

Valley County Planning and Zoning

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STAFF REPORT: C.U.P. 25-025 Intermountain Sports Rentals and Repair
MEETING DATE: October 16, 2025
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT /
PROPERTY OWNER: Brian and Cindy Patterson
9173 Ustick Road, Nampa Idaho 83687
LOCATION: To Be Determined Gold Dust Road
RP13N04E049005 is in the S ½ SE ¼ Section 4, T.13N, R.4E, Boise
Meridian, Valley County, Idaho
SIZE: Part of a 80-acre parcel
REQUEST: Office and retail, rental, and repair of power sport equipment
EXISTING LAND USE: Single-Family Residential Parcel
Currently Assessed as Agricultural (Dry Grazing and Meadow)

Brian and Cindy Patterson are requesting a conditional use permit for retail, rental, and repair of power sport equipment. The proposal includes an office, a 50-ft by 90-ft building, fencing, and outside storage. The proposed building would be two stories, with 4500-sqft on the 1st floor and 1500-sqft on the 2nd floor. Equipment for repair would be stored in the fenced area around the building. Equipment (a maximum of 40 items) for rent would be in the public's view. A concrete washout station is proposed.

A revised site plan was submitted on September 30, 2025. This modified the placement of the building and fencing. Approximately two acres of the 80-acre parcel would be used for the business. The remaining would be used for livestock grazing.

Proposed days of operation are seven days per week, Sunday through Saturday.

The application states that traffic volume (number of vehicles with trailers per day) would increase by the following:

mid-March to mid-June	15-25 vehicles per day
mid-June – mid-August	50-75 vehicles per day
mid-August to December 25 th	15-25 vehicles per day
December to mid-March	25-50 vehicles per day

Proposed landscaping includes birch and pine trees at the entrance, in front of the building, and around the perimeter fence of the building and storage area. Future improvements may include berms along Gold Dust Road.

An individual well and individual septic system would be used.

Access is from Gold Dust Road, a public road. A turn lane exists at the intersection for southbound traffic turning east onto Gold Dust Road. The access and building site would be located on the west half of the parcel. The applicant states that the remainder of the parcel would continue to be pasture and wetlands.

FINDINGS:

1. The application was submitted on August 27, 2025.

2. Legal notice was posted in the *Star News* on September 25, 2025, and October 2, 2025. The applicant was notified by letter on September 16, 2025. Potentially affected agencies were notified on September 16, 2025. Property owners within 300 feet of the property line were notified by fact sheet sent September 17, 2025. The notice was posted online at www.co.valley.id.us on September 16, 2025. The site was posted on September 23, 2025.

3. Agency comment received:

Brent Copes, Central District Health, stated a septic application, fees, test holes, and groundwater monitoring are required. A septic system is required for any building generating wastewater. (September 30, 2025)

Jeff McFadden, Valley County Road Superintendent, stated County-maintained roads that would see increase traffic included Gold Dust Road. He recommends a 35-ft right-of-way to the public for property owned by the owner immediately adjacent to Gold Dust Road. Prior to final acceptance of C.U.P., the developer should agree to provide an appraisal for the value of the ROW, a legal description, and a warranty deed. Recommendations should be memorialized in a future voluntary development agreement. (September 22, 2025)

Kendra Conder, Idaho Transportation Department, stated ITD needs more information to determine how this proposed use will impact the State Highway System. Please provide additional details on customer trips. (September 24, 2025)

4. Public comment received: *none*

5. Physical characteristics of the site: The 80-acre parcel is relatively flat and open. There are irrigation ditches and wetlands on the property. There are scattered conifers on the east portion of the property.

6. The surrounding land use and zoning includes:

North: Agricultural (Dry Grazing and Irrigated Pasture)

South: Valley County (Weed Department; C.U.P. 24-03 Office / Shop / Equipment Storage) and Single-Family Residential Parcel

East: Single-Family Residential Parcels and Lots (Whispering Pines Subdivision)

West: Agricultural (Dry Grazing and Irrigated Pasture) and Grandfathered Gravel Pit

7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:

- 5. Commercial Uses (d) Area Business

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

TITLE 9 LAND USE AND DEVELOPMENT

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.

TABLE 5-A STANDARDS FOR CONDITIONAL USES

Use Description	Building Setbacks (feet)				Max. Lot Cover	Minimum Street Frontage	Max. Building Height	Minimum Parking Spaces
	Front	Side	Side Street	Rear				
Commercial uses: Area business	30	10	30	30	40 %	75 ft	35 ft	1+1/250 square feet

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.

9-5F-1: COMMERCIAL USES; SITE OR DEVELOPMENT STANDARDS:

Commercial uses requiring a conditional use permit shall meet the following site or development standards, except as may be modified by a PUD:

- A. Minimum Lot Area:
 - 2. Frontage on a public or private road shall not be less than seventy five feet (75') for each lot or parcel.
- B. Minimum Setbacks:
 - 1. The minimum setbacks for neighborhood businesses shall be thirty feet (30') from front, rear, and side street property lines and ten feet (10') from all side property lines.
 - 2. The minimum setbacks for service and recreation businesses shall be fifty feet (50') from rear, front, and side street property lines and thirty feet (30') from side property lines.
 - 3. The minimum setbacks for area businesses shall be the same as those for neighborhood businesses. Salvage yards, auto wrecking yards, or commercial agricultural businesses shall be located not less than one thousand feet (1,000') from any residential development, civic or community service use, or other noncompatible commercial use, unless the impacts are adequately mitigated by implementation of standards as approved by the commission. The setbacks will be determined in relation to impact mitigation.
- C. Maximum Building Height And Floor Area:
 - 1. Building heights shall not exceed thirty five feet (35') above the lower of the existing or finished grade.
 - 2. The building size or floor area shall not exceed the limitations of subsections 9-5-3A and C of this chapter and title 6, chapter 1 of this code.
 - 3. No building or combination of buildings may cover more than forty percent (40%) of the lot or parcel, except recreation business buildings may not cover more than one percent (1%) of the lot

and agricultural business buildings may not cover more than twenty percent (20%) of the lot or parcel.

D. Site Improvements:

1. Where commercial uses are proposed on a lot or parcel having frontage on Highway 55 and a side street, the access shall be limited to the side street.
 2. Parking spaces for neighborhood and area businesses shall be provided at the rate of one, plus one per each two hundred fifty (250) square feet of floor area.
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SUMMARY:

Staff's compatibility rating is a + 7.

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, Water District 65, and Warner Ditch Company boundaries. It is not within a herd district.
2. The applicant stated that the property does have water rights and irrigation easement(s)
3. There are wetlands and irrigation ditches on the entire parcel. The application does state that there are no wetlands within 750-ft of the proposed site. Staff is unclear where the ditches are in comparison to the proposed building and storage yard.
4. Is the proposed landscaping at the entrance and around the fenced storage yard replace the requirement for landscaping along the roadway?
5. Gold Dust Road is a prescribed easement at this location. The Road Department Superintendent is recommending dedication of road right-of-way.
6. Why have you chosen European Larch instead of a native conifer? (VCC 9-5A-4.B.11)

Question to P&Z Commission:

1. Does this use meet the minimum standards in Title 9, Chapter 5, of the Valley County Code, 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. 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 Map
- Aerial Map
- Google Maps – Aerial View - 2025
- Google Map Street Image - 2024
- Wetland Map
- Photos Taken September 23, 2025
- Assessor Plat – T.13N R.4E Section 4
- Applicant's Submittal, September 30, 2025
- Responses
- Septic Handout

