

## Valley County Planning and Zoning

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**STAFF REPORT:** CUP 26-009 CM Backcountry Rentals Shop and Lodge  
Amendment of CUP 24-07

**MEETING DATE:** June 11, 2026

**TO:** Planning and Zoning Commission

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

**APPLICANT /  
PROPERTY OWNER:** CM Backcountry Rentals and CM Property Holdings LLC  
c/o Cody Monroe, 313 McBride ST, McCall ID 83638

**LOCATION:** 11 Rogers Lane  
Hinson Acres Subdivision Lot 1 located in NWNW Section 3 and  
NENE Section 4 T13N, R4E, Boise Meridian, Valley County, Idaho

**SIZE** 4.8-acres

**REQUEST:** Modification to Approved Site Plan

**EXISTING LAND USE:** CUP 24-07

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CM Backcountry Rentals LLC is requesting an amended conditional use permit to add an 8,000-sqft storage building to the site in order to store equipment inside a structure.

A conditional use permit (CUP 24-07) permitted a two-story building for a shop, equipment storage, and lodging for employees and guests. The new steel building would be similar design to the existing building. Outside storage includes vehicles and snowmobiles. No public office or store front is at this location.

The site has an individual well and individual septic system.

The 4.8-acre parcel is addressed at 11 Rogers Lane. Access is from Rogers Lane, a public road.

### FINDINGS:

1. A pre-application meeting was held with Staff on April 10, 2026.
2. The application was submitted on April 24, 2026.
3. Legal notice was posted in the *Star News* on May 21, 2026, and May 28, 2026. The applicant was notified by letter on May 11, 2026. Potentially affected agencies were notified on May 12, 2026. Property owners within 300 feet of the property line were notified by fact sheet sent by mail on May 12, 2026. The notice was posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on May 12, 2026. The site was posted on May 20, 2026.

4. Agency comment received:

Ryan Garber, McCall Fire and EMS, stated that fire department access is adequate to support the new structure. Water supply is available at Mile High Power Sports Pond. There is an unimproved access road on the south end of the property that needs to be made accessible for fire department apparatus to access the water supply with the required 1000-ft distance. This needs only to be available for emergency use and needs to meet the applicable standards for driveways. (May 22, 2026)

- There were emails in response from Director Herrick, the applicant, and Mr. Garber. The applicant stated he has been given access to this gated driveway entrance from Highway 55. (May 26, 2026)

Brent Copes, Central District Health, stated CDH has no objection. An Accessory application was approved for this building on March 19, 2026 (File # 168266). (May 17, 2026)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, solid waste, hazardous waste, water quality, ground water contamination, and best management practices. (May 26, 2026)

Paul Ashton, Parametrix and Valley County Engineer, did not review the application. (June 3, 2026)

5. Public comment received: *none*

6. Physical characteristics of the site: Relatively Flat

6. The surrounding land use and zoning includes:

- North: Single-Family Residential Rural Parcels
- South: CUP 00-15 Mile High Power Sports and CUP 16-05 Mile High Showroom
- East: CUP 06-29 Lake Port Storage
- West: Highway 55, Agricultural (Irrigated Land), and Single-Family Residential Parcels

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.

**9-1-10 DEFINITIONS**

**Lot Coverage:** That portion of a lot that is occupied by the principal building and its accessory buildings, including overhangs, along with any structures requiring a building permit, and other impervious surfaces, such as driveways, patios, and accessory structures.

**TABLE 5-A STANDARDS FOR CONDITIONAL USES**

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

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

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

A. Lot Areas:

2. Minimum Lot Size And Configuration: The minimum lot size and configuration for any use shall be at least sufficient to accommodate water supply facilities, sewage disposal facilities, replacement sewage disposal facilities, buildings, parking areas, streets or driveways, stormwater containment, snow storage, open areas, accessory structures, and setbacks in accordance with provisions herein. All lots shall have a reasonable building site and access to that site.
3. Direct Frontage Along Public Or Private Road: All lots or parcels for conditional uses shall have direct frontage along a public or private road with minimum frontage distance as specified in the site or development standards for the specific use.

B. Setbacks:

1. Structures Exceeding Three Feet In Height: The setbacks for all structures exceeding three feet (3') in height are specified herein under the site and development standards for the specific use.
2. Highway 55: All structures shall be set back one hundred feet (100') from the right of way line of Highway 55 unless a more restrictive setback is required within other sections of this title.
3. High Water Line: All residential buildings shall be set back at least thirty feet (30') from high water lines. All other buildings shall be set back at least one hundred feet (100') from high water lines.
4. Front Yards: Front yards shall be determined by the structure establishing the principal use on the property and the location of the access street or road.
5. Encroachment On Yards: No other structure may encroach on the yards determined for the structure establishing principal use.
6. Measurement: All building setbacks shall be measured horizontally, on a perpendicular to the property line, to the nearest corner or face of the building including eaves, projections, or overhangs.

**9-5A-1: GRADING:**

A. Permit Required: Grading to prepare a site for a conditional use or grading, vegetation removal, construction or other activity that has any impact on the subject land or on adjoining properties is a conditional use. A conditional use permit is required prior to the start of such an activity.

B. Exemptions: Grading for bona fide agricultural activities, timber harvest, and similar permitted uses herein are exempt from this section.

C. Flood Prone Areas: Grading within flood prone areas is regulated by provisions of section 9-6-2 of this title and title 11 of this code. A permit, if required, shall be a part of the conditional use permit.

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.
3. For purposes of sizing stormwater basin permanent management facilities (excluding first flush water quality treatment facilities), Drainage Peak Flow Calculations shall use the Soil Conservation Service (SCS) method as preferred, but the Rational Method is acceptable for smaller areas (generally 100 acres or less). See VCC 9-6-6C for requirements that apply to detention basins within the Riparian Area Overlays.

- a. Public Roads Require: 100-yr storm event for major roads, bridges, etc. and 50-year for all other facilities.
- b. Private Roads Require: 100-yr storm event for major roads, bridges, etc. and 25-year event for all other facilities.
- c. Site Development not directly specified shall use the 25-year storm event.
- 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.
- H. Riparian Area Overlay: Grading within the Riparian Area Overlay is regulated by provisions of section 9-6-6 of this title. A permit, if required, shall be part of the conditional use permit.

**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.
- E. Access To Highway 55: Access to Highway 55 shall be limited at all locations and may be prohibited where other access is available. An access permit from the Idaho transportation department may be required.

