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STAFF REPORT

Conditional Use Permit Application 21-05 Lake Fork Industrial Center

HEARING DATE: April 8, 2021
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
APPLICANT: Unique Holdings LLC
P.O. Box 463
McCall ID 83638
OWNER: James and Lillian Corbet
14155 Jefferson Road
McCall, ID 83638
LOCATION/SIZE: 2.5 acres. Krueger's Folly Subdivision Lots 7A and 7B
SW ¼ Section 3, T.17N, R.3E, Boise Meridian, Valley County,
Idaho.
REQUEST: Commercial Buildings with Residential Apartments
EXISTING LAND USE: Bare Lane; Approved for C.U.P. 15-17

BACKGROUND:

Unique Holdings LLC is requesting a conditional use permit for two 80-ft by 100-ft commercial buildings. The approved commercial use would include office, retail, and light industrial uses. **There is a complete list of allowed and prohibited uses in the application.** A third structure used as a storage building with no plumbing.

The applicants anticipate that five years are needed for complete build out. They intend to start construction in 2021. The phasing plan as follows:

- Phase I – northern building (80x100) with four shop spaces on main level and possible office space or storage on second level. Main level will have four bathrooms, one full bath and three half baths and two spots for kitchenettes. (8-10 employees)
- Phase II – southern building (80x100) with shop space on main level and upstairs designed for two housing units for employees, potential for rental. Main level will have four bathrooms, one full bath and three half baths. Upper level will have two small two-bedroom, one-bathroom apartments.

The buildings will be metal with a wood frame covered porch on the Highway 55 side. There will be several windows in the building with steel man doors and roll up garage doors. The applicant proposes a main sign out front and additional smaller signs on the building identifying the spaces. The proposed fence is a six-foot high 4x4 wood posts and top rail covered with chain link fabric, similar to the fence alongside Highway 55 at Franklin Lumber Company.

A well and a septic system are proposed. Water retention and snow storage ponds are proposed between the buildings and Highway 55. The 2.5-acre site would be accessed from Pleasant Acres Drive using a shared driveway.

This site is located in the Lakefork Village area as defined in the Valley County Comprehensive Plan.

The active C.U.P. 15-17 approved for the site includes four commercial buildings ranging from 1500 to 4000 sqft. Rental housing would be available on the second floors to the maximum allowed by Central District Health. Fencing would be installed along the sides and rear of each unit. A shared well and septic will be used by all structures. A new service road from Pleasant Acres Drive would allow business access to the rear while customers would park in the front and access either from Pleasant Acres Drive or Highway 55.

FINDINGS:

1. Application was made to Planning and Zoning on February 11, 2021.
2. Legal notice was posted in the Star News on March 18 and 25, 2021. Potentially affected agencies were notified on March 9, 2021. Neighbors within 300 feet of the property lines were notified by fact sheet sent March 12, 2021. The site was posted on March 30, 2021. The application and notice were posted on the Valley County website "Public Hearing Information" on March 9, 2021. The updated application information was added to the website on March 26, 2021.

3. Agency comment received:

Central District Health replied that a septic permit was issued on Lot 7A on April 14, 2017 for 2 each 1-bedroom apartments and commercial space for 12 employees. This permit was for the northernmost building on the lot. All other building structures had no plumbing proposed. No permit applications have been received for Lot 7B. (Mar. 9, 2021)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, hazardous waste, and ground water contamination. (Mar. 19, 2021)

4. Neighbor comments received:

Krista L Rauch, 8 Pleasant Acres, owns and lives across the street from the proposed site. The plan indicates the view from her front porch will be the side of an industrial building. Can a visual buffer of a berm and trees be included? Has a traffic study been done? Can limitations on the type of commercial uses be put in place?

5. Physical characteristics of the site: Flat

6. The surrounding land use and zoning includes:

North: Single-family Residential

South: Area Business

East: Single Family Residential

West: Bare Land

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, Chapter 5 Conditional Uses should be done.

9-5A-2: ROADS AND DRIVEWAYS:

- 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. (Ord. 10-06, 8-23-2010)

9-5A-5: FENCING:

- A. Substituted For Planting Screens: Fencing may be substituted for planting screens subject to the approval of the staff and the commission.
- B. Separation Or Screening: Fencing shall be installed to provide separation or screening as specified in the site or development standards for the specific use. A sight obscuring fence required by the commission for any conditional use shall be stained or painted a single solid color, shall not be used for advertising, and shall be maintained in good repair.
- E. Construction And Materials: Fence construction and materials shall be in accordance with commonly accepted good practices to produce a neat appearing durable fence. The location, height, and materials used for constructing a fence shall be approved by the commission and specified in the conditional use permit. Fences required for any conditional use shall be maintained in good repair.
- 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. (Ord. 10-06, 8-23-2010)

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:

- C. Standards:
2. Turn Off Required: All nonessential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.
4. All Other Outdoor Lighting: All other outdoor lighting shall meet the following standards and at a minimum the standards in title 6, chapter 2 of this code: (Ord. 17-02, 2-13-2017)
- a. The height of any light fixture or illumination source shall not exceed twenty feet (20').