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. 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. Must have a stormwater management plan and site grading plan approved by the Valley County Engineer prior to doing any dirt work on-site.
7. Must comply with requirements of Central District Health.
8. Must comply with the requirements of the Cascade Fire District.
9. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year.
10. No parking allowed in the setback areas: 30 feet from the front and rear property lines; 10-ft from the side property lines; and 100-ft from high water lines. The perimeter fencing around the storage yard must also meet these setbacks.
11. Snow must be stored on-site, outside of the wetlands, ditches, and irrigation easement area.
12. The site must be kept in a neat and orderly manner.
13. Shall obtain a sign permit from Valley County prior to installation of any sign.
14. Noise shall be kept to a minimum between 10:00 p.m. and 7:00 a.m.
15. Hours of operation are _____ a.m. to _____ p.m., Sunday through Saturday.
16. Building permits will be required for any fencing over 6-ft in height.
17. Landscaping shall be installed prior to October 1, 2027. If landscaping dies, it must be replaced. Noxious weeds must be controlled using proper land management principles.
18. 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.
19. Any berms shall have slopes no steeper than three to one (3:1) and be planted with vegetation.
20. All open storage shall be stored within the perimeter fence around the building.
21. The irrigation ditch and associated maintenance right-of-way must be accessible to the irrigation ditch company and authorized users.
22. Shall work with Valley County Road Department and Planning and Zoning Director on a Development Agreement for off-site infrastructure improvements and landscaping that will be approved by the Board of County Commissioners. This could include dedication of a 35-ft wide right-of-way for Gold Fork Road.

END OF STAFF REPORT

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response
Value

Use Matrix Values:

(+2/-2) X 4 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 1 _____

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

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) X 3 _____

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

(+2/-2) X 1 _____

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

(+2/-2) X 2 _____

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

(+2/-2) X 2 _____

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

Sub-Total (+) _____

Sub-Total (--) _____

Total Score _____

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

9-11-1: APPENDIX A, COMPATIBILITY EVALUATION:

- A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.
- B. Purpose; Use:
1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.
 2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.
- C. General Evaluation: Completing the compatibility questions and evaluation (form):
1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:
 - Plus 2 - assigned for full compatibility (adjacency encouraged).
 - Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).
 - 0 - assigned if not applicable or neutral.
 - Minus 1 - assigned for minimal compatibility (adjacency not discouraged).
 - Minus 2 - assigned for no compatibility (adjacency not acceptable).
 2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:
 - x4 - indicates major relative importance.
 - x3 - indicates above average relative importance.
 - x2 - indicates below average relative importance.
 - x1 - indicates minor relative importance.
- D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.
- E. Terms:
- DOMINANT ADJACENT LAND USE:** Any use which is within three hundred feet (300') of the use boundary being proposed; and
1. Comprises at least one-half (1/2) of the adjacent uses and one-fourth (1/4) of the total adjacent area; or
 2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or
 3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.
- LOCAL VICINITY:** Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.
- F. Questions 4 Through 9:
1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
 2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

APPENDIX A

MATRIX FOR RATING QUESTIONS 1, 2, and 3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
1. AGRICULTURAL		+2	-1	-2	-2	-2	-2		+1	+1	+1	+2	+1	+1		-1	+2	-1	-2	-1	+1	+2	+2
2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+2	+1	-1	+2	+1	-2	-2
4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2		+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
7. P.U.D., RES.	-2	+1	+1	+1	+2	+2		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
8. REL., EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1		+1	+1	-1	+2	-2	-1	-1	+2	+2	+1	+1	-1	+1	-2	-1
9. FRAT or GOVT	+1	+1	+1	+1	+1	+1	+1	+1		+1	-1	+2	-2	-1	-1	+1	+1	+1	+1	-1	+1	-2	-2
10. PUBLIC UTIL. (1A-3.1)	+1	-1	-1	-1	-1	-1	-1	+1	+1		+1	+	-1	+1	+1	+1	-1	+1	+1	+1	+1	+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
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	-2	-1	-2	+1	+1	+1	+2

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: #19

Prepared by: CHP

Area Business

YES/NO X Response Value

Use Matrix Values:

(+2/-2) -2 X 4 -8

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

Agricultural

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

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

Light-Heavy Industry/County Shop
Car Wash

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

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

H2 w/ Residential

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +1 X 3 +3

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

It is large with No Trees

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

5. Some landscaping is proposed

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

Similar to structure across road

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

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

No - this is a retail type of traffic

(+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

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

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

Very little except traffic

(+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

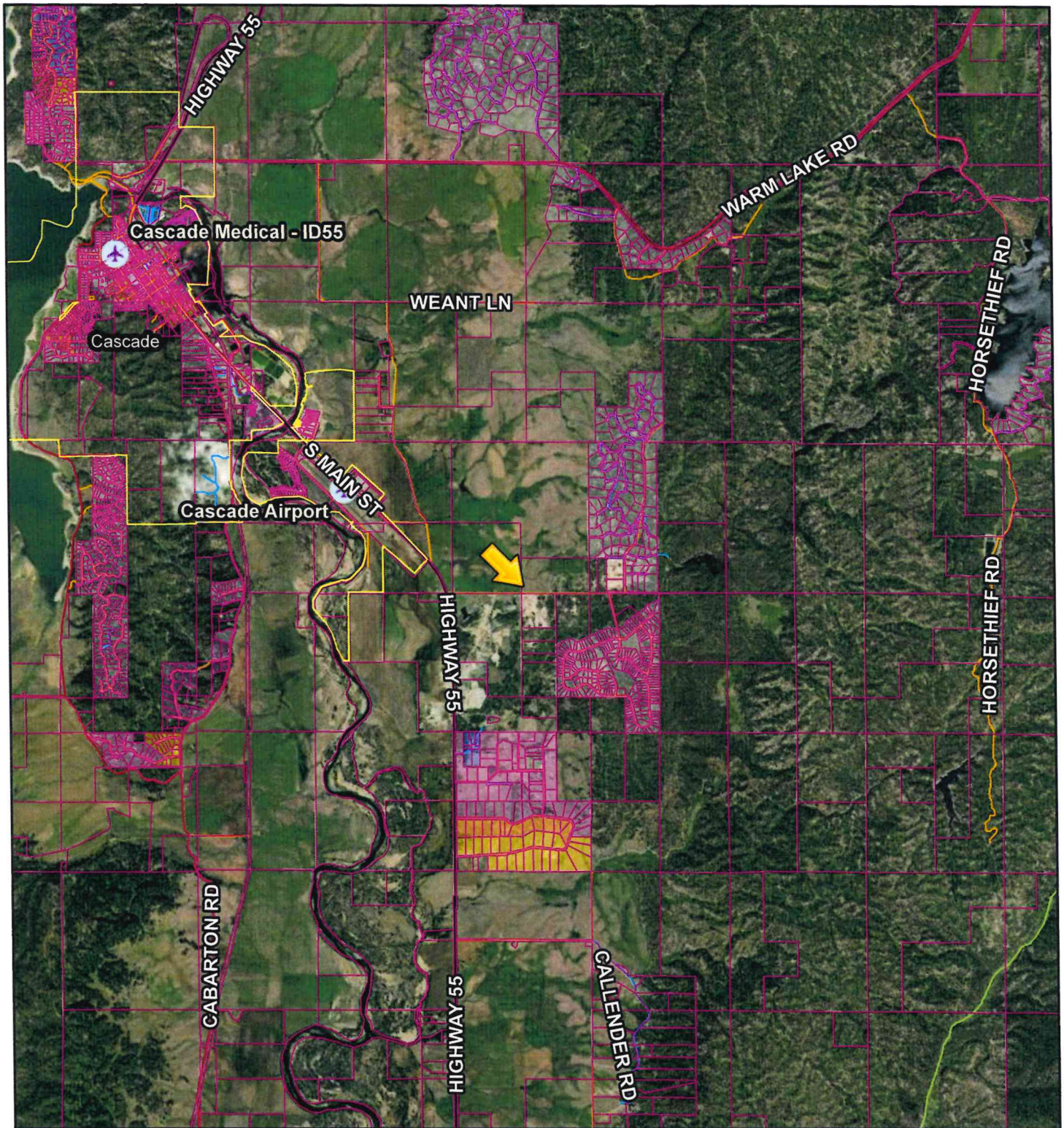
Sub-Total (+) 18

Sub-Total (-) 11

Total Score +7











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

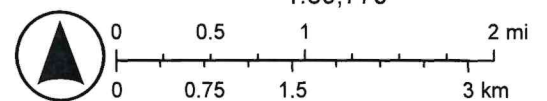
C.U.P. 25-025 Location Map



9/5/2025, 4:53:01 PM

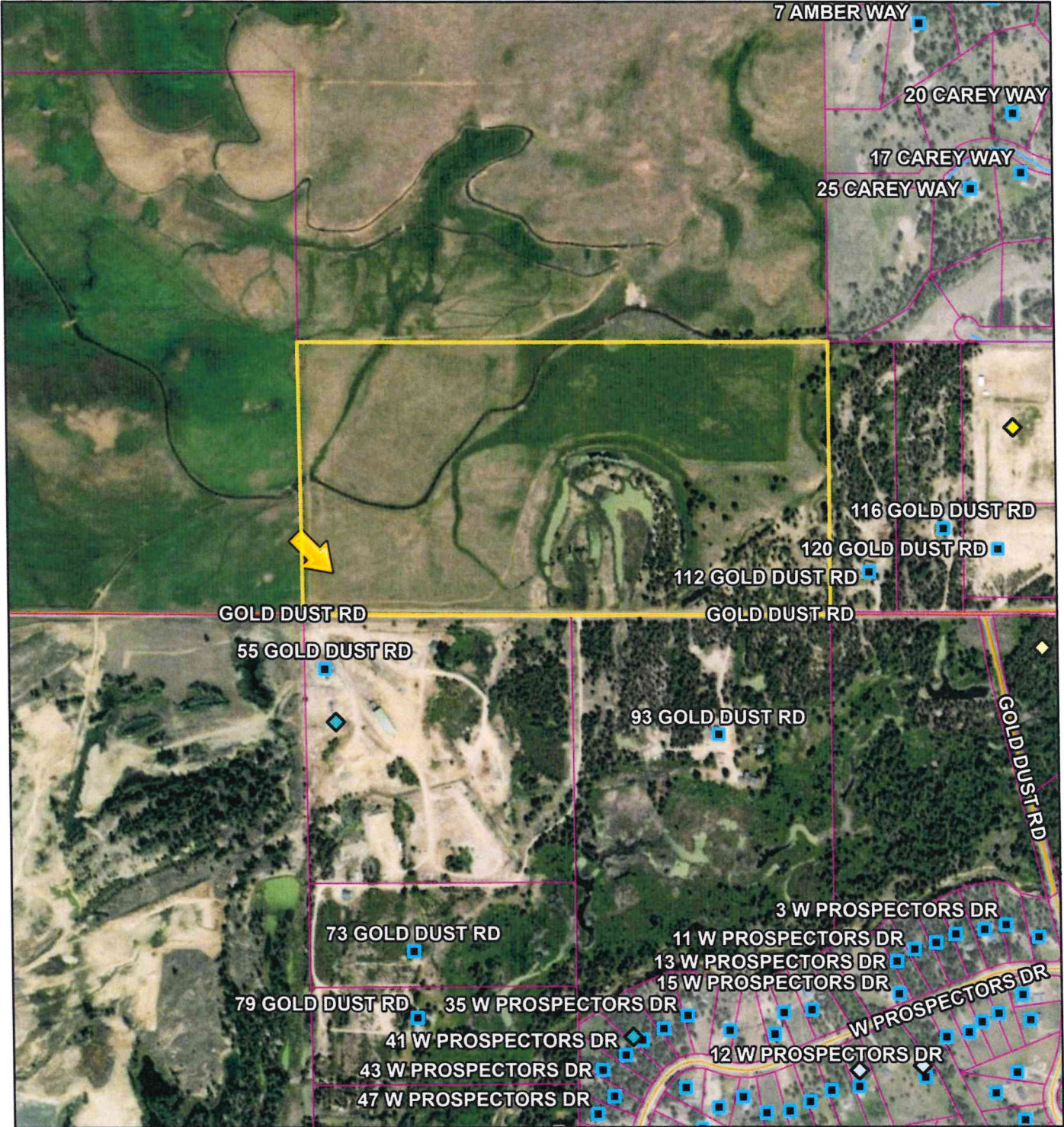
1:89,779

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



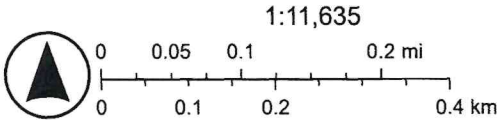
Earthstar Geographics

C.U.P. 25-025 Aerial Map



9/5/2025, 4:47:58 PM

- Permits
- CUP
 - GF
 - RVC
 - STR
- Address Points
- Address Points
- Parcel Boundaries
- Parcel Boundaries
- Roads
- URBAN/RURAL
 - PRIVATE