**9-5A-4: LANDSCAPING:**

- A. Purpose And General Regulations:
  - 3. General Regulations
    - d. Strip, Excavate, Remove Topsoil Or Berm Up Soil On Site: No person, firm or corporation shall strip, excavate or remove topsoil nor shall they berm up soil on a site, except to accommodate an approved building, building addition or facilitate necessary and approved site improvements. These changes must be part of the approved site grading and stormwater management plan. This subsection does not apply to sites where permitted uses exist or are proposed.
    - f. Use Of Landscaped Areas: Landscaped areas shall not be used for parking of vehicles, display of merchandise or other uses detrimental to the landscaping.
  - 4. Maintenance:
    - a. Responsibility For Maintenance: The landscape areas on site, as well as in the right of way, shall be maintained by the owner or owner's association (should the property be subdivided) or the lessee of the site. Any areas designated and intended for the purposes of on site water retention shall be maintained and reserved for that specific purpose. Any alteration or deterioration of those areas shall be considered a violation of this title and any applicable ordinance.
    - b. Replacement Of Plant Material: Any plant material that does not survive shall be replaced within thirty (30) days of its demise.
    - c. Removal Or Destruction Of Landscape Material: The removal or destruction of landscape material previously approved by the county shall constitute a violation of this title. Replacement of landscape material shall be of like size as that which was removed or destroyed.
    - d. Maintained In Accordance With Site And/Or Landscape Plan: Landscaping, irrigation systems, walls, screening devices, curbing and lighting shall be reasonably maintained in accordance with the approved site and/or landscape plan. Plant material shall not be severely pruned such that the natural growth pattern or characteristic forms are significantly altered.
    - e. Modification And/Or Removal Of Existing Landscaping: Modifications and/or removal of existing landscaping shall require prior approval.
    - f. Lack Of Maintenance: The lack of maintenance shall constitute a violation of this title.
- B. Landscaping; Standards Of Design:
  - 1. Minimum Requirements: Each site to be developed under a conditional use permit shall be required to provide landscape areas equal to or exceeding the following minimum amounts:

- a. Multi-Family Use: Each site for a proposed multi-family use shall have a minimum of thirty percent (30%) of the net site/lot area in landscaping.
  - b. Service/Commercial Use: Each site for proposed service/commercial use shall have a minimum of fifteen percent (15%) of the net site/lot area in landscaping.
9. Mounding And Berming: All mounding and berming shall have slopes no steeper than three to one (3:1).
10. Ground Cover: A minimum of fifty percent (50%) of the landscaped areas is to be planted with vegetative ground cover. Minimum size and spacing to be one gallon size plants at a maximum three feet (3') on center.

**9-5A-5: FENCING:**

- A. Substituted For Planting Screens: Fencing may be substituted for planting screens subject to the approval of the staff and the commission.
- B. Separation Or Screening: Fencing shall be installed to provide separation or screening as specified in the site or development standards for the specific use. A sight obscuring fence required by the commission for any conditional use shall be stained or painted a single solid color, shall not be used for advertising, and shall be maintained in good repair.
- C. Livestock In Residential Development: If livestock are allowed in a residential development, then fencing shall be installed to keep livestock out of public street rights of way. Cattle guards shall not be installed in public roads within residential developments.
- D. Random Entry: Fencing shall be installed to secure against random entry into hazardous areas or operations.
- E. Construction And Materials: Fence construction and materials shall be in accordance with commonly accepted good practices to produce a neat appearing durable fence. The location, height, and materials used for constructing a fence shall be approved by the commission and specified in the conditional use permit. Fences required for any conditional use shall be maintained in good repair.
- G. Obstruction Of Vision: Sight obscuring fences, hedges, walls, latticework, or screens shall not be constructed in such a manner that vision necessary for safe operation of motor vehicles or bicycles on or entering public roadways is obstructed.

**9-5B-1: NOISE:**

- A. Commercial Or Industrial Activity: The noise emanating from any commercial or industrial activity shall be muffled so as not to become objectionable due to intermittent beat, frequency or shrillness, and shall not exceed forty (40) decibels between the hours of seven o'clock (7:00) P.M. and seven o'clock (7:00) A.M., and sixty (60) decibels at other hours at the property line if adjacent uses are not the same.

**9-5B-2: LIGHTING:**

**9-5B-4: EMISSIONS:**

- A. Obnoxious Odors; Toxic Or Corrosive Fumes Or Gases: The emission of obnoxious odors of any kind shall not be permitted, nor the emission of any toxic or corrosive fumes or gases.
- B. Dust: Dust created by an industrial, commercial, or recreational operation shall not be exhausted or wasted into the air. All operations shall be subject to the standards in appendix C, fugitive dust<sup>1</sup>. 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.
- C. Wood Burning Devices: Wood burning devices shall be limited to one per site. Wood burning devices shall be certified for low emissions in accordance with EPA standards.

**9-5B-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.

**9-5C-4: MAXIMUM BUILDING HEIGHT AND FLOOR AREA:**

- A. Maximum Height: Building heights, except as may be modified by a PUD, shall not exceed thirty five feet (35') above the lower of existing or finished grade.

- B. Building Size Or Floor Area: The building size or floor area, except as may be modified by a PUD, shall not exceed the limitations of subsections 9-5-3A and C of this chapter.
- C. Lot Coverage: No structure or combination of structures, except as may be modified by a PUD, may cover more than forty percent (40%) of the lot or parcel.

**9-5C-5: SITE IMPROVEMENT:**

- A. Off Street Parking Spaces: Two (2) off street parking spaces shall be provided for each dwelling unit. These spaces may be included in driveways, carports, or garages.
- B. Utility Lines: All utility lines, including service lines, that are to be located within the limits of the improved roadway in new residential developments must be installed prior to placing the leveling coarse material.

**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:

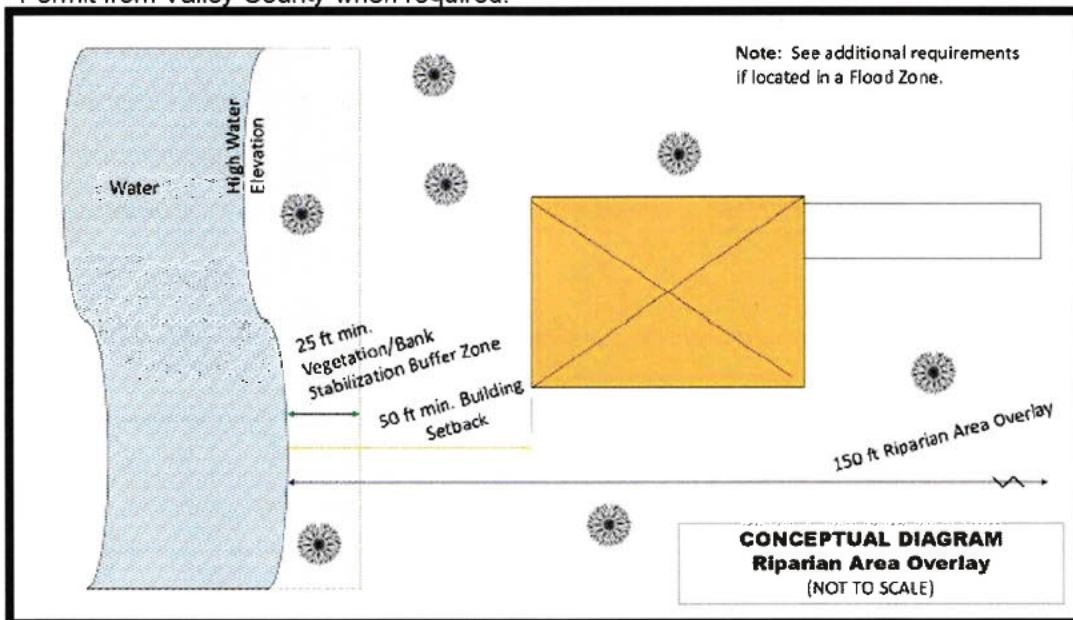
- A. Minimum Lot Area:
  - 1. The minimum lot area shall be unlimited herein except for the provisions of subsection 9-5-3A2 of this chapter, and except the minimum area for a ski area shall be forty (40) acres.
  - 2. Frontage on a public or private road shall not be less than seventy five feet (75') for each lot or parcel.
  - 3. No frontage is required for recreation business.
- 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.