- b. All lighting or illumination units or sources shall be hooded or shielded in a downward direction so they do not produce glare or cause light trespass on any adjacent lot or real property as depicted in section 9-5-4 of this chapter.
 - c. Lights or illumination units shall not direct light, either directly or through a reflecting device, upon any adjacent lot or real property. Lighting should not illuminate the sky or reflect off adjacent water bodies or produce glare or cause light trespass on any adjacent lot or real property.
 - d. External lighting of the face of signs shall be placed above the sign and shielded and directed in a manner that the illumination source shall not be visible from any adjacent lot or real property. Sign lighting shall not reflect or glare beyond the face of the sign and immediately below the sign 1 .
5. **Parking Areas, Walkways Or Similar Uses:** All outdoor lights used for parking areas, walkways, and similar uses mounted on poles eight feet (8') or greater in height shall be directed downward. The light source shall be shielded so that it will not produce glare or cause light trespass on any adjacent lot or real property.
 6. **Searchlights:** Searchlights shall only be operated for special events or grand openings for a maximum of one week. Searchlights shall not be operated on residential or agricultural property.
 7. **Mercury Vapor Lights:** The installation of mercury vapor lamps is hereby prohibited.
 8. **Flashing, Intermittent Or Moving Lights Prohibited:** Flashing or intermittent lights, lights of changing degree of intensity, or moving lights shall not be permitted. This subsection shall not be construed so as to prohibit the flashing porch light signal used only while emergency services are responding to a call for assistance at the property, or holiday lights.
 9. **Industrial And Exterior Lighting:** Industrial and exterior lighting shall not be used in such a manner that produces glare on public highways and neighboring property. Arc welding, acetylene torch cutting, or similar processes shall be performed so as not to be seen from any point beyond the property line. Exceptions will be made for necessary repairs to equipment.
 10. **Sensor Activated Lights:** Sensor activated lights, provided:
 - a. They are located in such a manner as to prevent glare and lighting onto properties of others or into a public right of way.
 - b. They are set to only go on when activated and to go off within five (5) minutes after activation has ceased.
 - c. They shall not be triggered by activity off the property.
 12. **Outdoor Lighting Plan:** All applications for a conditional use permit shall include an outdoor lighting plan for the entire site which indicates how the above standards are to be met. The approved permit shall be a part of the conditional use permit and/or the building permit. (Ord. 10-06, 8-23-2010)

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

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

- A. **Minimum Lot Area:**
 2. Frontage on a public or private road shall not be less than seventy five feet (75') for each lot or parcel.
- B. **Minimum Setbacks:**
 1. The minimum setbacks for neighborhood businesses shall be thirty feet (30') from front, rear, and side street property lines and ten feet (10') from all side property lines.
 2. The minimum setbacks for service and recreation businesses shall be fifty feet (50') from rear, front, and side street property lines and thirty feet (30') from side property lines.
 3. The minimum setbacks for area businesses shall be the same as those for neighborhood businesses. Salvage yards, auto wrecking yards, or commercial agricultural businesses shall be located not less than one thousand feet (1,000') from any residential development, civic or community service use, or other noncompatible commercial use, unless the impacts are adequately mitigated by implementation of standards as approved by the commission. The setbacks will be determined in relation to impact mitigation.
- C. **Maximum Building Height And Floor Area:**
 1. Building heights shall not exceed thirty five feet (35') above the lower of the existing or finished grade.
 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:**

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.

SUMMARY:

Compatibility Rating: Staff's compatibility rating is a +18.

The Planning and Zoning Commission should do their own compatibility rating prior to the meeting (form attached).

Staff Questions and Comments:

1. A letter from Lake Irrigation District advising there are no concerns is required.
2. A plot plan and updated design drawings were submitted on March 23, 2021. These show the 100-ft setback from Highway 55 and downward facing and shielded lighting.
3. Staff recommends a "Use Sheet" be created for this project. This would state what type of commercial businesses would be allowed and which would not be allowed.
4. The Site Design portion of the application was not completed for the following:
 - Percentage of site devoted to building coverage,
 - Percentage of site devoted to landscaping,
 - Percentage of site devoted to roads or driveways; and
 - Percentage of site devoted to other uses.
5. Need an updated letter from Valley County Road Superintendent; Curtis Bennett no longer works at Valley County.
6. What side of the building will the roll up garage doors be located on?
7. Where will the fence be located? Will it be around entire property or around each building, etc.?
8. Your site plan shows parking in the 100' setback. Parking is not allowed in the setbacks. Your site plan will need to be amended.

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation Form
- Compatibility Evaluation
- Vicinity Map
- Aerial Map
- Assessor's Plat – T.17N R.3E Sec. 3
- Assessor's Plat – Krueger's Folly Subdivision
- Site Plan & Updated Design Drawings - Submitted March 23, 2021

- Landscaping Plan and Use Plan – Submitted March 29, 2021
- Pictures taken March 30, 2021
- Responses

Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities approved in the application shall require an additional Conditional Use Permit.
3. The use shall be established within five years of the date of approval, or this permit shall be null and void.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. Must comply with requirements of the McCall Rural Fire District. A letter of approval is required.
6. Lighting must comply with Valley County Standards. All lighting must be full cut-off. Lights cannot project onto other properties.
7. The site must be kept in a neat and orderly manner.
8. There shall be no outside storage that is not screened.
9. The stormwater management plan shall be approved prior to excavation of the site. The fee for engineering review shall be reimbursed at 105%.
10. Shall obtain Central District Health approval prior to issuance of building permits.
11. Landscaping shall be installed prior to October 1, 2022. If landscaping dies, it must be replaced.
12. A minimum of one tree should be planted for every 25 feet of linear street frontage along the north, east, and west properties lines. The trees may be grouped or planted in groves.
13. There shall be only one ground-mounted sign in the 100-foot setback. Signage can also be located on the buildings.
14. Parking is not allowed in the 100' setback area.

