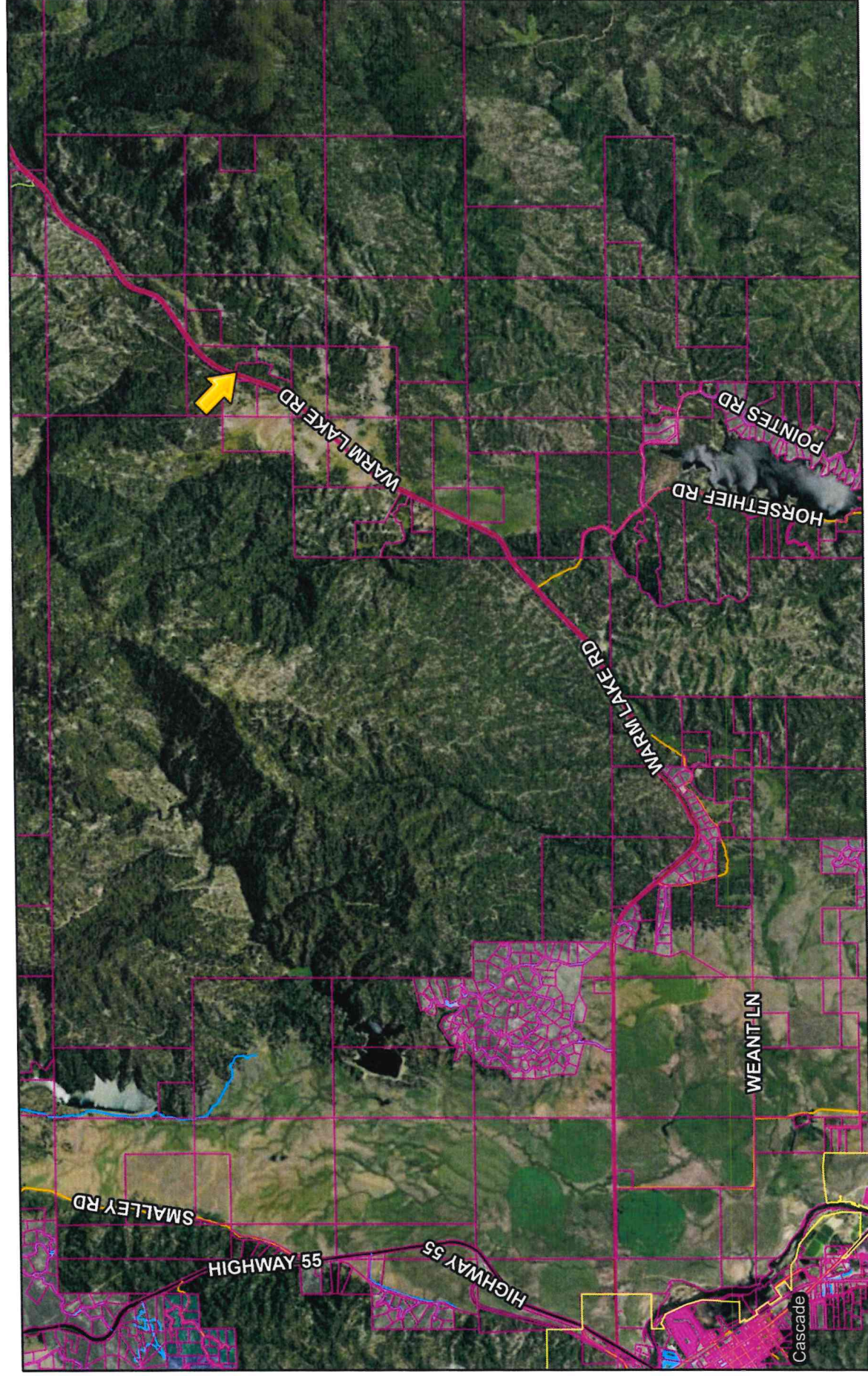
Sub-Total      (--)      -

Total Score      +28

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



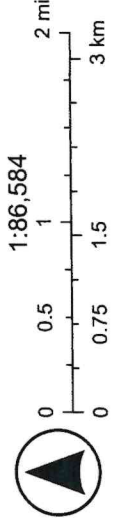
# C.U.P. 25-019 Location Map 1



8/1/2025, 10:55:53 AM

Municipalities

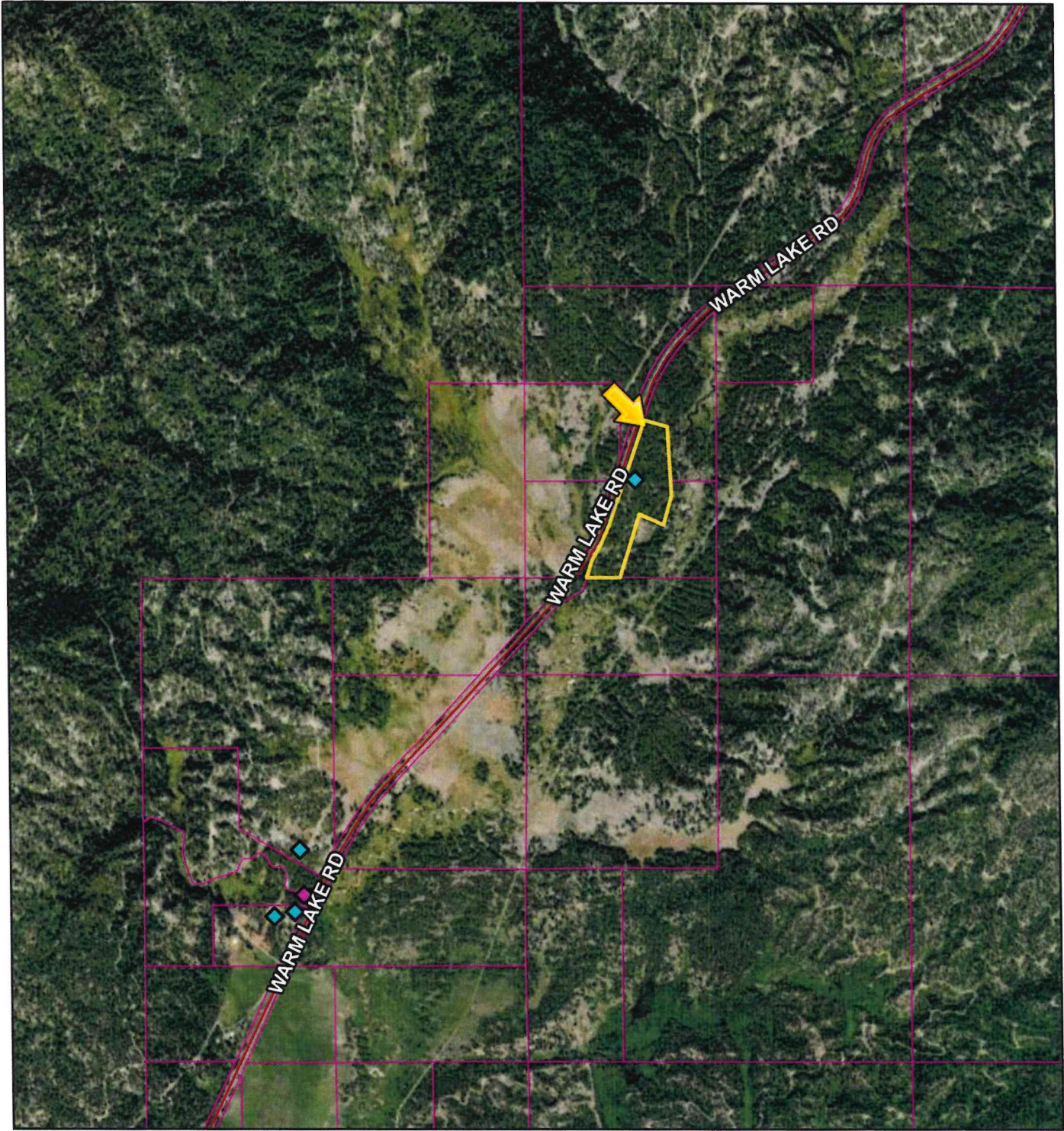
Parcel Boundaries






Earthstar Geographics

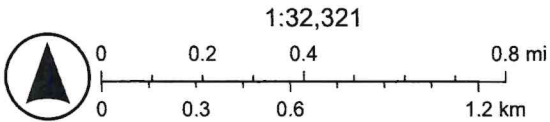


C.U.P. 25-019 Location Map 2



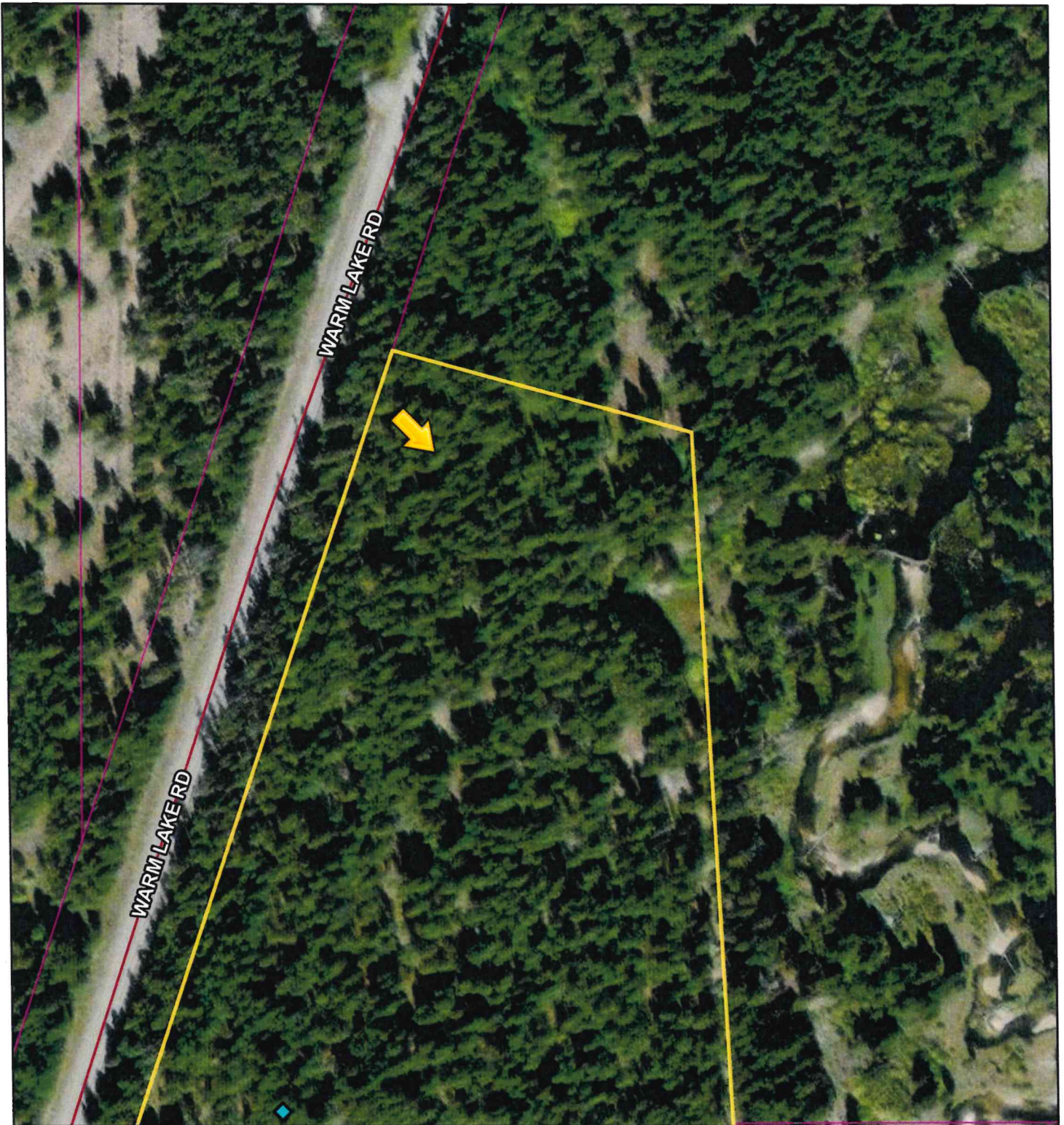
8/1/2025, 10:50:51 AM

- Permits
-  CUP