**9-6-6: Riparian Area Overlay**

- A. Purpose: The purpose of this special overlay is to protect the health and safety of the public, and to minimize damage to property and fragile ecologies by preventing surface and ground water pollution along with protection of waterbodies. It will also serve to protect water quality.
- B. Areas of Application: The standards and procedures for riparian areas shall apply to those lands which are within 150 feet of any lake, pond, river, or year-round flowing creek or stream.
- C. Standards:
  - 1. Setback shall be 50' from high water line for residential buildings and appurtenant structures and 100' for all other buildings and appurtenant structures. If a lot was platted prior to adoption of this standard and there is no area to construct, a variance may be granted by administrators if runoff

control measures as prepared by the applicant are recommended for approval by the Valley County Engineer based on stormwater standards.

2. Prior to any excavation or construction, the property owner, general contractor or the responsible party shall provide proof of stormwater certification training or responsible person training. Training and certification must be on an approved training provider list that can be obtained at the Valley County Building Department.
3. Stormwater detention basins, retention basins, swales or other techniques shall be used when recommended or required by the Valley County Engineer.
  - a. Basins must be designed and sized to filter or infiltrate runoff from the construction site and permanent drainage.
  - b. Basins must be designed to accommodate the "first-flush" volume sized to capture the runoff from the initial rainfall depth most responsible for pollutant loading. The "first-flush" volume design storm depth is defined herein as 0.77-inch of rainfall (24-hour 95th-percentile storm).
  - c. For purposes of sizing stormwater basin permanent management facilities (excluding first flush water quality treatment facilities), Drainage Peak Flow Calculations shall use the Soil Conservation Service (SCS) method as preferred, but the Rational Method is acceptable for smaller areas (generally 100 acres or less)
  - d. The storm duration is a 1-hour event when using the Rational Method, or a 24-hour event when using the SCS method.
  - e. Basin design shall be approved by the Valley County Engineer and inspected by the Valley County building department or other qualified inspectors assigned to such duties. Special inspections may be needed in some instances. The applicant's engineer shall also submit a certification that the approved plan was implemented prior to final occupancy.
  - f. Basin design shall comply with Idaho Department of Water Resources (IDWR) water rights requirements.
4. There shall be no filling or dredging of lake bottoms, rivers, or wetlands without proper jurisdictional permits, i.e. IDWR, USACE, Valley County, etc.
5. There shall be no excessive clearing of vegetation.
6. Stormwater harvest and infiltration techniques are encouraged.
7. Riprap for shoreline protection is allowed with the proper turbidity controls and permits from appropriate jurisdictions (IDWR, USACE, USBR, IDL, etc), including a Floodplain Development Permit from Valley County when required.



100' ft min. Building Setback for all other buildings.

## SUMMARY:

Staff's compatibility rating remains the same as the original at a +28.

**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 McCall Fire District, Water District 65, and Lake Irrigation District. It is not within a herd district.
2. This is not a change in land use; it is an addition of a building for storage of equipment already in the storage yard that was previously approved.
3. If approved minimum setbacks from the eaves of the building would be 30-ft from the front property line along Rogers LN, 10-ft from the east side property lines, and 100-ft from the creek located east of the site. The proposed site plan will need modified to meet these setbacks.
4. From the GIS imagery, it appears that site grading has already occurred at this location. A landscape plan is included in the application. An irrigation plan was received June 1, 2026.
5. Questions for the applicant and answers received:
  - How many additional traffic trips will come to this site due to this new project?
    - *None*
  - Do you have a rendering of what the structure will look like?
    - *Same charcoal gray steel color and black roof of existing building but 14-ft side walls instead of 18-ft.*
  - What is your outdoor lighting plan?
    - *No exterior lights on proposed building.*
  - When will landscaping be completed?
    - *October 1, 2026*

**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
- C.U.P. 24-07 Recorded as Instrument #463275
- PZ Commission Meeting Minutes April 9, 2026
- Location Map
- Aerial Map
- Google Maps – Aerial & Street Views
- Pictures Taken May 20, 2026
- Assessor Plat – T.17N R.3E Section 3
- Hinson Acres Subdivision Plat – Assessor's Annotated Plat
- Site Plan
- Applicant's Response Received June 1, 2026
- Responses

#### **Proposed Conditions of Approval**

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. The use shall be established within two years or a permit extension will be required.
5. Must have approval from Central District Health prior to issuance of the building permit. Shall maintain septic system and drainfield.
6. Must comply with requirements of the McCall Fire District. A letter of approval is required

- prior to issuance of the building permit and prior to occupancy of the residential area.
7. Smoke detectors and carbon monoxide detectors should be installed throughout the building.
  8. Must have a letter of approval from Lake Irrigation District.
  9. 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. This includes any pathway lighting.
  10. All setback requirements must be met. The minimum building setbacks shall be thirty feet (30') from front and rear property lines and ten feet (10) from side property lines; 100-ft from the property line along Highway 55; and 100-ft from the high-water line.
  11. No parking allowed in the setback areas or within the road right-of-way.
  12. The site must be kept in a neat and orderly manner.
  13. Shall place addressing numbers at the building and at the driveway entrance.
  14. Landscaping shall be installed prior to October 1, 2026. If landscaping dies, it must be replaced. A minimum of one tree should be planted for every 25 feet of linear street frontage. The trees may be grouped or planted in groves. Berms shall have slopes no steeper than three to one (3:1).
  15. All noxious weeds on the property must be controlled.
  16. Quiet hours are 10:00 p.m. to 7:00 a.m. This does not include vehicles leaving with trailers.
  17. Shall obtain a sign permit prior to installation of any signs.
  18. Outside storage will be limited to equipment for the business and must be in designated area.
  19. The applicant shall enter into a Development Agreement for mitigation of off-site impacts, if required by the Road Director and Board of County Commissioners.
  20. Nothing in this conditional use permit changes the previous approval.