15. Must have an approach permits from the Valley County Road Department for both the driveway and the service road.
16. Hours of operation are limited to 7:00 a.m. to 10:00 p.m.
17. Lots 7A and 7B will need to be combined at the Assessor's office.

END OF STAFF REPORT

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 ($\frac{1}{2}$) of the adjacent uses and one-fourth ($\frac{1}{4}$) of the total adjacent area; or
2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or
3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.

LOCAL VICINITY: Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.

F. Questions 4 Through 9:

1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

APPENDIX A

MATRIX FOR RATING QUESTIONS 1, 2, and 3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
1. AGRICULTURAL		+2	-1	-2	-2	-2	-2		+1	+1	+1	+2	+1	+1	-1	-1	-1	-2	-1	-1	+1	+2	+2
2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+2	+1	-1	+2	+1	-2	-2
4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2		+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
7. P.U.D., RES.	-2	+1	+1	+1	+2	+2		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
8. REL., EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1		+1	+1	-1	+2	-2	-1	-1	+2	+2	+1	+1	-1	+1	-2	-1
9. FRAT or GOV'T	+1	+1	+1	+1	+1	+1	+1	+1		+1	-1	+2	-2	-1	-1	+1	+1	+1	+1	-1	+1	-2	-2
10. PUBLIC UTIL. (1A-3.1)	+1	-1	-1	-1	-1	-1	-1	+1	+1		+1	+	-1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2
11. PUBLIC REC.	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1	+1	+1	+1	+2	+1	+1	+1	+1	-1	-1
12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	+1
13. LANDFILL or SWR. PLANT	+1	-2	-2	-2	-2	-2	-2	-2	-2	-1	-1	+1		-1	-1	-2	-2	-2	-2	-1	+2	+2	+2
14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1		+1	+1	+1	+2	+1	+2	+2	-1	+1
15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	+1	-1	+1		-2	-2	-1	-2	-2	+2	-1	+1
16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2	+1	-2		+1	+2	+2	+1	+2	-1	-1
17. RESIDENCE BUS.	+2	+2	+2	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2	+1	-2	+1		+1	+1	+1	+1	-2	-2
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2		+2	+2		+1	+1
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2	+2	+2	+2		+1	+2	-2	-2
20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+2	-2	+1	+1	+2	+1		+2	-2	+1
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2	+2	+2	+2		+1	+1
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	+2	-1	+1	+2	-1	-1	-1	-1	-1	-1	-2	+1		+2
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2	+1	+1	+1	-1	-1	-1	-2	+1	+1	+2

THE SOLID SQUARES AS +2

Matrix Line # / Use: _____

Prepared by: _____

YES/NO	X	Response Value
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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.

CUP 21-05

Compatibility Questions and Evaluation

Matrix Line # / Use: 19Prepared by: CH

YES/NO X Response Value

Use Matrix Values:(+2/-2) -1 X 4 -4

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

S.F. Residential in S.F. Subdivision(+2/-2) +2 X 2 +4

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

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

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

See #2, in Lakeland VillageSite Specific Evaluation (Impacts and Proposed Mitigation)(+2/-2) +1 X 3 +3

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

The property is large enough, but is bare. Landscaping can be added.(+2/-2) +2 X 1 +2

5.

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

Yes - lots of commercial/industrial to south(+2/-2) +1 X 2 +2

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

Not the same as single family but adjacent to Highway. Only a short distance.(+2/-2) +1 X 2 +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?

May be slightly more noise for residential uses, but next to other similar uses and Highway 55(+2/-2) +2 X 2 +4