  -  VAR
  -  Parcel Boundaries





# C.U.P. 25-019 Aerial Map



8/1/2025, 10:52:31 AM

Permits

◆ CUP

□ Parcel Boundaries



1:2,513  
0 0.01 0.03 0.06 mi  
0 0.02 0.04 0.09 km

Maxar



Google Maps – Aerial View - 2025

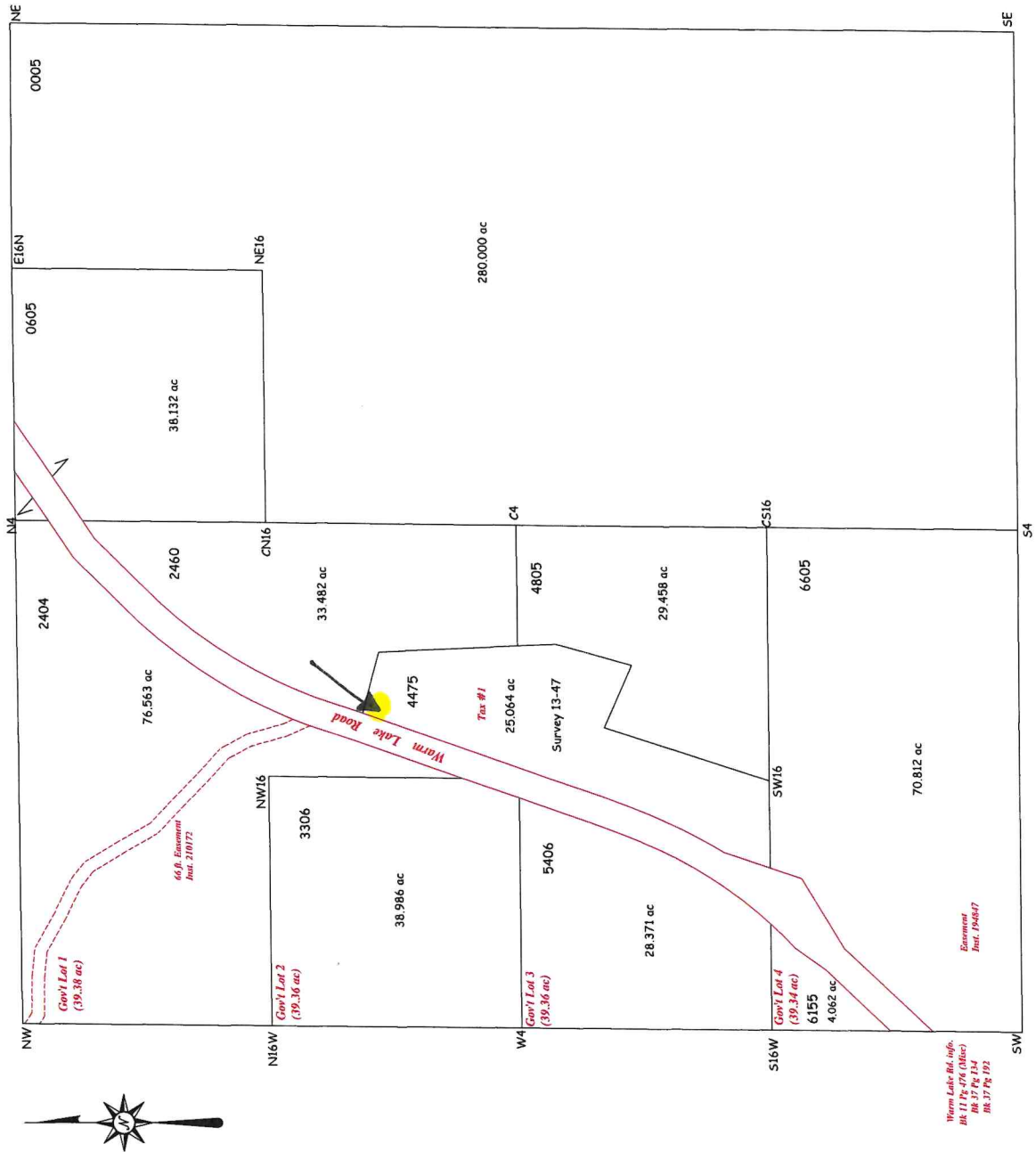


**PLAT TITLE**

T W P . 1 4 N R O S E S E C . 0 7

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

Filename:  
Valley County Base Map  
Scale: ~~1"=400'~~  
Date: 7/10/2024  
Drawn by: L. Frederick



This drawing is to be used for reference purposes only. The County is NOT responsible for any inaccuracies contained herein.

Instrument # 40288  
10-26-2016 01:48:51 PM Sec. 2 of Page: 2  
ALTA/NSPS Land Title Survey  
DAVID L. A. MILLER  
E-Office Record Drawing File 130  
Index to Record of Survey

RECORDERS STAMP

Book 13, Page 47  
of Records of Surveys.

ALTA/NSPS Land Title Survey

Based upon Title Commitment No. 329738  
of Chicago Title Insurance Company  
bearing an effective date of September 8, 2016

Surveyor's Certification

To Idaho Gold Resources Company, LLC and its successors and assigns, the Alliance Title Insurance Company, Chicago, Illinois, has surveyed and prepared this map and plat in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, as amended, and includes no items of Note A thereto. This field work was completed on 10/16/2016.

Date of Plat, as Map: 10/20/16

John Russell, Idaho PLS No. 6021



EXCEPTIONS

Survey completion is subject to recording of this plat with Valley County, Idaho.