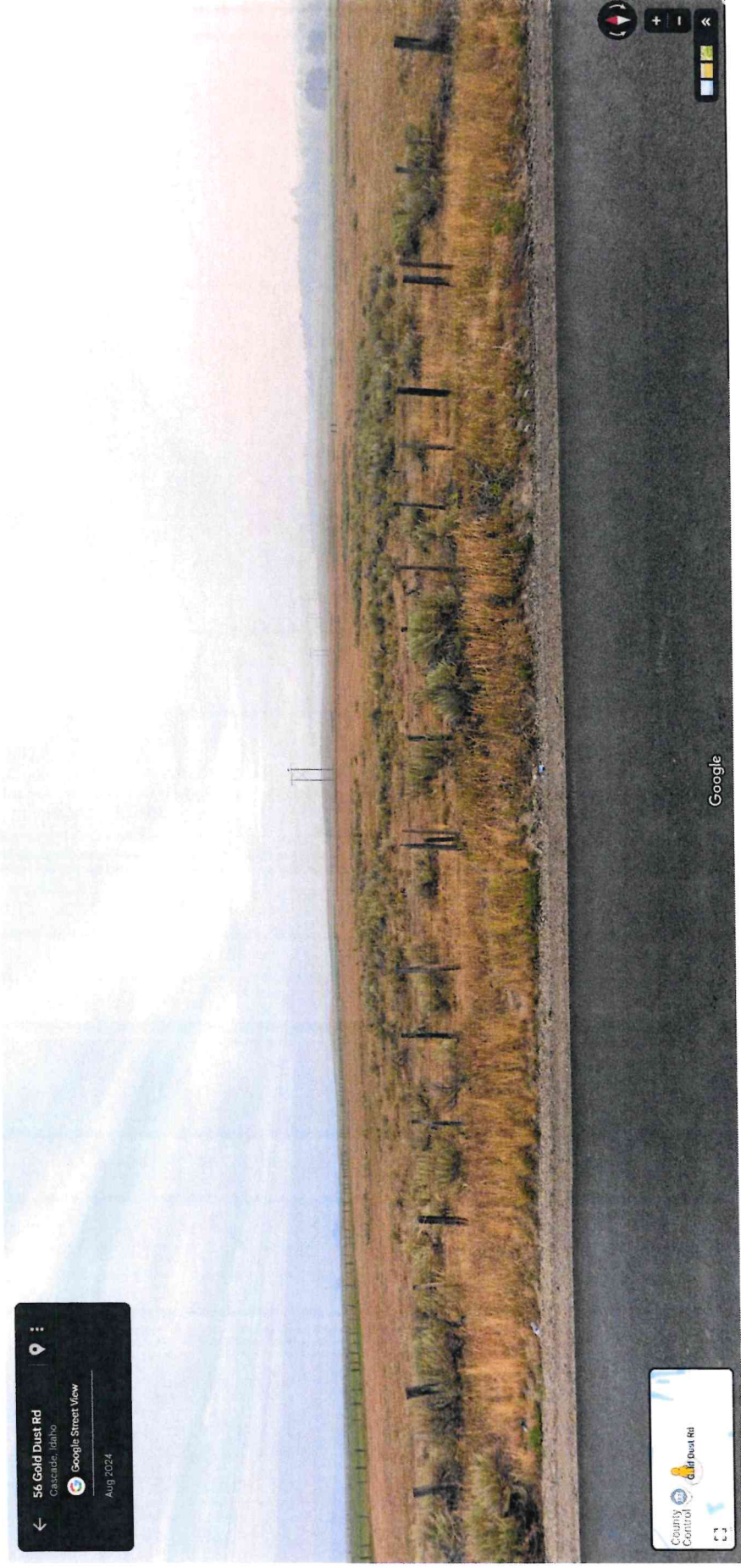
Maxar

Google Maps – Aerial View - 2025

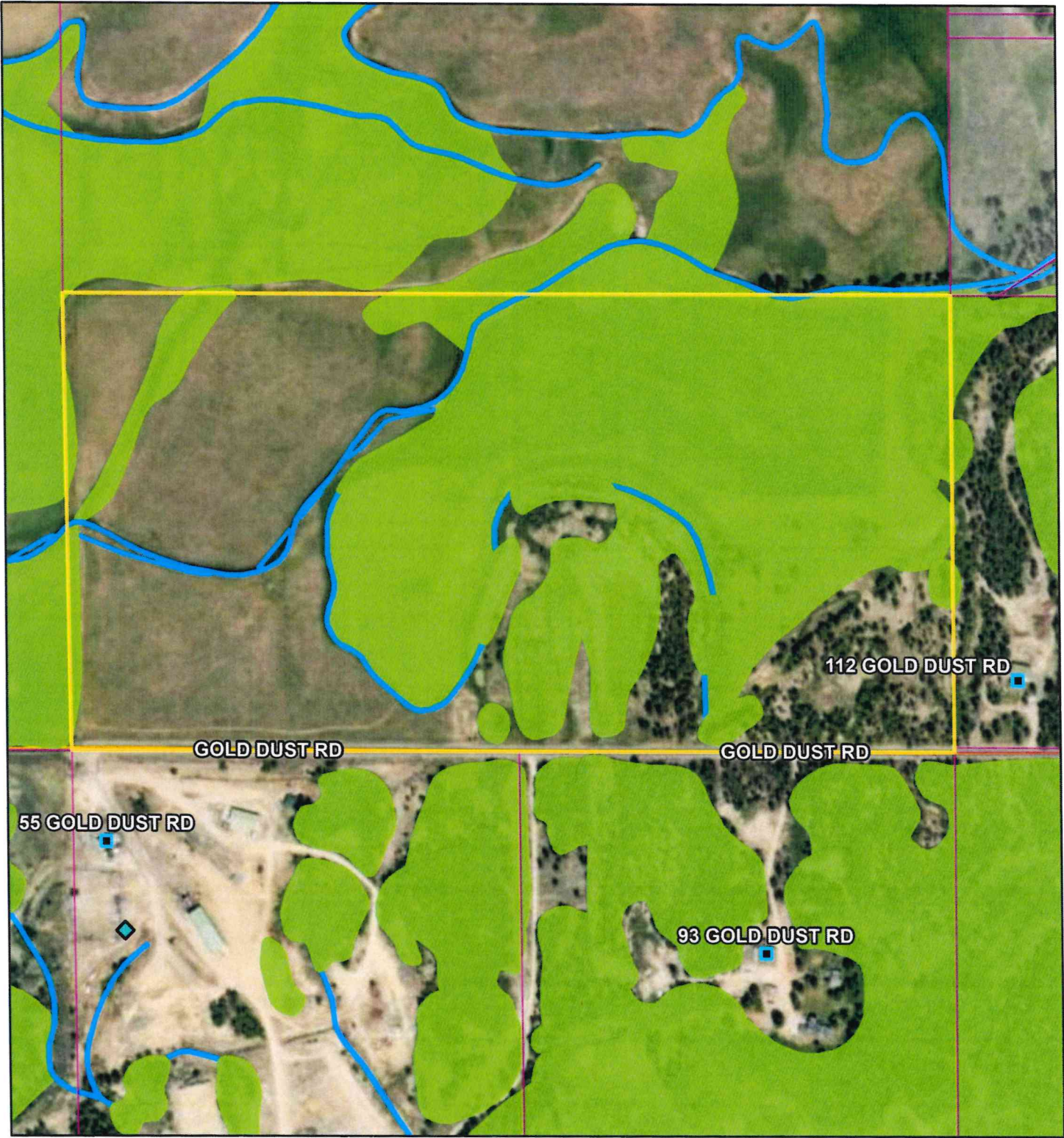


Looking Northerly from Gold Dust Rd; VC Road Department Site to the South

(Source Google Maps – Street View, August 2024)




C.U.P. 25-025 Wetland Map





9/26/2025, 10:43:15 AM

Permits

-  CUP
-  Address Points
-  Parcel Boundaries

Wetlands (USFWS)