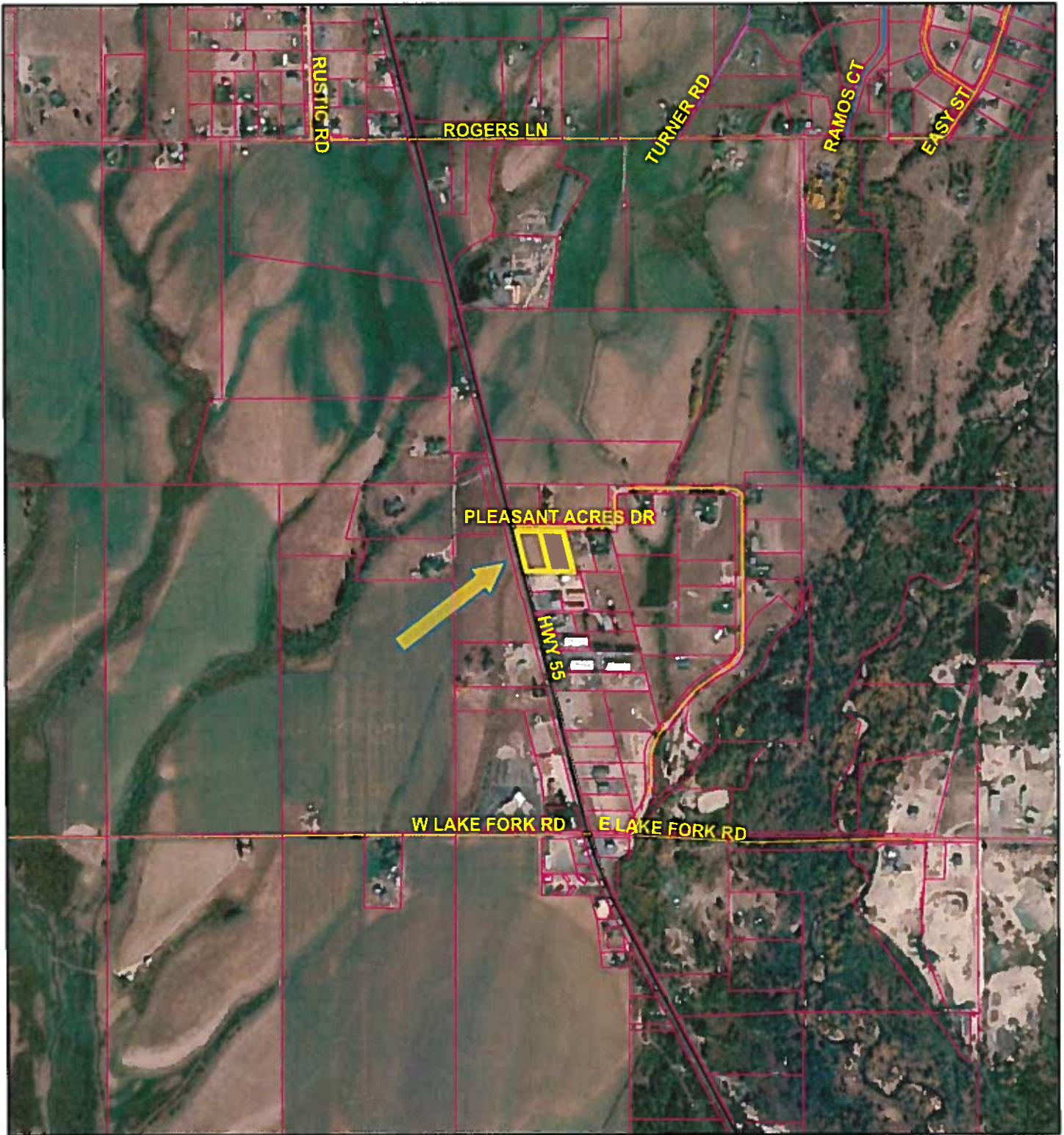
8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

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

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

Needed spaceSub-Total (+) 22Sub-Total (--) 4Total Score +18

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

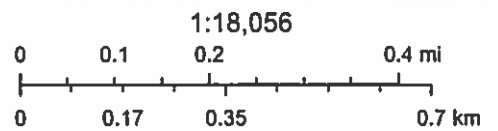


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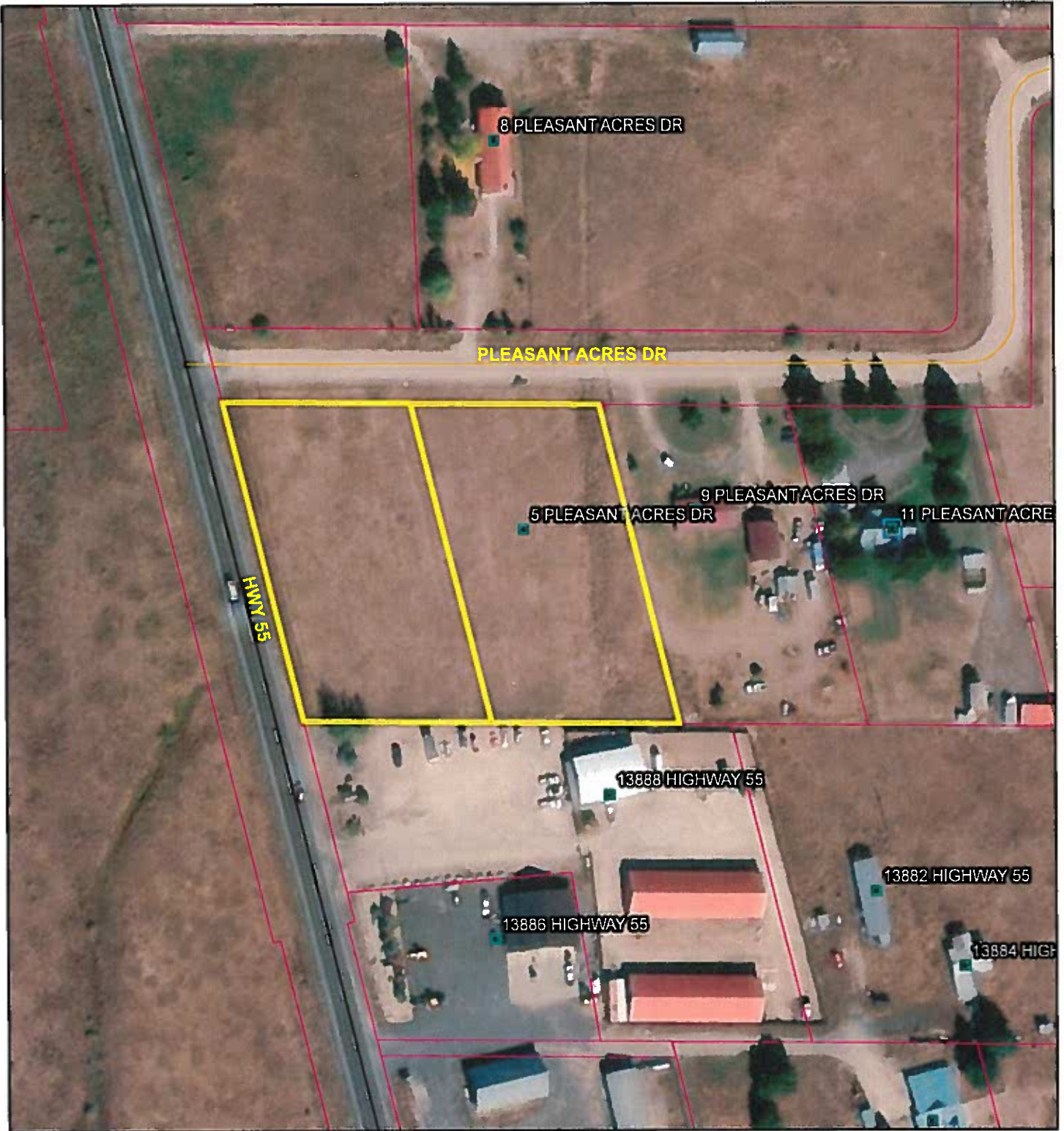
 Parcel Boundaries Roads

