

Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Email: cherrick@valleycountyid.gov

STAFF REPORT: C.U.P. 25-023 Restoration Pro - Addendum
MEETING DATE: November 13, 2025
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT /
PROPERTY OWNER: Matthew Evans
8804 W Fawn Brook ST, Boise, ID 83714
LOCATION: 13995 Highway 55
Parcel RP18N03E337805 located in the NWSE Section 33, T.18N,
R.3E, Boise Meridian, Valley County, Idaho
SIZE: 1.0 acre
REQUEST: Office and equipment storage
EXISTING LAND USE: Single-Family Residential Parcel and Existing Home

On October 16, 2025, the PZ Commission tabled C.U.P. 25-023 to November 13, 2025. Please refer to the previous staff report for additional information. Additional information requested includes a revised site plan and confirmation of maximum number of vehicles and equipment at the site.

FINDINGS:

1. On October 16, 2025, the PZ Commission tabled C.U.P. 25-023 to November 13, 2025, at 6:00 p.m. The public hearing was closed but can be reopened if new information is submitted by the applicant.
2. Legal notice was posted in the *Star News* on October 23, 2025, and October 30, 2025.
3. No additional submittals from the Applicant have been received by noon on November 6, 2025.
4. All Agency comments received:

Brent Copes, Central District Health, stated CDH has no objection. The septic is currently sized for a 2-bedroom home. The addition of employees or adding a source of extra wastewater may require the septic system to be increased in size. (September 30, 2025)

Kendra Conder, Idaho Transportation Department, stated:

- Landscaping within the ITD right-of-way requires an "Other Encroachment Permit"
- Any business signage within the HWY 55 right-of-way to ITD's highway will need to be permitted through ITD. See attached information on outdoor advertising.

Staff Report

C.U.P. 25-023 Restoration Pro – November 13, 2025

Page 1 of 4

- The driveway on Highway 55 is unpermitted and does not meet requirements. Since the parcel has local road access on Garden Lane, the applicant will be required to close the approach on the highway.
- ITD reserves right to make further comments. (September 24, 2025; October 1, 2025)

Shirely Florence, Lake Irrigation District, stated the parcel has a delivery ditch running through the property to deliver water to downstream users. The site does not have water rights. An irrigation easement includes the ditch and enough land along one side, to allow access for operation, cleaning, maintenance, and repair, at least 15-ft. Idaho Statute 42-1209 and 42-1102 prohibits the placement of any encroachment within the easement without approval from the irrigation district. Any water run-off cannot enter into the ditch by law. (May 20, 2025 – within application)

5. All Public comment received:

Elisha Hedin is opposed. Business owners live at the other commercial sites that operate in the neighborhood. Concerns include traffic and changing the feeling from a neighborhood to a business park. [Exhibit 1 - October 16, 2025].

STAFF COMMENTS / QUESTIONS:

1. This site is within the McCall Fire District, Water District 65, Lake Irrigation District, and a herd district.
2. The existing home and garage do not meet the 100-ft setback from the property line along Highway 55. The home was constructed in approximately 1940 according to the Assessor's records.
3. Parking is not allowed within the setbacks. The site plan should be revised to show the setback from Garden Lane. Is the proposed parking area large enough for business and employee parking along with any business expansion?
4. Is existing lighting compliant with VCC? It does not appear to be so in the pictures included in the staff report and application.
5. The applicant should describe existing and proposed landscaping, including size of trees that would be planted.
6. Can only have lot coverage of 40%. What is your proposed lot coverage?
7. Idaho Transportation Department stated that the applicant will be required to closed the driveway access on Highway 55. Therefore, the home will be re-addressed at 2 Garden Lane.

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
- Draft Relevant PZ Commission Minutes – October 16, 2025

Proposed Conditions of Approval

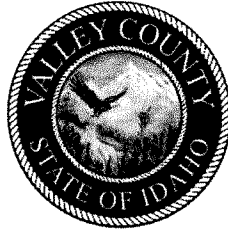
1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include 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. Must have a stormwater management plan and site grading plan approved by the Valley County Engineer prior to doing any dirt work on-site. Water cannot drain into the irrigation ditch.
7. Must comply with requirements of Central District Health.
8. Must comply with the requirements of the McCall Fire District.
9. No parking allowed in the setback areas: 30 feet from the front and rear property lines; 10-ft from the west side property line, and 100-ft from the property line along Highway 55.
10. No parking or storage within the irrigation ditch easement.
11. Snow must be stored on-site and outside of the irrigation ditch easement.
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. A sign permit may be required from Idaho Transportation Department.
14. Shall clearly post the new physical address on the home in such a position as to be plainly visible and legible from Garden Lane. Said numbers shall contrast with their background, be visible in the daytime and nighttime from the road, and be at least 3 ½ inches in height or as required by future Valley County Code amendments.
15. Noise shall be kept to a minimum between 10:00 p.m. and 7:00 a.m.
16. Building permits will be required for any fencing over 6-ft in height.
17. Landscaping shall be installed prior to October 1, 2026. 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. No open storage of commercially-related materials on the property, only vehicles and equipment.
21. Shall work with Valley County Road Department and Planning and Zoning Director on a Development Agreement for off-site infrastructure improvements that will be approved by the Board of County Commissioners. This could include travel only to the east on Garden Lane to Highway 55; and working proportionally with Crawford Landscaping and Harvey Property Management on dust abatement.