#### **END OF STAFF REPORT**

### Compatibility Questions and Evaluation

Matrix Line # / Use:     #19    

Prepared by: \_\_\_\_\_

YES/NO	X	Response Value
(+2/-2)	<u>+2</u>	X 4 <u>+8</u>
(+2/-2)	<u>-1</u>	X 2 <u>-2</u>
(+2/-2)	<u>+1</u>	X 1 <u>+1</u>
(+2/-2)	<u>+2</u>	X 3 <u>+6</u>
(+2/-2)	<u>+1</u>	X 1 <u>+1</u>
(+2/-2)	<u>+1</u>	X 2 <u>+2</u>
(+2/-2)	<u>+2</u>	X 2 <u>+4</u>
(+2/-2)	<u>+2</u>	X 2 <u>+4</u>
(+2/-2)	<u>+2</u>	X 2 <u>+4</u>
Sub-Total	(+)	<u>30</u>
Sub-Total	(--)	<u>2</u>
Total Score		<u>+28</u>

Use Matrix Values:

1. Is the proposed use compatible with the dominant adjacent land use?  
*Area Business*
2. Is the proposed use compatible with the other adjacent land uses (total and average)?  
*Home Based Residential Use*
3. Is the proposed use generally compatible with the overall land use in the local vicinity?  
*See 142 w/ Residential*

Site Specific Evaluation (Impacts and Proposed Mitigation)

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?  
*The property is large but there are no trees; landscaping will mitigate*
5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?  
*Slightly larger*
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?  
*Increase impact to Rogers Ln*
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 - same type of use*
8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?  
*Yes - sits along Highway 5*
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?  
*Will be little change*

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			
RESIDENTIAL USES	1. AGRICULTURAL		+2	-1	-2	-2	-2	+1	+1	+1	+1	+2	+1	+1	-1	-1	+2	-1	-2	-1	+1	+2	+2	1		
	2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-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	3	
	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	4	
	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	5	
	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	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	+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	+1	-2	-1	8		
	9. FRAT or GOV'T	+1	+1	+1	+1	+1	+1	+1	+1		+1	-1	+2	-2	-1	-1	+1	+1	+1	+1	-1	+1	-2	-2	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	+1	+1	+2	+2	10	
	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	11	
	12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	+1	12
	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	13	
COMMERCIAL USES	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	14	
	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	15	
	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	16	
INDUST. USES	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	17	
	18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1		+2	+2	+1	+1		21	
	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	19	
	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	20	
INDUST. USES	21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1	+2	+2	+2		+1	+1	21	
	22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	+2	-1	+1	+2	-1	-1	-1	-2	-1	-2	-2	+1		+2	22	
	23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+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: \_\_\_\_\_

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.

# Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street  
Cascade, ID 83611-1350  
Phone: 208-382-7115  
Email: cherrick@co.valley.id.us



**Instrument # 463275**  
VALLEY COUNTY, CASCADE, IDAHO  
5-30-2024 10:55:49 AM No. of Pages: 2  
Recorded for : LORIAN HUNTER  
DOUGLAS A. MILLER Fee: 0.00  
Ex-Officio Recorder Deputy  
Index to: COUNTY MISC

A handwritten signature in black ink, likely of the recorder or deputy recorder.

*Amended to Correct Effective Date*  
**CONDITIONAL USE PERMIT**  
**N.O. 24-07**  
**CM Backcountry Shop and Lodge**

**Issued to:** **CM Backcountry Rentals & Adventures**  
313 McBride ST  
McCall ID 83638

**Property Location:** The property is 4.8 acres and is Hinson Acres Subdivision Lot 1, located in the NWNW Section 3 and NENE Section 4, T 17N, R3E, Boise Meridian, Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of May 9, 2023. The Commission's decision stands, and you are hereby issued Conditional Use Permit No. 24-07 with Conditions for establishing an area business as described in the application, staff report, and minutes.

The effective date of this permit is May 21, 2024.

**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. Must have approval from Central District Health prior to issuance of the building permit. Shall maintain septic system and drainfield.
6. The maximum number of guests and employees sleeping at the site shall be set by Central District Health and shall not exceed a total of 15 people per night.

7. Must comply with requirements of the McCall Fire District. A letter of approval is required prior to issuance of the building permit and prior to occupancy of the residential area.
8. Smoke detectors and carbon monoxide detectors should be installed throughout the building.
9. Must have a letter of approval from Lake Irrigation District.
10. 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. This includes any pathway lighting.
11. All setback requirements must be met. The minimum building setbacks shall be thirty feet (30') from front and rear property lines and ten feet (10) from side property lines; 100-ft from the property line along Highway 55; and 100-ft from the high-water line.
12. No parking allowed in the setback areas or within the road right-of-way.
13. The site must be kept in a neat and orderly manner.
14. Shall place addressing numbers at the building and at the driveway entrance.
15. Landscaping shall be installed prior to October 1, 2026. If landscaping dies, it must be replaced. A minimum of one tree should be planted for every 25 feet of linear street frontage. The trees may be grouped or planted in groves. Berms shall have slopes no steeper than three to one (3:1).
16. All noxious weeds on the property must be controlled.
17. Quiet hours are 10:00 p.m. to 7:00 a.m. This does not include vehicles leaving with trailers.
18. Shall obtain a sign permit prior to installation of any signs.
19. Outside storage will be limited to equipment for the business and must be in designated parking area.
20. The applicant shall enter into a Development Agreement for mitigation of off-site impacts. Must talk with Valley County Road Department on an agreement for off-site road infrastructure improvements that will be approved by the Board of County Commissioners.

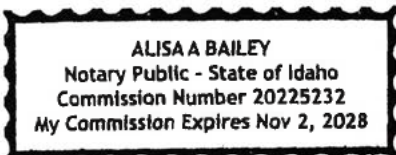
END CONDITIONAL USE PERMIT

Date May 30, 2024

Approved by Cynda Herrick

On this 30<sup>th</sup> day of May, 2024<sup>\*\*\*</sup>, 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.



Alisa A Bailey  
 Notary Public  
 Residing at: Valley County  
 Commission Expires: 11/2/28

# Valley County Planning and Zoning Commission

PO Box 1350 • 700 South Main Street  
Cascade, ID 83611-1350



Phone: 208-382-7115  
Email: [cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)

**Ken Roberts, Chairman**  
**Carrie Potter, Vice-Chair**

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

## MINUTES

Valley County Planning and Zoning Commission  
**April 9, 2026**  
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	Present
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

Chairman Roberts reviewed the agenda with the audience and announced that the following items have been postponed to the PZ Commission meeting on May 14, 2026:

- C.U.P. 26-004 Maxton Short-Term Rental
- SUB 26-004 Orange Sky Subdivision - Preliminary Plat
- SUB 26-005 Pine Creek Ranch South Subdivision - Preliminary Plat

In addition, the extension request for C.U.P. 21-05 Lake Fork Industrial Center has been withdrawn by the applicant.

**B. MINUTES:** Commissioner Schneider moved to approve the minutes of March 12, 2026. Commissioner Mabe seconded the motion. Motion passed unanimously.

The Commissioners congratulated Director Herrick on her 30-year career with Valley County.

### C. OLD BUSINESS:

- 1. C.U.P. 25-032 McClellan/Smith Solar Panels:** Magic Valley Electric LLC is requesting a conditional use permit for a 45-ft x 10-ft ground-mounted solar panel array for residential use. Maximum height would be 17-ft, 7¾-in. Access is from Flicker Road, a public road. The 8.7-acre parcel is RP17N04E076605, addressed at 30 Flicker Road, and located in the SESW Section 7, T.17N, R.4E, Boise Meridian, Valley County, Idaho. **Tabled from January 8, 2026.** Action Item.

2. **C.U.P. 24-07 CM Backcountry** - Appeal of Administrative Decision to require an amended conditional use permit to add an additional building for equipment storage. Action Item.