All Road Labels

 MAJOR
 URBAN/RURAL
 PRIVATE



USDA FSA, GeoEye, Maxar



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Parcel Boundaries Roads

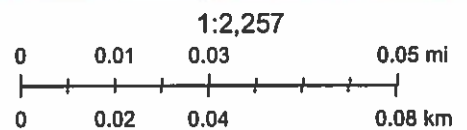


Addresses

All Road Labels

MAJOR

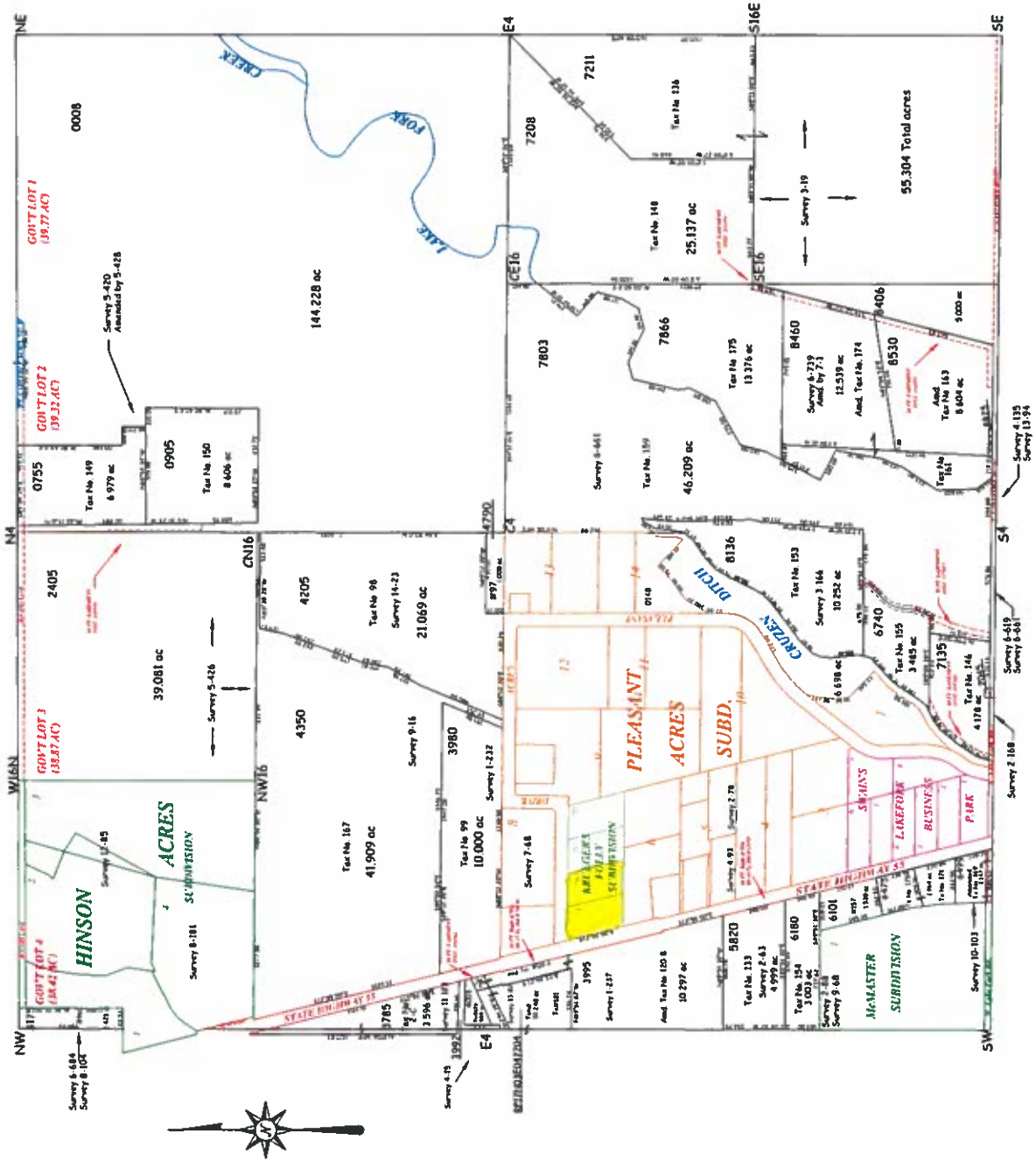
URBAN/RURAL



GeoEye, Maxar, Microsoft

TWP. 17N R03E SEC. 03

Filename:	Valley County Base Map
Scale:	1" = 400 ft.
Date:	1/8/2021
Drawn by:	L. Frederick