END OF STAFF REPORT

Valley County Planning and Zoning Commission

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Email: cherrick@co.valley.id.us

Ken Roberts, Chairman
Carrie Potter, Vice-Chair

Brad Mabe, Commissioner
Ben Oyarzo, Commissioner
Heidi Schneider, Commissioner

MINUTES

Valley County Planning and Zoning Commission
October 16, 2025
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

A. OPEN: Meeting called to order at 6:00 p.m. by Chairman Roberts. A quorum exists.

| | |
|------------------------------------|---------|
| PZ Director – Cynda Herrick: | Present |
| PZ Commissioner – Brad Mabe | Excused |
| PZ Commissioner – Ben Oyarzo: | Present |
| PZ Commissioner – Carrie Potter: | Present |
| PZ Commissioner – Ken Roberts: | Present |
| PZ Commissioner – Heidi Schneider: | Present |
| PZ Planner II – Lori Hunter: | Present |

B. MINUTES: Commissioner Schneider moved to approve the minutes of September 11, 2025, with the corrected condition of approval for C.U.P. 25-020 . Commissioner Potter seconded the motion. Motion passed unanimously.

C. OLD BUSINESS:

- 1. C.U.P. 25-022 Paikka Bakery - Amendment of C.U.P. 22-13:** Finn Place LLC is requesting an amendment to a conditional use permit to allow the public to pick up orders on-site five days per week, to modify approved site plan, and to add an additional greenhouse. The existing septic system and individual wells would be used. The 3-acre site is addressed at 14118 Highway 55 and located in Finn Barn Subdivision Lot 1 Block 1 in the SENE Section 18, T.18N, R.3E, Boise Meridian, Valley County, Idaho. *Tabled from September 11, 2025.* Action Item.

Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Commissioner Schneider moved to approve C.U.P 25-022 Paikka Bakery from the table. Commissioner Potter seconded. Motion passed unanimously

Director Herrick presented the staff report and displayed the site and GIS map on the projector screen.

Chairman Roberts asked for the applicant's presentation.

property owners would pay for the road paving. He was previously told that paving this portion was high priority for the County. Since then, the priority has been reduced due to a reduction in grant funding. He has had a favorable reception to the road improvement plans. The proposed plan for Lot 9 is not an option; nor does the road need to go to the western boundary of the property. Efforts have been made for wildfire mitigation including sheep grazing.

Chairman Roberts opened the public hearing and asked for proponents. There were none.

Chairman Roberts asked for undecided. There were none.

Chairman Roberts asked for opponents. There were none.

Chairman Roberts asked for rebuttal from the applicant.

Chairman Roberts closed the public hearing. The Commission deliberated. Commissioner Potter had no issues and appreciates the applicant's efforts toward road improvements. Director Herrick stated that, in general, a risk with extension approvals is the future approval of major changes to Valley County Code prior to completion of the subdivision platting process. This may not be a concern with this application. New requirements to Valley County Code are likely to be related to building permit approvals and construction.

Commissioner Potter moved to approve the four-year extension request for C.U.P. 21-43 with the stated conditions. Commissioner Schneider seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

6:48 p.m.

2. **C.U.P. 25-023 Restoration Pro:** Matthew Evans is requesting a conditional use permit for the office and equipment storage of a business. An individual well and individual septic system would be used. Access is from both Highway 55 and Garden Lane, a public road. The 1-acre parcel, addressed at 13995 Highway 55, is in the NWSE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report, displayed the site, GIS map, and site plan on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Elisha Hedin is opposed. (October 14, 2025)

The site, existing buildings, setbacks, storage areas, and driveways were reviewed. The driveway entrance onto Highway 55 would be closed. The type and numbers of equipment was discussed.

Chairman Roberts asked for the applicant's presentation.

Matthew Evans, 13995 Highway 55, has owned the company for 18 years and has been commuting to Valley County from Boise for many years. He purchased this site for a business location as he wanted Highway 55 frontage. There is a lot of commercial businesses along the Highway corridor already. The house is useable and recently remodeled. He does not intend to live in it. He does occasionally stay in the home occasionally, but the building would be an office if approved.

Setbacks from road and ditch were discussed with Commissioners. Mr. Evans would like to tear down the garage eventually and replace it with a new shop. There are no permanent employees at this location yet. The site has been used to stage some equipment. Materials would be stored inside the garage, not outside. There would be three or four employees daily; company trucks are typically driven home by employees. He expects a maximum of two dump trailers, 2 construction trailers, and four pickups on site.