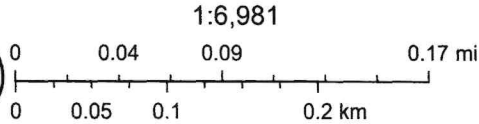
-  Marsh, Swamp, Bog, Prairie
-  River

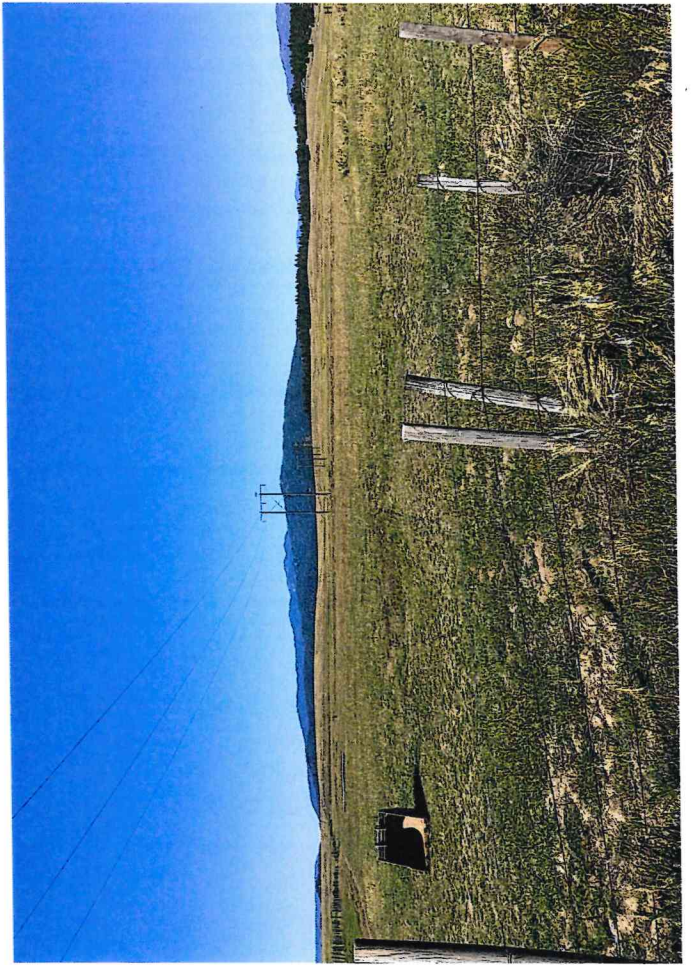
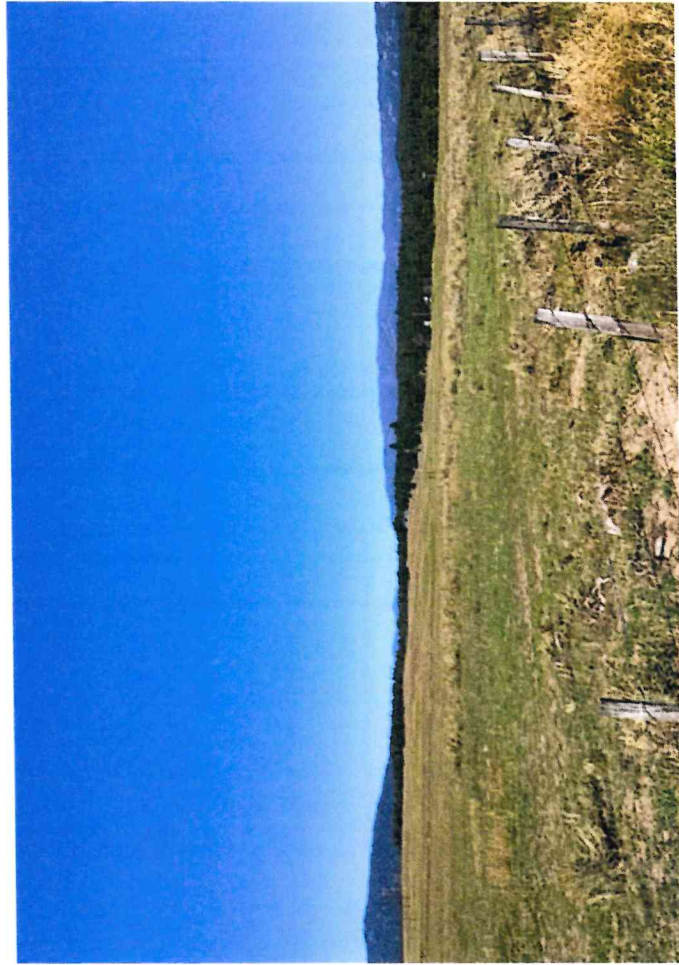
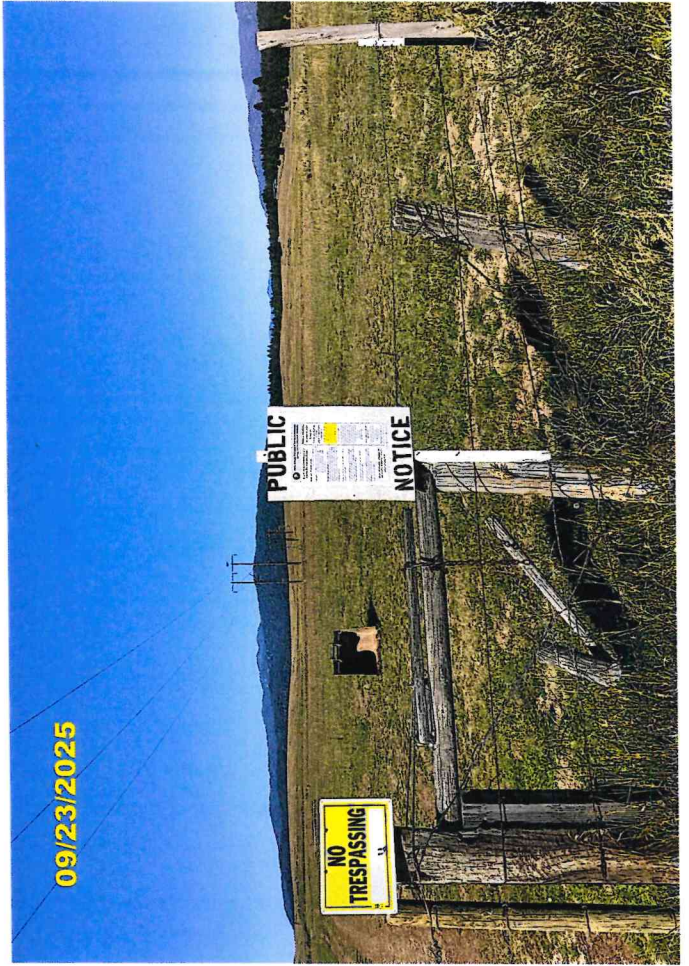
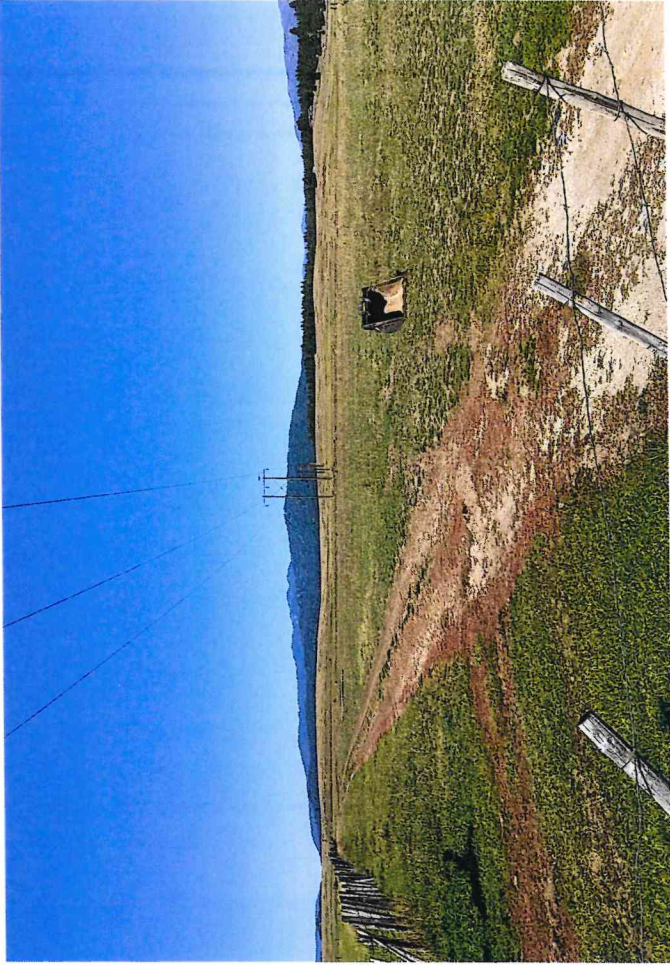
Roads