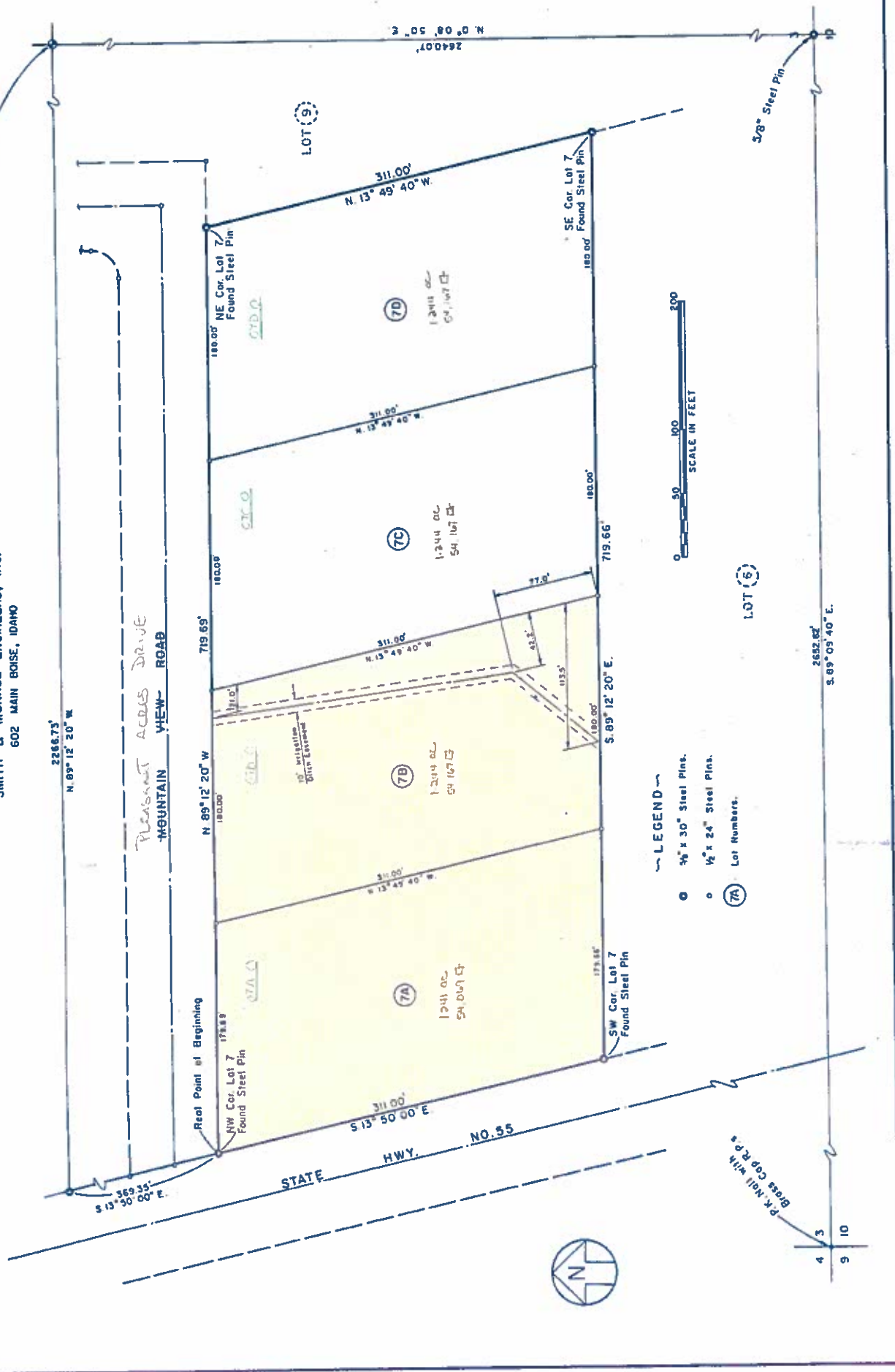


4-5 Pg. 23 next to 180. 13203 9-23-74
Route shown is in Pleasant Hills Subd.
by County 9-20-73 (Amended) Minutes Pg. 5 8-175
Note name change 1948 per UCRZ 11-24-75

A RESUBDIVISION OF LOT 7 PLEASANT ACRES SUBDIVISION
BEING A PORTION OF THE SW 1/4 SECTION 3, T.17N., R.3E., B.M.