SCALE: 1" = 200'

Bearings based on GPS derived  
State Plane Grid  
Elevations based on Geoid 12B, NAVD88

RUSSELL SURVEYING, INC.  
P.O. Box 945, 702 West Lakeside, McCall, ID 83438  
208-830-4737 jrus@russellid.net

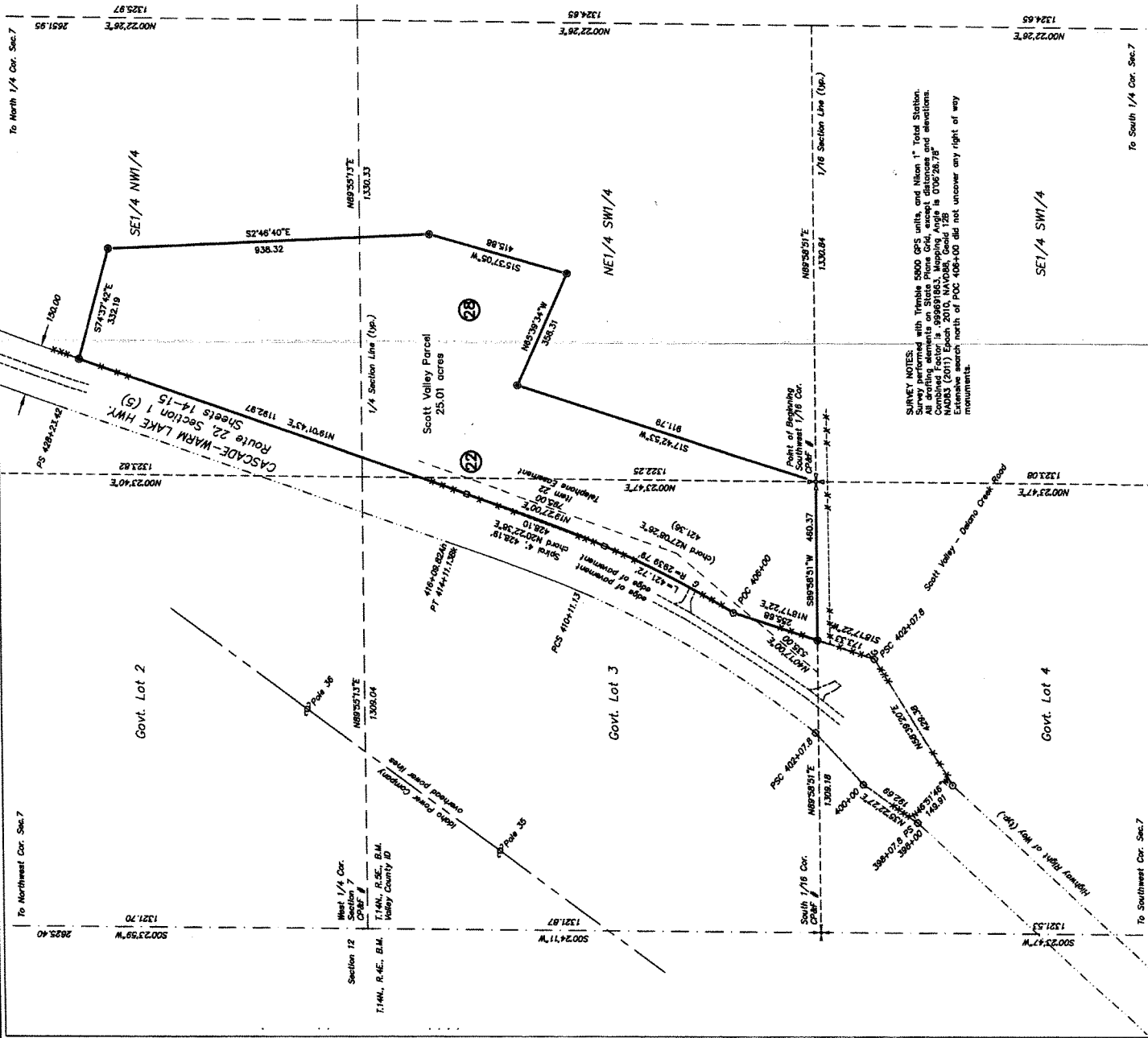
DRAWN: L. Russell, DATE: 9/22/16, SHEET: 1 of 1  
REV. JR 9/24-27, 10/6-20  
RS #16-0188 Drawing: 16-1888.dwg RDS tab