-  URBAN/RURAL



Maxar



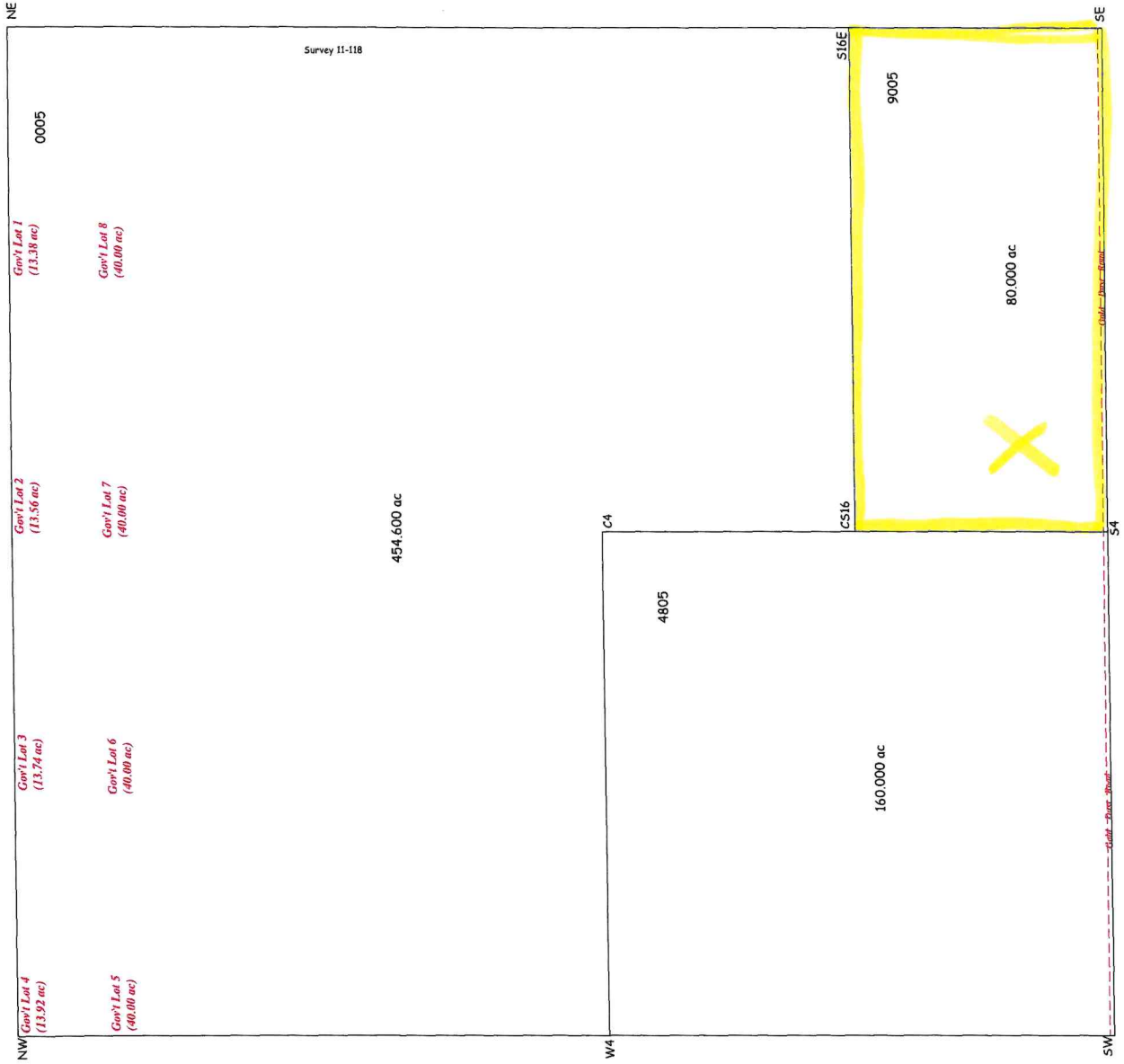


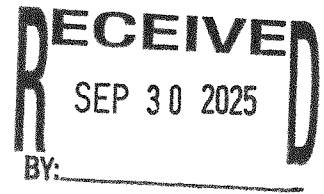
PLAT TITLE

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

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

Filename:
Valley County Base Map
Scale: ~~1"=4000 ft~~
Date: 11/21/2021
Drawn by: L. Frederick





To Cynda Herrick, Valley County Planning and Zoning Director

I am writing clarify some information regarding the CUP application we submitted.

The business we operate is Intermountain Power Sport Rentals. In 2015 we opened our doors in Cascade and nearly all our revenue comes from renting pontoon boats, ski boats, personal watercraft, four wheelers, side by sides, dirt bikes and snowmobiles. Originally in 2015, we thought selling parts and related supplies would be a good addition to our offerings but quickly found out there was almost no demand in the Cascade area for these items. For 9 out of 11 years we sold almost nothing retail from our business.

In late 2023, the lease on the building the rental business had used ended and was not renewed by the owners. We searched for over three months for a different location with no success. There were literally no properties in the area to rent or buy that would suffice. We had given up and planned to close our Cascade location but received a call with an offer to lease the former Cascade Lumber Building that had been Cascade Lake Marine. It had been purchased and changed to Patriot Power Sports and the owner decided to close the business. Patriot had purchased the retail inventory from Cascade Lake Marine and offered it to us but we had no interest in it. While they looked for a buyer, it sat in the building in our way, all winter long. In the spring it was offered to us again for a for a very low price and there were enough items we could use to make it worth our while so we bought the inventory. We did try selling this inventory but as expected we had very little success. We have been selling the remaining items we can't use on eBay. We did start offering repair services due to there being established demand for it and plan continue to repair both our equipment and customers machines as well.

On our busiest day in 2025, we had 22 total rental, retail and repair customers come in. We plan to have customers equipment in for repair behind the fence for security reasons and would have a maximum of 40 items for rent in public view at any one time. Most days there would be no equipment sitting out due to it being rented. In the off seasons we currently take equipment to our Nampa location due to the weather being easier on it there.

Highway 55 currently has a turn lane to turn east onto Gold Dust. This turn lane helps ensure safety in making the turn while heading south. The Valley County Road and Bridge Department is currently moving their office and operations directly across the street. We anticipate much less overall annual traffic than them.

We are working to make the building an attractive addition to the area adding windows, a covered entry, brick wainscot and breaking up the color on the siding. Although we are able to stay in our current location until March, unless we can get started with a building before winter comes, we will have nowhere to do repairs or store tools and equipment by the end of March. By then we will be in a slower time with no customer interactions at the building until we can officially open by mid-June.

We plan to have signage on the building and possibly an unlit sign on Gold Dust. As the majority of our customers find us through the internet or other advertisements, large signs on main roadways are not necessary.

We will only be using about two acres of the 80-acre parcel for this project. The vicinity map outlines the area including the boundary line and the Warner Canal. The Site Map further defines the boundary line which is the southwest roughly 8 acres of the property. An area of approximately 2 acres is also shown is the area planned for the business to operate in. We do not plan to split either the 8- or two-acre parcels off the 80-acre property. We hope to develop more of the property in the future but we have no firm plans at this point only thoughts and ideas. The two acres will be fenced off and a grazing lease has been offered to Simplot, who has been leasing the land, for the remaining 78 acres.

As for a SWPPP, all water and sediment from construction activities will remain on the property due to the minimal grade, the composition of the soil and direction of the slope of the ground surface. A concrete washout station will be used. Any runoff would naturally move toward the ponds and if it was to reach the ponds on the property, due to the terrace nature of them, they will filter any sediment that occurs before reaching waterways. Less than one acre will be ultimately disturbed limiting necessary permits from any agency other than the county. A culvert will be placed along the road and a 2" diameter rock area, similar to the current county road department entrance, will provide sediment track-out control.