CM Backcountry received a conditional use permit at 11 Rogers Lane. An approved shop with residential use for employees and guests on the second floor is under construction. The building is also adjacent to Highway 55. The business owner would like to add another shop for storage for both personal and commercial use.

The Commissioners discussed the request and size of proposed shop. The Commissioners concurred that the addition would be a change in the nature and/or scop and is also within the scenic corridor. Thus, a new conditional use permit application is required.

Commissioner Mabe moved that the administrative appeal is denied, and an amended conditional use permit will be required to add an additional building to the site plan; Commissioner Oyarzo seconded. Motion passed unanimously (4-0).

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

3. **SUB 26-002 Newton Subdivision** – Does the exclusion of both the Clara Foltz Ditch and the portion of Lot 4 east of the ditch and a reduction in buildable lots constitute a change in nature or scope that would require a new application? Action Item.

Vice Chairman Potter recused herself as she is a nearby neighbor to the site.

The Applicant has discussed the approved preliminary plat with the neighbors. The neighbors want to purchase the property east of the Clara Foltz ditch. The portion left may be used as common area or be absorbed by adjacent lots.

Commissioner Schnieder and Commissioner Mabe agreed that this would be a good solution to previously issues raised. The number of buildable lots would be reduced. An easement would be added to the ditch area.

Commissioners concurred that this change is acceptable and allowed.

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

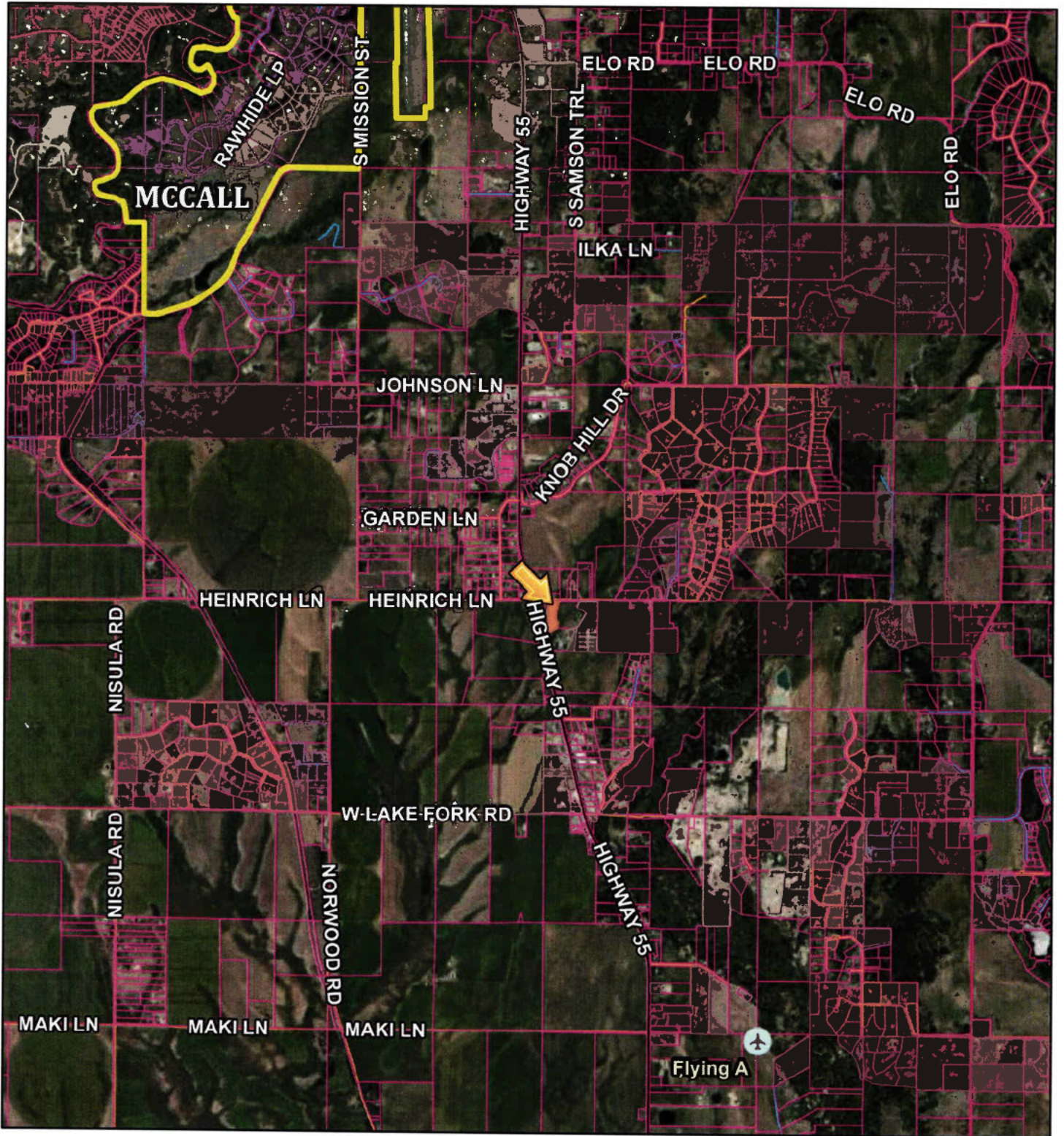
**G. FACTS AND CONCLUSIONS** - *Action Items:*

- C.U.P. 25-035 Albright Camping Sites
- SUB 26-001 Bitton Subdivision
- C.U.P. 26-001 Murph's RV Park Expansion – Amendment of C.U.P. 88-2 and 12-1
- C.U.P. 26-002 Harris Cove Lodge
- SUB 26-002 Newton Subdivision












Commissioner Mabe moved to approve the Facts and Conclusions as presented and authorize the chairman to sign. Commissioner Schneider seconded the motion. Motion carried unanimously.

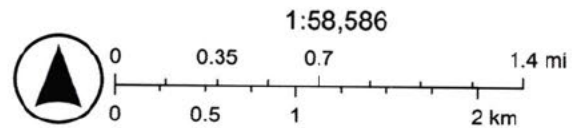
Vice Chairman Potter adjourned the meeting at 10:04 p.m.