(C) Scott Valley Map 1, Russell Geomatics (2016) All Rights Reserved

ALTA - NSPS Land Title Survey  
IDAHO GOLD RESOURCES COMPANY, LLC  
Scott Valley Parcel

situated in the  
Southeast 1/4 Northwest 1/4,  
Northeast 1/4 Southwest 1/4 & Govt. Lot 3  
Section 7, T.14N., R.5E., B.M.  
Valley County, Idaho  
Russell Surveying, Inc. ~ McCall, Idaho  
October 2016

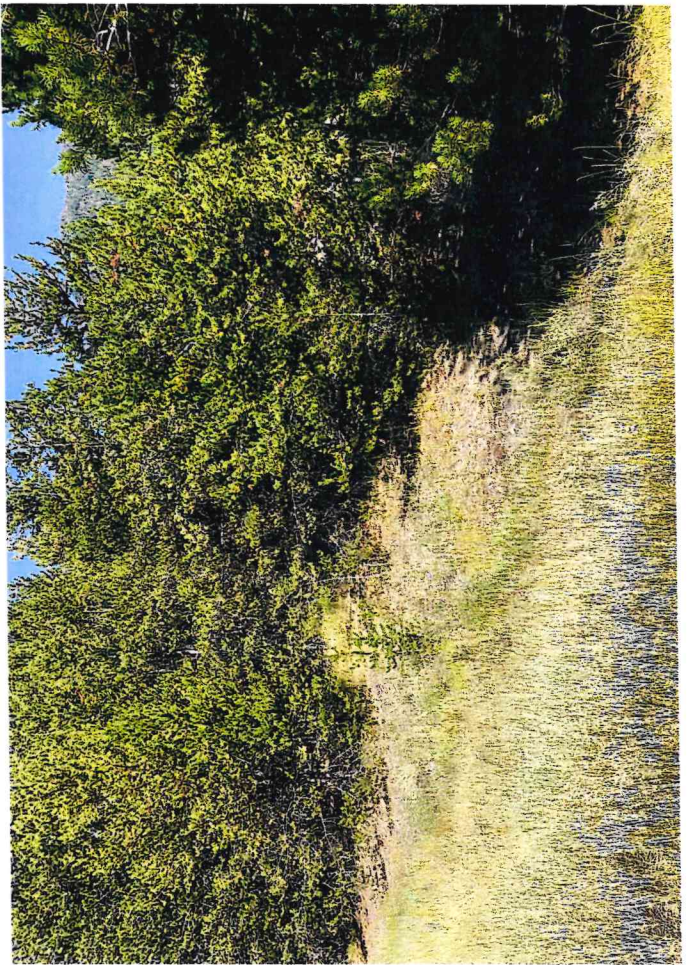
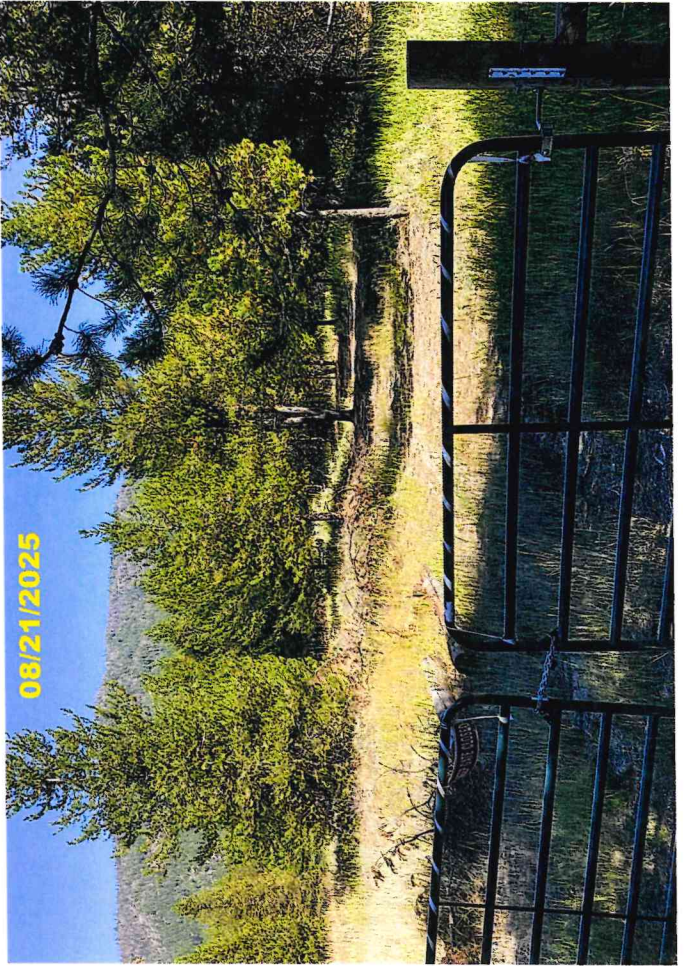
10/20/16 Sheet 1 of 2