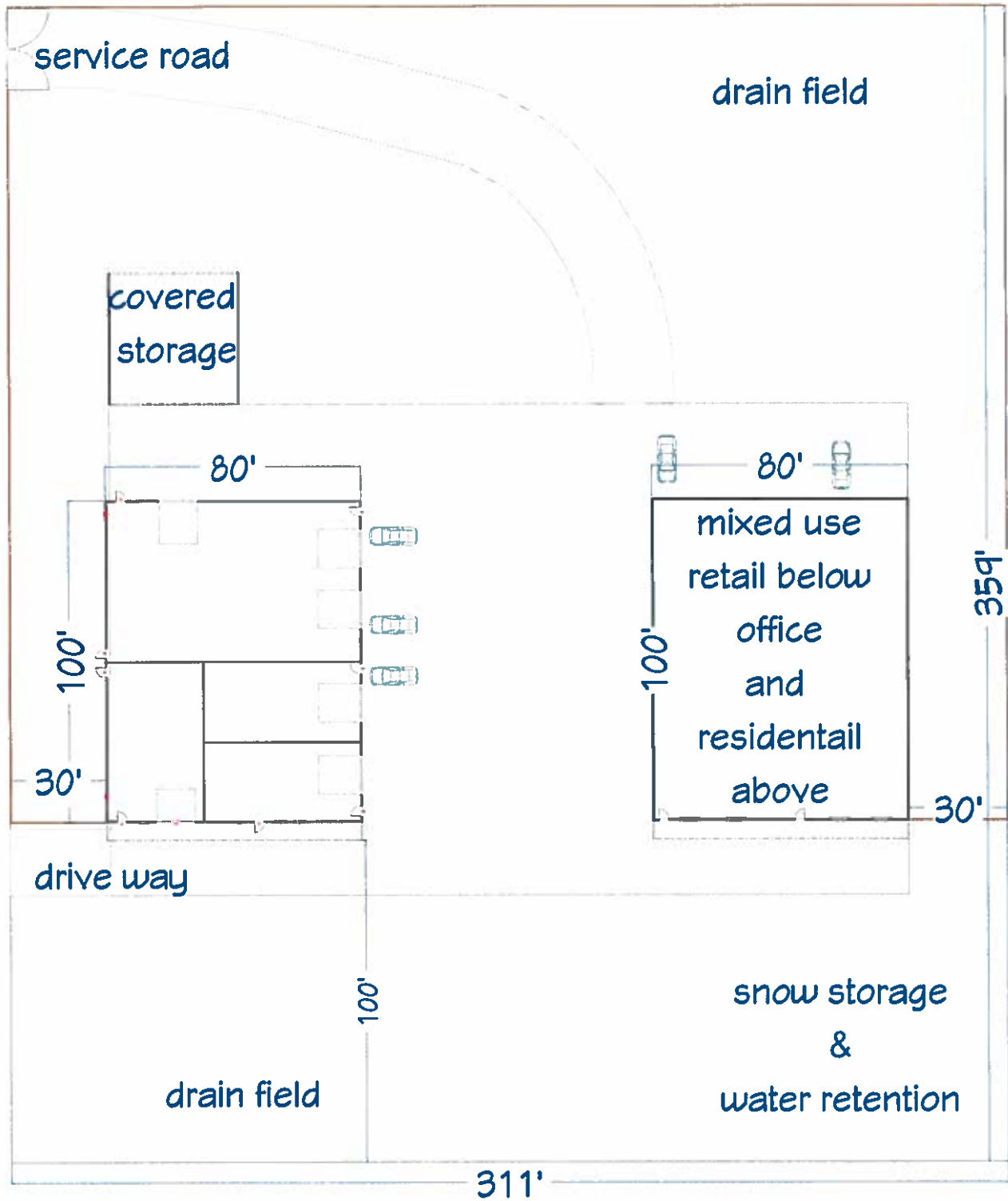
SMITH & MONROE ENGINEERS, INC.