# CUP 26-009 Location Map



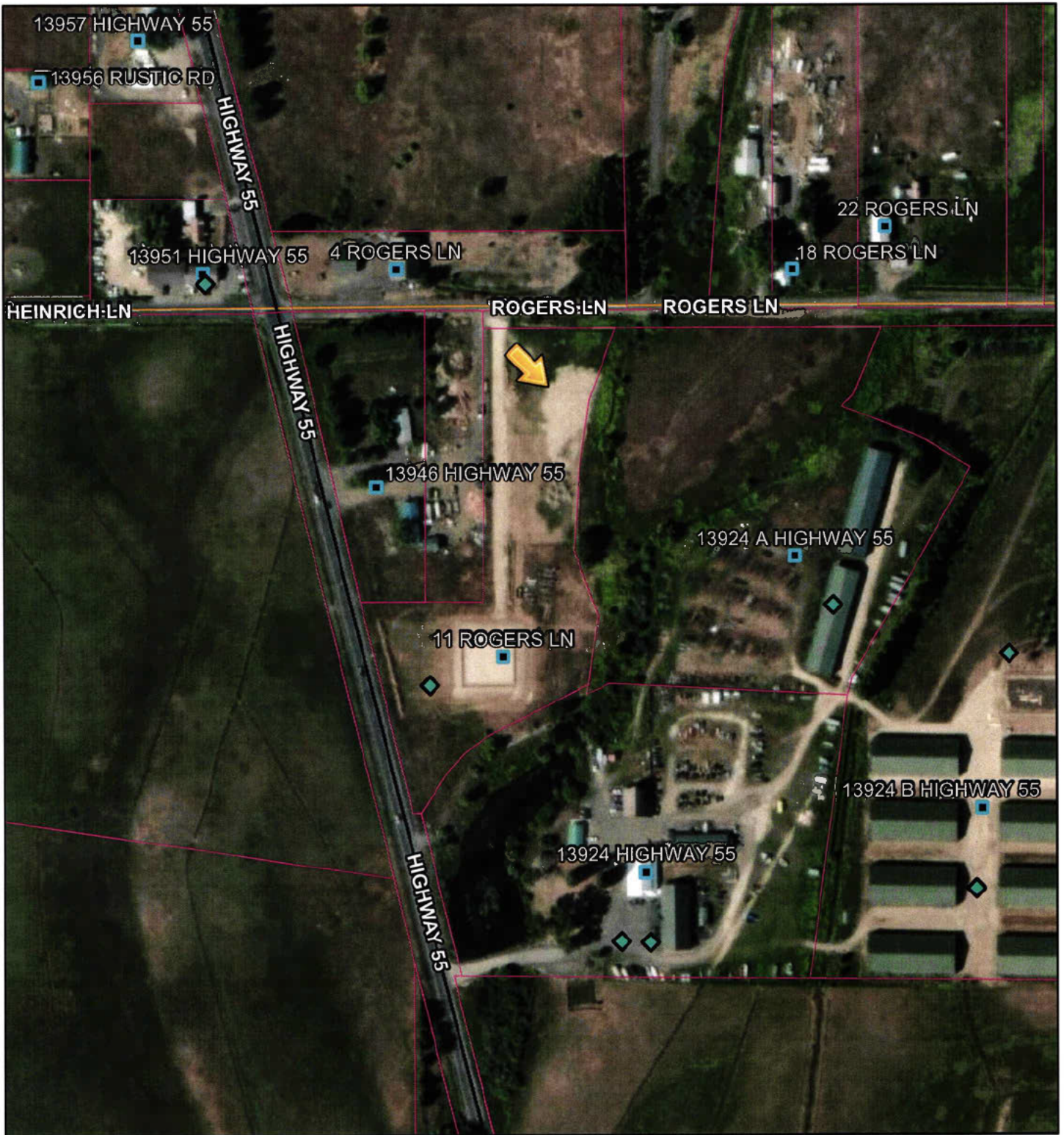
5/1/2026, 10:33:27 AM

- |   |                      |   |             |
|---|----------------------|---|-------------|
|  | Airstrips            |  | COLLECTOR   |
|  | Municipal Boundaries |  | URBAN/RURAL |
|  | Parcel Boundaries    |  | USFS        |
| Roads   |                      |  | PRIVATE     |
|  | MAJOR                |  | OTHER       |
|  | MINOR COLLECTOR      |  | Other       |



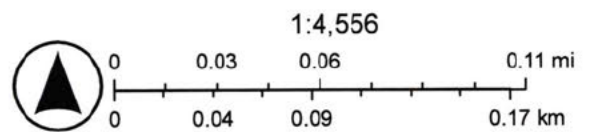
Earthstar Geographics

# CUP 26-009 Aerial Map



5/1/2026, 10:26:40 AM

Permits	◇ RVC	○ Undefined	— COLLECTOR
◇ CUP	◇ STR	✈ Airstrips	— URBAN/RURAL
◇ ADU	◇ STS	■ Address Points	— USFS
◇ FP	◇ VAC	▭ Municipal Boundaries	— PRIVATE
◇ GF	◇ VAR	▭ Parcel Boundaries	— OTHER
◇ EXC	◇ PSP	— Roads	— Other
◇ Privy	◇ HBB	— MAJOR	
◇ RES	— MINOR COLLECTOR		



Vantor

Google Maps – Aerial View



Looking Northerly from West Prospectors Drive  
(Source Google Maps – Street View, August 2024)

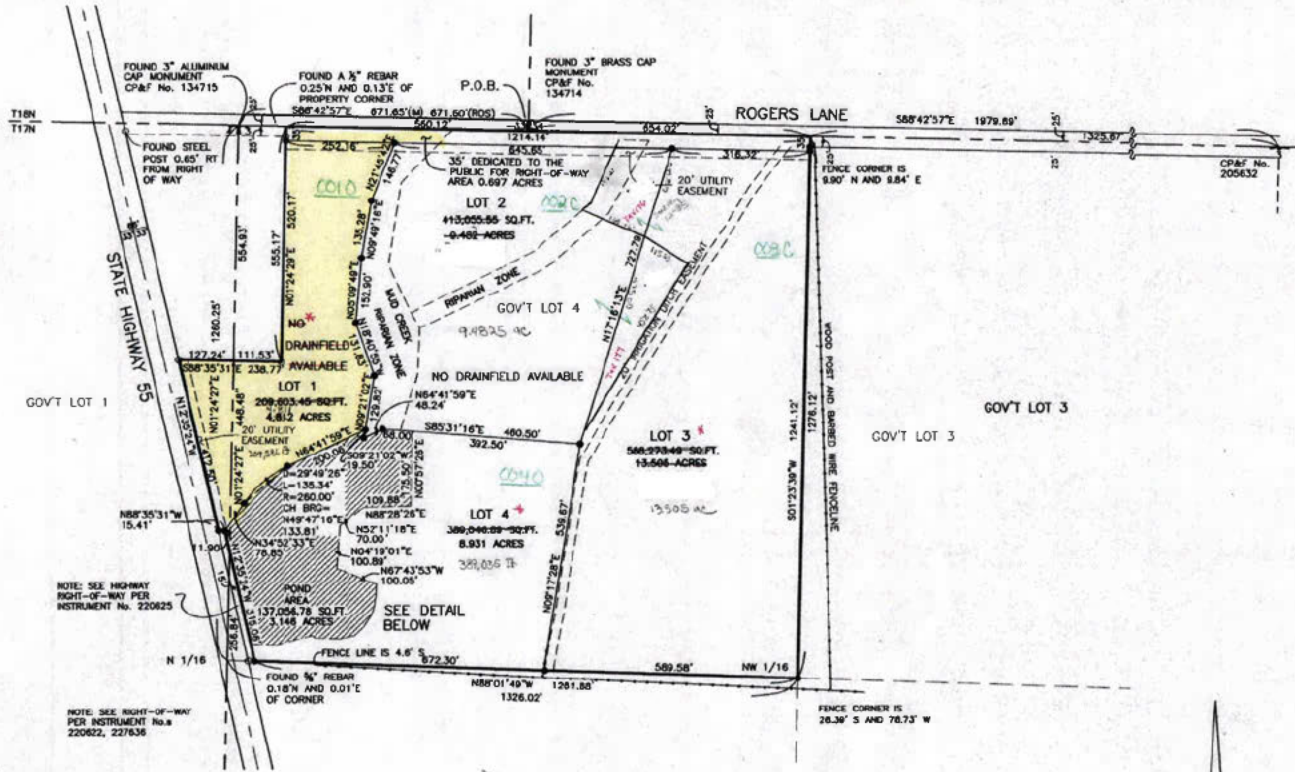






**HINSON ACRES SUBDIVISION**  
 PORTION OF GOV'T LOT 4, SECTION 3, T. 17 N., R. 3 E., B.M.  
 PORTION OF GOV'T LOT 1, SECTION 4, T. 17 N., R. 3 E., B.M.  
 VALLEY COUNTY, IDAHO