Planning and Zoning Commission  
VALLEY COUNTY  
IDAHO

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

Phone: 208.382.7115  
FAX: 208.382.7119

**Instrument # 433940**

VALLEY COUNTY, CASCADE, IDAHO

10-28-2020 11:35:20 AM No. of Pages: 1

Recorded for : LORI HUNTER

DOUGLAS A. MILLER

Fee: 0.00

Ex-Officio Recorder Deputy

Index to: COUNTY MISC

*AF*

**CONDITIONAL USE PERMIT**

**N O. 20-12**

**Stibnite Gold Project Logistics Facility**

**Issued to:** Midas Gold Idaho INC  
PO Box 429  
Donnelly, ID 83615

**Property Location:** Warm Lake RD; Parcel RP14N05E074475 located in the W1/2 Sec. 7, T. 14N, R. 5E, B.M., Valley County, Idaho. The site is approximately 25 acres.

On October 5, 2020, the Board of County Commissioners upheld the Valley County Planning and Zoning Commission's decision of approval that was made on July 16, 2020. The Commission's decision stands, with amendments made by the Board, and you are hereby issued Conditional Use Permit No. 20-12 with Conditions for establishing a logistics facility as described in the application, staff reports, and minutes of the Planning and Zoning Commission and Board of County Commissioners.

The Findings of Fact and Conclusions of Law were signed by the Board of County Commissioners on October 26, 2020. The effective date of this permit is October 6, 2020.

**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 according to the phasing plan or this permit shall be null and void. The use shall not be started until approval of mining activities is approved.

Conditional Use Permit

Page 1



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 not upward or horizontal projection of lights. The lights can only be a maximum of 20' in height and 3000° Kelvin.
6. The applicant shall provide and maintain orderly and proper disposal of waste including by-products of the operation, other solid waste, hazardous waste, and sanitary waste.
7. Must comply with Central District Health requirements.
8. The minimum building setbacks for light industrial uses shall be fifty feet (50') from front, rear, and side street property lines and thirty feet (30') from side property lines.
9. Parking lots must comply with setback standards.
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. Perimeter landscaping shall be installed prior to July 1, 2021. If landscaping dies, it must be replaced. Landscaping must be irrigated and maintained. Landscaping shall provide adequate screening from Warm Lake Highway to decrease visual impacts.
14. Hours of operation are limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday.
15. A stormwater management plan shall be approved by the Valley County Engineer prior to excavation.
16. Will need an approach permit from the Valley County Road Department.
17. Shall enter into an agreement with the Board of County Commissioners and Idaho Transportation Department to mitigate impacts to the road system, including maintenance of Warm Lake RD, prior to any site grading or improvements, except placement of a sign and timber/fuel removal for fire protection.
18. After reclamation of the mine site and the facility is no longer needed by Midas as a logistics facility, a new conditional use permit will be required prior to use by any other entity. If there is no further use of the site after a two-year time frame, the structures will be removed and the site reclaimed. A reclamation bond will be required.

19. This use is not to be considered a permanent land use change for compatibility considerations in review of other conditional use permit type of applications.
20. Shall enter into an agreement with the Board of County Commissioners to mitigate impacts to community housing prior to issuance of any building permits.
21. Shall enter into an agreement with the Board of County Commissioners to mitigate impacts to other county service providers and infrastructures, such as EMS, Sheriff, solid waste, etc.