Thank you for the opportunity to clarify the application

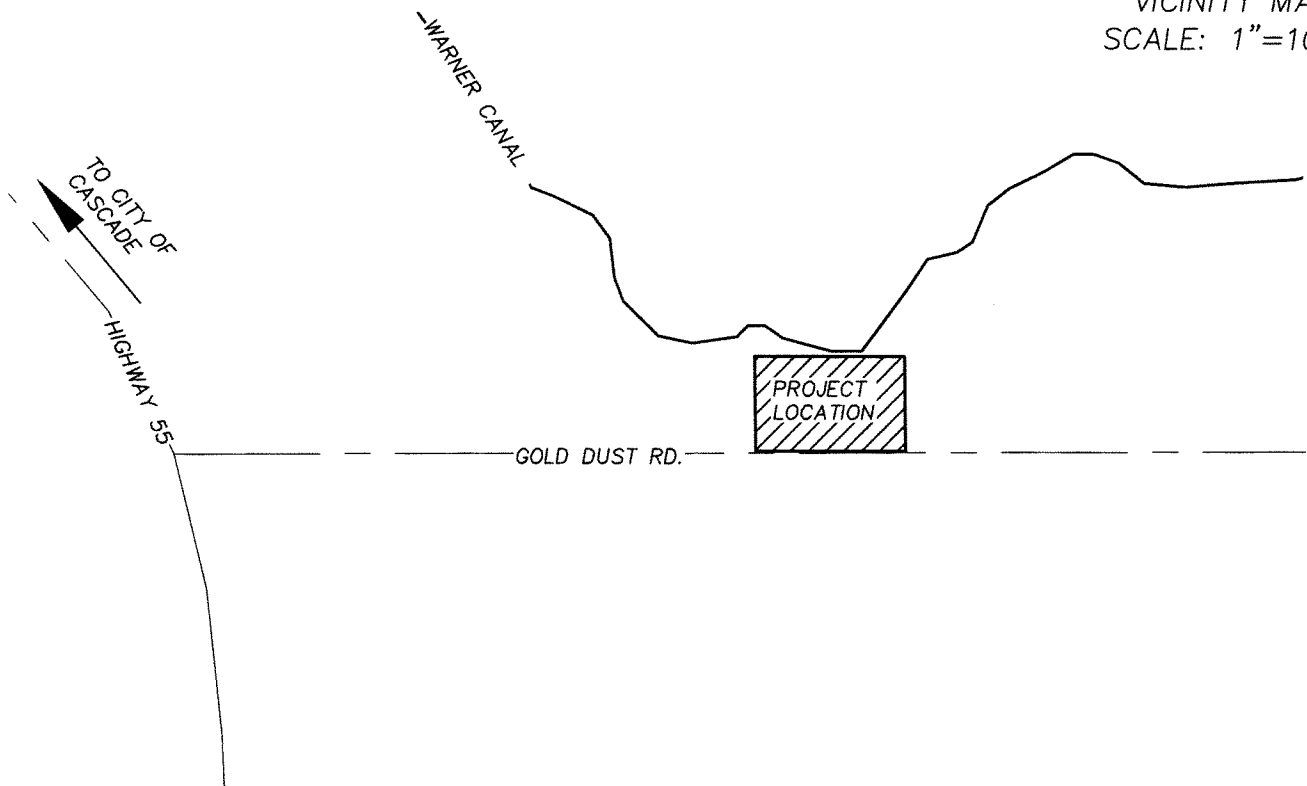
Brian Patterson

VICINITY MAP

RECEIVED
SEP 30 2025
BY: _____



VICINITY MAP
SCALE: 1"=1000'



BRIAN PATTERSON

VICINITY MAP

Mason & Associates

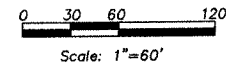
Professional Engineers,
Land Surveyors
& Planners
524 3rd St. South Nampa, ID 83851
(208) 454-0256

JOB NO. AU0825	
DWG NO. AU0825 CUP	
SCALE: 1"=1000'	REV.
FIELD BOOK NO.	
DRAWN BY: CS	DATE: 9/29/2025






A PART OF THE SW 1/4, SE 1/4, SECTION 4, T. 13N, R. 4E, B.M.
VALLEY COUNTY, IDAHO
2025



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BY:



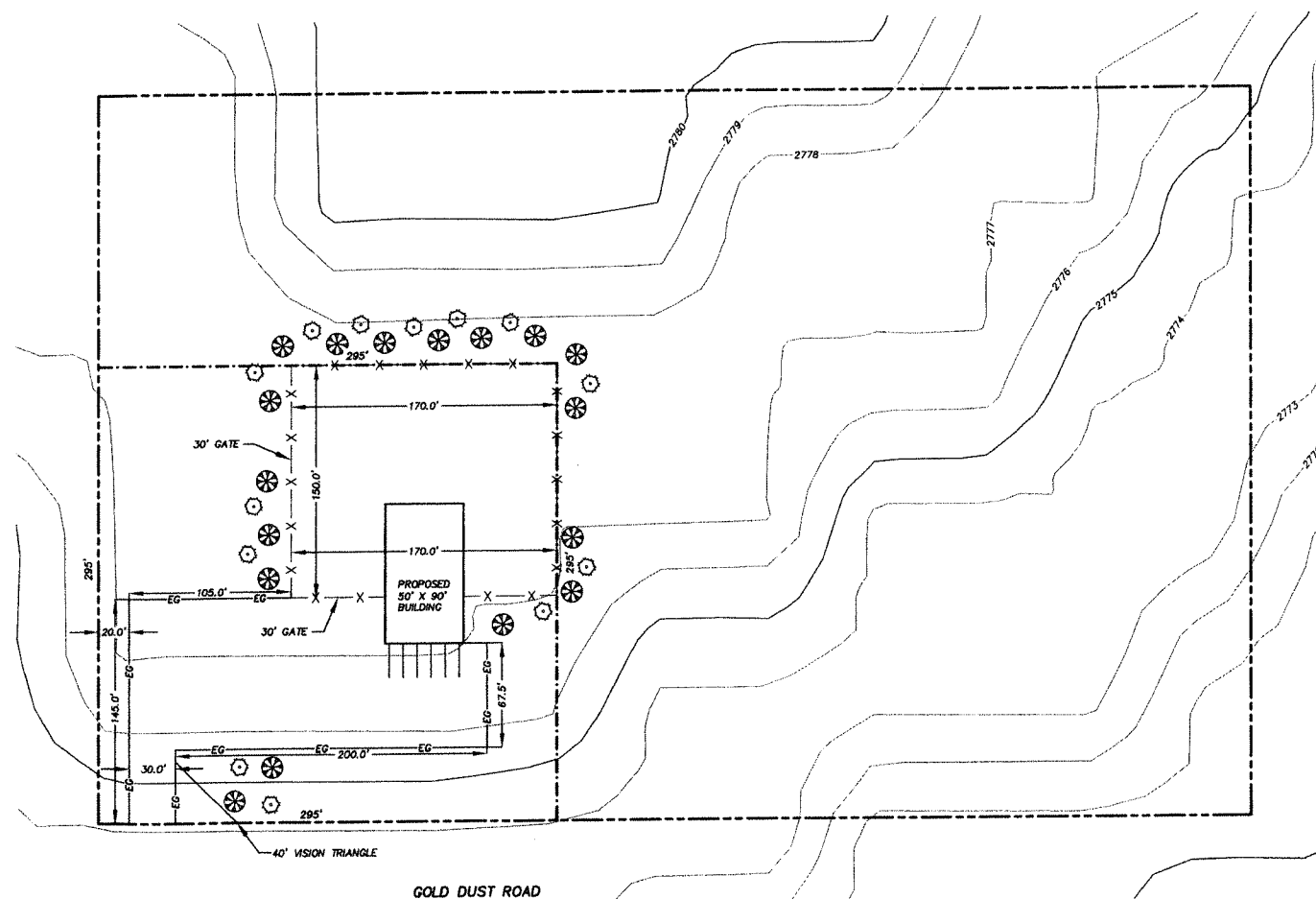
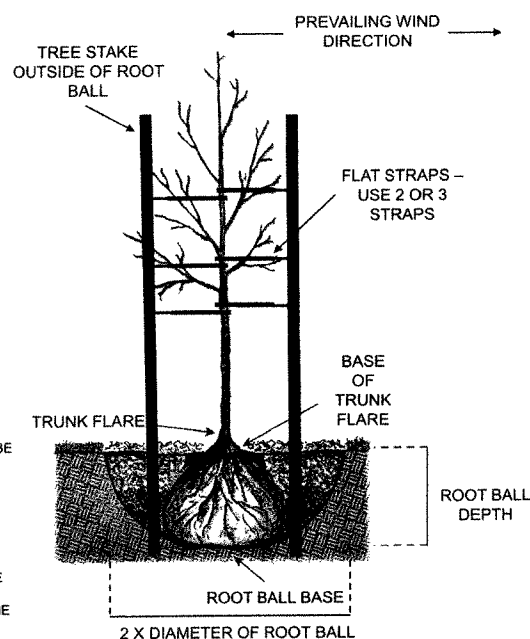
LEGEND