Instrument # 307578  
 VALLEY COUNTY, CASCADE, IDAHO  
 2006-04-08 11:59:22 No. of Pages: 2  
 Received for: RINGEL & ASSOCIATES  
 LELAND G. RINGEL Fee: 11.00  
 Ex-Officio Recorder Deputy T. J. Kennedy  
 Idaho, U.S.A.



\*Review of Sanitary Restrictions inst. 37662 4-4-13

**RESTRICTIVE COVENANTS**  
 FILED UNDER INSTRUMENT No. 307580, RECORDS OF VALLEY COUNTY.

**BUILDING SETBACKS**  
 SET BACKS WILL COMPLY WITH VALLEY COUNTY REGULATIONS.

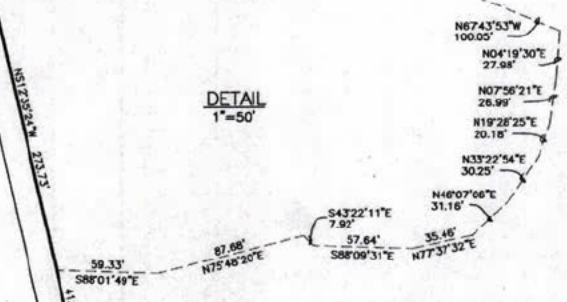
**DECLARATION OF PUBLIC ROADS**  
 THAT PORTION OF ROGERS LANE WITHIN THE BOUNDARY OF HINSON ACRES SUBDIVISION IS HEREBY DEDICATED TO THE PUBLIC'S USE FOREVER. ROAD DEVELOPMENT AGREEMENT WITH VALLEY COUNTY IS FILED UNDER INSTRUMENT NO. 307576

**DECLARATION OF UTILITIES**  
 THE UTILITIES SERVING HINSON ACRES SUBDIVISION HAVE BEEN INSTALLED. VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE CONSTRUCTION OR MAINTENANCE OF SAID UTILITIES.

**RELEASE OF SANITARY RESTRICTIONS**  
 SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE FOR LOTS 1 AND 2, AND HAVE BEEN SATISFIED AND ARE LIFTED FOR LOTS 3 AND 4, ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL.

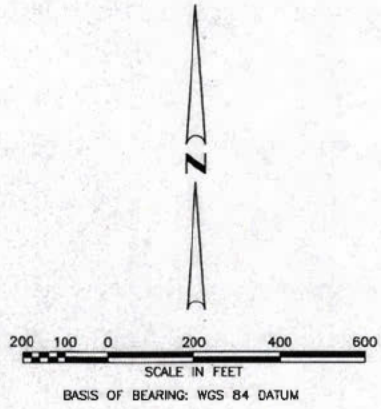
SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.  
 /s/ JOSH ARIZ  
 DISTRICT HEALTH DEPARTMENT, REHS  
 DATE 3-28-06  
 LETTER OF APPROVAL ON FILE WITH THE VALLEY COUNTY RECORDER UNDER INSTRUMENT NO. 307579

- NOTES:
- 1) 20' UTILITY EASEMENTS ARE SHOWN ALONG ROGERS LANE AND HIGHWAY 55.
  - 2) THIS PLAT IS SUBJECT TO IDAHO CODE SECTION 31-3305. NO IRRIGATION WATER SHALL BE SUPPLIED TO ANY LOT HEREIN.
  - 3) EXTERIOR LIGHTING SHALL COMPLY WITH THE VALLEY COUNTY LAND USE AND DEVELOPMENT ORDINANCE.
  - 4) SUBJECT TO A RECORD OF SURVEY, BOOK 5, PAGE 428, RECORDED SEPTEMBER 9, 1994 AS INSTRUMENT No. 220741 OF OFFICIAL RECORDS. (FENCE LINE IS NOT THE PROPERTY LINE) SEE RECORD OF SURVEY BOOK 6, PAGE 181, INSTRUMENT No. 295182. REFER TO RECORD OF SURVEY INSTRUMENT No. 295466, BOOK 8, PAGE 189.



**CERTIFICATE OF SURVEYOR**  
 I, Fredrick D. Ringel, Registered Professional Land Surveyor No. 986, licensed by the State of Idaho, do hereby certify that the plat of Hinson Acres Subdivision in the certificate of owners, was drawn from a survey conducted by me and accurately represents the points plotted thereon, and is in conformance with Idaho Code Title 50, Chapter 13.

Fredrick D. Ringel 3-28-06 PLS 986 10  
 Fredrick D. Ringel PLS 986 10



- LEGEND**
- SET 5/8" X 30" REBAR W/YELLOW ID CAP
  - ▲ 2"x2" WHITE GUARD STAKE
  - FOUND 5/8" REBAR

<b>RINGEL &amp; ASSOCIATES</b>	
PLS ID. #986 WA. #23613	P.O. BOX 742 CASCADE, IDAHO 83611 (208) 382-4230
JOB NO. JH04061	DATE: 5/2005 PAGE 1 OF 2



**From:** Cody Monroe <[REDACTED]@il.[REDACTED]>  
**Sent:** Monday, June 1, 2026 12:47 PM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Subject:** Answered questions for CUP

Hello Cynda,

Below are answers to your questions from your letter on May 11th.  
Also attached is the signature page for the irrigation plan.

1. How many additional traffic trips will come to this site due to this new project?  
- None. It is not for customers, it is for equipment currently staged in our yard.
  
2. Do you have a rendering of what the structure will look like?  
- Looks the exact same as the building that we have right now but 2000 square feet smaller and 14 foot side walls instead of 18. The charcoal gray steel color and black roof matched exactly.
  
3. What is your outdoor lighting plan?  
- We plan to have no outdoor lights on the building as it is being used for storage only.
  
4. When will landscaping be completed?  
- October 1st.

Thanks,

Cody Monroe



10. How do you plan to retain storm and excess water on each lot? natural infiltration.

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)  
any grease or oil contaminates will be dealt with by any state/local procedures.