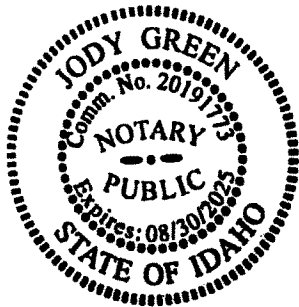
END CONDITIONAL USE PERMIT

Date October 28, 2020

Approved by Cynda Herrick

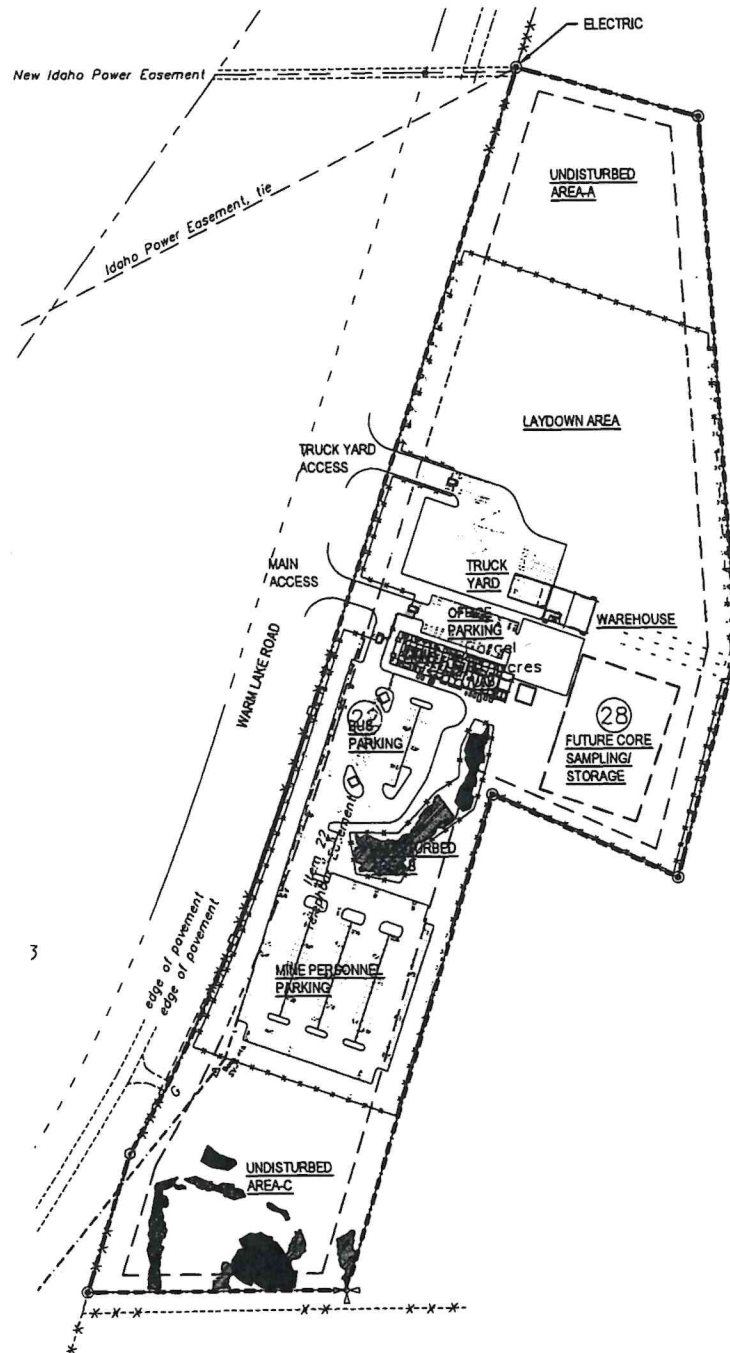
On this 28<sup>th</sup> day of October, 2020, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate above written.



[Signature]  
Notary Public  
Residing at: Valley County  
Commission Expires: 8/30/25

C.U.P. 20-12  
site plan



### LOGISTICS FACILITY OVERALL SITE PLAN





[illegible]

EXISTING PAVEMENT H/E IN  
N 1056654.52  
E 2583225.66

Access

30' DOUBLE SWING

Transformer

Regulator

Control Building

Drive Aisle

**ALOG FOUNDATION**

**From:** Emily Hart <ehart@mccall.id.us>  
**Sent:** Thursday, August 21, 2025 10:52 AM  
**To:** Lori Hunter <lhunter@valleycountyid.gov>  
**Subject:** Re: Public Hearings - Valley County PZ - Sept. 11, 2025

Lori,

SUB 25-019 is 1.8 miles from Runway 34. In Horizontal Surface. Prescreen for FAA Form 7460-1 submittal <https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen>

### Obstruction Evaluation / Airport Airspace Analysis (OE3A)

The Federal Aviation Administration (FAA) Obstruction Evaluation Group (OEG) is currently closed. Unfortunately, due to this closure we will not be able to accept new or process previously submitted applications for off-airport filings under 14 CFR Part 77. Upon our return, the OEG staff will immediately begin accepting e-filings via this website and process applications as quickly as possible ...

[oeaaa.faa.gov](https://oeaaa.faa.gov)

No other Airport comments for the Sept. 11 Agenda.

Have a great day,

Emily

Emily Hart, C.M. | McCall Airport Manager  
336 Deinhard Lane Hangar 100 | McCall, ID 83638  
Direct: 208.634.8965 | Cell: 208.630.3441  
[www.mccall.id.us/airport](http://www.mccall.id.us/airport)