-  8 Acre Property Boundary Line
 Conditional Use Permit Area
 Natural Ground Contour Line
 Edge Gravel Road
 6' Fence per Owners Direction

PLANT SCHEDULE						
SYMBOLS	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE/COND.	SIZE AT MATURITY (HEIGHT X SPREAD)	NOTES
	18	RIVER BIRCH	<i>Betula nigra</i>	2" B&B	40' X 60'	CLASS II
	15	EUROPEAN LARCH	<i>Larix decidua</i>	2" B&B	50' X 20'	CONIFER

PLANTING NOTES

1. DIG HOLES AT LEAST TWICE THE DIAMETER OF THE ROOT BALL.
2. SLOPE SIDES OF THE HOLE
3. DIG HOLE SLIGHTLY LESS DEEP THAN THE ROOT BALL.
4. DIG THE PLANTING HOLE SHALLOWER IN AREAS WITH WET SOIL CONDITIONS AND BACKFILL UP TO THE EDGE OF THE ROOT BALL
5. DO NOT USE SOIL AMENDMENTS
6. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE
7. PLANT TREE WITH THE ROOT FLARE AT GRADE
8. REMOVE SOIL ON TOP OF THE ROOT BALL TO EXPOSE THE FLARE
9. IN COMPACTED OR HEAVY CLAY SOILS: PLANT THE TREE SLIGHTLY HIGHER (NO MORE THAN 1/3 OF THE ROOT BALL ABOVE GROUND LEVEL). IN WET OR SLOWLY DRAINING AREAS, POSITION THE ROOT FLARE 1 TO 2 INCHES ABOVE GRADE
10. IN NO CASE SHALL THE FIRST ROOT EMERGING FROM THE TRUNK BE BELOW THE SOIL LEVEL
11. CUT ANY CIRCLING ROOTS PRIOR TO PLANTING THE TREE
12. REMOVE STRINGS AND TWINE FROM THE TRUNK
13. REMOVE BURLAP AND WIRE BASKET
14. BACKFILL WITH EXISTING SOIL IF SUITABLE. DO NOT PLACE LEFTOVER SOIL OVER THE ROOT ZONE. GENTLY TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.
15. WRAP: PLACE A FREE-STANDING WRAP/SCREEN TUBE OVER THE TRUNK OF SENSITIVE SPECIES. OTHER SPECIES, NO WRAP IS NECESSARY. REMOVE WRAP AFTER FIRST GROWING SEASON. THE WRAP SHALL ALLOW SOME LIGHT TO PASS THROUGH AND IT SHALL NOT BE IN DIRECT CONTACT WITH THE TRUNK.
16. PLACE A LAYER OF MULCH, 2 TO 4 INCHES THICK, AND 4-6" AWAY FROM THE TRUNK AT TWICE THE DIAMETER OF THE ROOT BALL. UNDER NO CIRCUMSTANCES SHALL TREES BE VOLCANO MULCHED. DO NOT PILE MULCH DIRECTLY AGAINST THE TREE TRUNK
17. REMOVE DEAD, DAMAGED, OR POORLY LOCATED BRANCHES USING ANSI 300 PRUNING TECHNIQUES
18. ALL BARE ROOT TREES (AND BALLED AND BURLAP TREES) SHALL BE STAKED TO KEEP THEM UPRIGHT FOR ONE GROWING SEASON. REMOVE ALL STAKING MATERIALS FROM THE TREE ONE YEAR AFTER PLANTING
19. USE FLAT, UNCOMMITTED STRAPS RATHER THAN ROPES, WIRES, OR HOSE SEGMENTS AGAINST THE TRUNK. STRAPS SHALL LIE FLAT AGAINST THE TRUNK AND SHALL NOT BE BUNCHED UP OR TWISTED. TWO OR THREE STRAPS ARE REQUIRED
20. STAKE ON PARALLEL SIDES OF TREE OUTSIDE OF ROOT BALL AND WITHIN THE DRIP LINE
21. THOROUGHLY WATER THE TREE AND THE ENTIRE MULCH AREA WITH A LONG SLOW SOAK. DO NOT OVERWATER TREE.
22. MAINTAIN THE MULCH WEED-FREE FROM A MINIMUM OF 3 YEARS AFTER PLANTING



September 29, 2025

All surface and boundary measurements are estimations using publicly available resources, and have not been field verified.

DRAWING TITLE: BRIAN PATTERSON CONDITIONAL USE PERMIT SITE PLAN	JOB NO. AU0825	CLIENT: BRIAN PATTERSON 9173 USTICK RD NAMPA, ID, 83611	Mason & Associates	Professional Engineers, Land Surveyors & Planners 624 W S. South Nampa, ID 83851 (208) 84-0266	DESIGNED BY:	NO.	BY	DATE	DESCRIPTION
	DWG NO. AU0825TOP0				DRAWN BY: BP	8/25			
	SCALE:	N/A			CHECKED BY:				
	Horz:	1"=60'			APPROVED BY:				
SHEET NO. OF 1 SHEETS	Rev.								



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 25-025 Intermountain Sports Rentals

Preliminary / Final / Short Plat _____

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

Reviewed By: Brian Cooper

Date: 9/30/25

Valley County Road and Bridge

PO Box 672 • 520 South Front Street
Cascade, ID 83611-1350



Phone (208) 382-7195
roaddept@co.valley.id.us

Monday, September 22, 2025

C.U.P. 25-025 Intermountain Sports Rentals and Repair

The Valley County Road Dept. was asked to review this CUP and provide comments related to the anticipated impact on the local roads that will be utilized for accessing the proposed Rental and Repair business. CUP 25-025 is a CUP submitted by Brian and Cindy Patterson seeking approval of a sales, rental and repair business of power sports equipment.

County maintained roads that will see increased traffic by the addition of the proposed development if the CUP is approved include Gold Dust Road. It is expected that transportation services including all season road maintenance, road resurfacing, and road rebuilds provided by Valley County Road Dept will be impacted by the increased traffic.

- Recommendation (1): Dedication of a 35' right-of-way to the public for property owned by the owner immediately adjacent to Gold Dust Road. Prior to final acceptance of CUP, the developer agrees to provide an appraisal for the value of the ROW along with a legal description and warranty deed to be recorded with the Valley County clerk.

Any or all the above recommendations that are agreeable to the developer should be memorialized in a future voluntary development agreement negotiated between the Valley County Board of County Commissioners, Valley County Road Dept. and development owner identifying the value of road improvement costs contributed.

Valley County Road Superintendent

A handwritten signature in black ink, appearing to read "Jeff McFadden".

Jeff McFadden

jmcfadden@valleycountvid.gov

(208)382-7195

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Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

September 24, 2025

Lori Hunter
Planner
219 N. Main Street
Cascade, ID 83611

VIA EMAIL

Development Application	CUP 25-025
Project Name	Intermountain Sports Rentals & Repair
Project Location	Gold Dust Road
Project Description	Power Sport Retail, Rental & Repair
Applicant	Brian & Cindy Patterson

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. The Department appreciates the information provided regarding anticipated vehicles trips, however, ITD needs more information to determine how this proposed use will impact the State Highway System. Please provide additional details on how customer trips will be distributed on and off SH-55.
2. ITD reserves the right to make further comments upon review of the submitted documents.

If you have any questions, you may contact me at 208-334-8377.

Sincerely,

Kendra Conder

Kendra Conder
Development Services Coordinator
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