**Irrigation Plan Map Requirements**

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- All canals, ditches, and laterals with their respective names.
- Head gate location and/or point of delivery of water to the property by the irrigation entity.
- Pipe location and sizes, if any
- Rise locations and types, if any.
- Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- Slope of the property in various locations.
- Direction of water flow (use short arrows on your map to indicate water flow direction → ).
- Direction of wastewater flow (use long arrows on your map to indicate wastewater direction → ).
- Location of drainage ponds or swales, if any where wastewater will be retained on property
- Other information: NA-we want be using irrigation at this location.

**Also, provide the following documentation:**

- Legal description of the property.
- Proof of ownership.
- A written response from the irrigation entity and/or proof of agency notification.
- Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- Copy of all new easements ready for recording (irrigation supply and drainage).
- If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be **bonded** and/or **installed** prior to the recording of the plat or building permit.

Signed: [Signature]  
Applicant

Date: 04/16/2026

**From:** Cody Monroe [REDACTED]  
**Sent:** Tuesday, May 26, 2026 8:52 AM  
**To:** Ryan Garber <[ryan@mccallfire.com](mailto:ryan@mccallfire.com)>  
**Cc:** Cynda Herrick <[cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)>; Lori Hunter <[lhunter@valleycountyid.gov](mailto:lhunter@valleycountyid.gov)>; Mike Bertrand <[mike@mccallfire.com](mailto:mike@mccallfire.com)>  
**Subject:** Re: CUP 26-009

Cynda, we have been given access to that and that's what we are tying into. Again just for emergency purposes.

---

On Tue, May 26, 2026 at 8:49 AM Ryan Garber <[ryan@mccallfire.com](mailto:ryan@mccallfire.com)> wrote:

That's correct. It's already a gated entrance.

Allowing emergency access through would allow a much shorter distance from the Mile High pond draft site directly to the back of CM Backcountry building where the FD connection for the sprinkler system is.

Ryan

**Captain Ryan Garber**  
Fire Prevention / Code Enforcement  
McCall Fire & EMS  
[201 Deinhard Lane](#)  
[McCall, ID 83638](#)  
[www.mccallfire.com](http://www.mccallfire.com)  
Cell: (208) 469-0135

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Book time to meet with me

---

**From:** Cody Monroe [REDACTED]  
**Sent:** Tuesday, May 26, 2026 8:42 AM  
**To:** Ryan Garber <[ryan@mccallfire.com](mailto:ryan@mccallfire.com)>  
**Cc:** Cynda Herrick <[cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)>; Lori Hunter <[lhunter@valleycountyid.gov](mailto:lhunter@valleycountyid.gov)>; Mike Bertrand <[mike@mccallfire.com](mailto:mike@mccallfire.com)>  
**Subject:** Re: CUP 26-009

it's not a new access. It's already a gated entrance. We're just trying in a more suitable road from the back of our shop to that access For emergency access only.

---

On Tue, May 26, 2026 at 8:39 AM Ryan Garber <[ryan@mccallfire.com](mailto:ryan@mccallfire.com)> wrote:  
Cynda,

It's this access that's currently blocked with a gate and boulders.



**Captain Ryan Garber**  
Fire Prevention / Code Enforcement  
McCall Fire & EMS  
[201 Deinhard Lane](mailto:ryan@mccallfire.com)  
[McCall, ID 83638](mailto:ryan@mccallfire.com)  
[www.mccallfire.com](http://www.mccallfire.com)  
Cell: (208) 469-0135

---

**From:** Cynda Herrick <[cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)>  
**Sent:** Tuesday, May 26, 2026 8:22 AM  
**To:** Ryan Garber <[ryan@mccallfire.com](mailto:ryan@mccallfire.com)>; Lori Hunter <[lhunter@valleycountyid.gov](mailto:lhunter@valleycountyid.gov)>  
**Cc:** Mike Bertrand <[mike@mccallfire.com](mailto:mike@mccallfire.com)>; Cody Monroe [REDACTED]  
**Subject:** Re: CUP 26-009

Where is the new access road on the south that you are referring to?

Cynda Herrick, AICP, CFM  
Valley County  
Planning and Zoning Director  
Floodplain Coordinator  
PO Box 1350

Cascade, ID 83611  
(208)382-7116

“Live simply, love generously, care deeply, speak kindly, and leave the rest...”

**S**ervice **T**ransparent **A**ccountable **R**esponsive

---

**From:** Ryan Garber <[ryan@mccallfire.com](mailto:ryan@mccallfire.com)>  
**Sent:** Friday, May 22, 2026 8:34 AM  
**To:** Lori Hunter <[lhunter@valleycountyid.gov](mailto:lhunter@valleycountyid.gov)>  
**Cc:** Cynda Herrick <[cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)>; Mike Bertrand <[mike@mccallfire.com](mailto:mike@mccallfire.com)>; Cody Monroe <[\[REDACTED\]](mailto:)>  
**Subject:** CUP 26-009

Lori,

Fire department access to the current building is adequate to support the new structure. Water supply is available at Mile High Power Sports pond.

There is an unimproved access road on the south end of the property that needs to be made accessible for fire department apparatus to access the water supply within the required 1000ft distance. This only needs to be available for emergency use and needs to meet the applicable ID code standards for driveways.

The applicant is aware of this.

Thank you  
Ryan

**Captain Ryan Garber**  
Fire Prevention / Code Enforcement  
McCall Fire & EMS  
[201 Deinhard Lane](#)  
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[www.mccallfire.com](http://www.mccallfire.com)  
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Book time to meet with me



Valley County Transmittal  
Division of Community and Environmental Health

Return to:

- Cascade
- Donnelly
- McCall
- McCall Impact
- Valley County

Rezone # \_\_\_\_\_ CM Buck Country

Conditional Use # CUP 26-009, Amendment of CUP 24-07

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:
  - high seasonal ground water
  - bedrock from original grade
  - waste flow characteristics
  - other \_\_\_\_\_
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
  - central sewage
  - interim sewage
  - individual sewage
  - community sewage system
  - central water
  - individual water
  - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - sewage dry lines
  - community sewage system
  - central water
  - community water
- 10. Run-off is not to create a mosquito breeding problem
- 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 13. We will require plans be submitted for a plan review for any:
  - food establishment
  - beverage establishment
  - swimming pools or spas
  - grocery store
  - child care center

14. CDH has no objection to the CUP amendment CDH approved  
an accessory application for this building on 3/19/26. File # 168266

Reviewed By: Bret Cooper

Date: 5/17/26



May 26, 2026

Cynda Herrick, Planning & Zoning Director  
Valley County Planning & Zoning  
700 S. Main Street, Cascade, ID 83611  
cherrick@valleycountyid.gov

Subject: Valley County Planning and Zoning Public Hearing 6 11 2026

Dear Cynda Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

**1. AIR QUALITY D6, D8, D11**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).  
For questions, contact David Luft, Air Quality Manager, at (208) 373-0201.
- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.
- For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

**AIR QUALITY C1, D3,D4, D7**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

## **2. WATSEWER AND RECYLED WATER**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

## **3. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

#### 4. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.

#### 5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

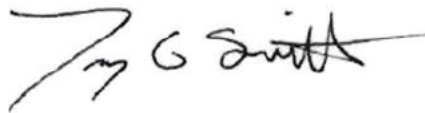
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
- For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

#### 6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith  
Regional Administrator