Mr. Evans stated landscaping and berms will be completed as needed. The appropriate number of trees would be planted as required by Valley County Code. The proposed berm would be modified to block the existing access to Highway 55. He would like to add a sign on his private property along Highway 55. Director Herrick clarified that this would require a sign permit from Valley County, not Idaho Transportation Department. Director Herrick clarified that the existing gravel driveway within the 100-ft setback could be used to access the garage; however, vehicles and equipment could not be parked within the setback area.

Mr. Evans is currently unsure of the size of his future shop; he would need to scale it properly to meet setbacks and maximum lot coverage. His future goal is to build a larger shop and park all equipment inside.

Chairman Roberts stated his concerns are the lot size, proposed use, and setbacks. This would change an existing residential home to a commercial use.

Chairman Roberts opened the public hearing and asked for proponents. There were none. Chairman Roberts asked for undecided. There were none. Chairman Roberts asked for opponents. There were none.

Chairman Roberts closed the public hearing. The Commission deliberated. Director Herrick reminded the Commission that the parcel lines on the GIS map may not be accurate. Commissioner Schneider stated she is also concerned about how to address future growth, the setbacks, and maximum 40% lot coverage. Chairman Roberts stated this is a request for a commercial use request within the 100-ft setback of Highway 55. The site plan is not complete particularly with ITD's requirement to remove the driveway access on Highway 55. It might be appropriate to have the applicant update the site plan. He questions how the business will work without operating within 100-ft setback area. Commissioner Schneider is not as concerned with the commercial use along the highway. The house was built in 1940; Commissioner Schneider does not consider the home a negative. Director Herrick stated that using the GIS map, approximately 2600-sqft of the 1.0-acre parcel is covered. The 40% maximum lot coverage would be about 17,424-sqft. Commissioner Potter stated the removal of the Highway 55 driveway access is a positive result; however, parking needs to be mitigated. Director Herrick stated the Commission could limit the maximum number of vehicles and equipment; the applicant could come back in the future for an amendment to expand use and add a larger shop. Chairman Roberts is not sure if he has all information needed to make a decision and suggested tabling the item for a revised site plan. More details on maximum number of vehicles and equipment that will fit the site, location of the future shop, and proposed lot coverage are desired. Commissioner Potter also wanted a revised site plan from the applicant.

Commissioner Schneider moved to table C.U.P. 25-023 Restoration Pro to November 13, 2025, at 6:00 pm. Additional information requested includes a revised site plan and confirmation of maximum number of vehicles and equipment at the site. Commissioner Potter seconded the motion. Motion carried unanimously.

7:22 p.m.

Public Comment**From:** Elisha Hedin [REDACTED]**Sent:** Tuesday, October 14, 2025 12:42 AM**To:** Cynda Herrick <cherrick@valleycountyid.gov>**Subject:** Public Comment

Hi, I would like to add public comment to the upcoming meeting. I realize this is very close to the meeting, I intended to be at the meeting in-person but had to leave town on short notice for work. I hope I'm not penalized over this, it's out of my control. I've never done public comment before, I just noticed the small 'public comment' sign about a week ago so this is all very new to me.

All that said, this is regarding CUP25-023, 13995 Hwy 55.

This is a residential home in a residential neighborhood. There are other businesses that operate out of homes in the neighborhood, but all those businesses are run out of homes that are occupied by the business owners. Because the business owners also live in the neighborhood, there's a high level of respect for the neighborhood and the people who live there.

This business will be different. The owner will live 2+ hours away. His only connection to Valley County will be the money he makes with that business. There's no inherent respect for the neighborhood, no chance of running into a neighbor at the grocery store. If neighbors are upset with something happening at that business, we can't just go knock on the door and talk - the guy lives 2+ hours away. If he lived in the neighborhood and wanted to run a business out of his home, I would have much less of an issue.

There are also logistic/safety issues. Restoration Pro and similar businesses don't have one or two vehicles that mostly stay in the lot. They have whole fleets of small pickups and large vans that are constantly in and out through the day, including weekends. Turning left/north off of Garden onto Highway 55 can already take 5 minutes at times, and it can be dangerous. People jump out into tight windows because it can be so hard to get an opening. Adding all the Restoration Pro traffic to the intersection will exacerbate the issue, probably more than a little. This won't matter to the owner, he lives in Boise. This will matter to every single person who lives in the neighborhood.

If a Restoration Pro sign goes up by the turn into the neighborhood, it no longer feels like a residential neighborhood. It changes the entire feel of the neighborhood. We're a dirt road neighborhood, not a business park.

My assumption is that none of this matters, that it's more of a formality and a paperwork exercise than anything, but I hope I'm wrong. Restoration Pro doesn't belong in the neighborhood around Rustic Road. Thank you.