602 MAIN BOISE, IDAHO

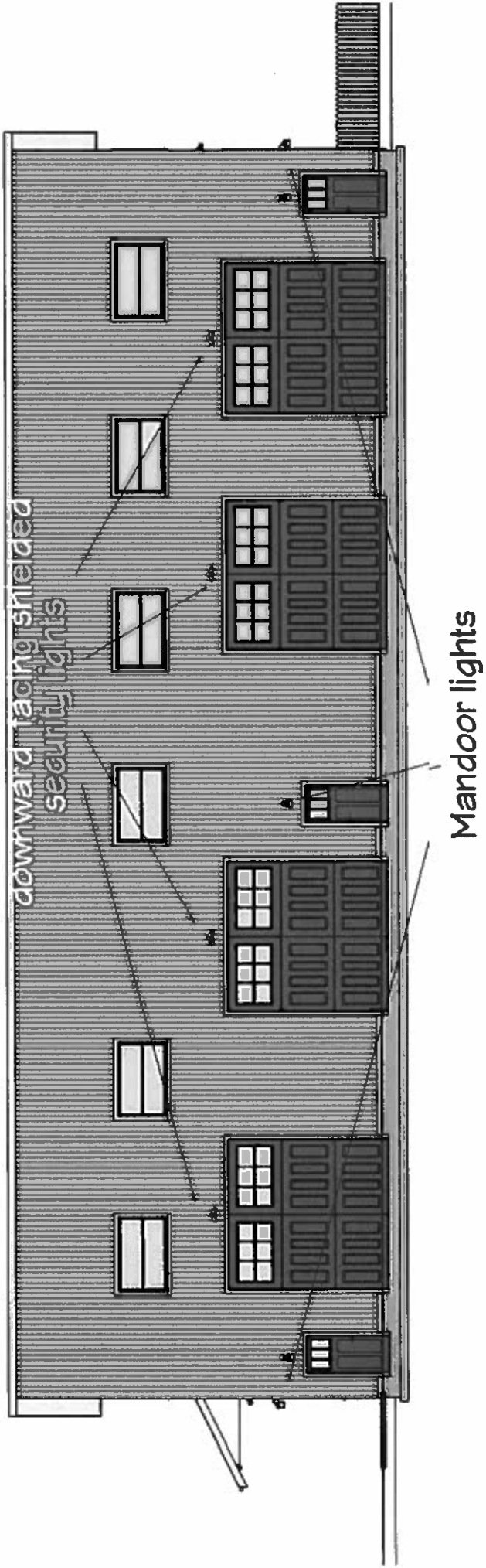


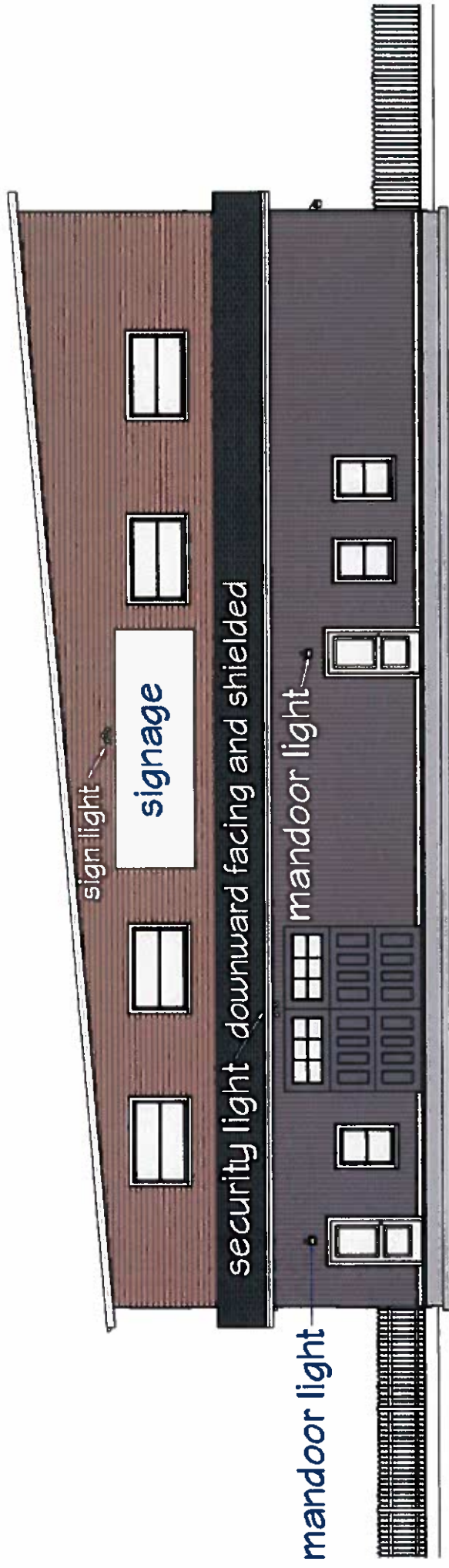
MAR 23 2021

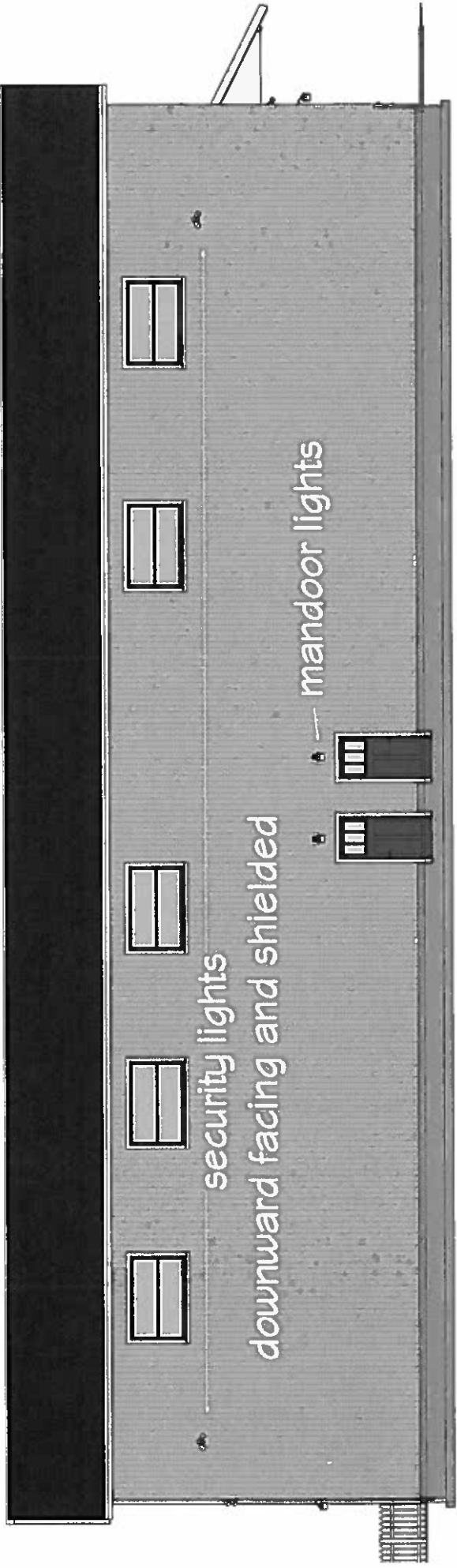
plot plan



state hwy. 55









CUP no 15 - 17

Cory Corbet <cory@corbetproperty.com>

Mon 3/29/2021 12:26 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

RECEIVED

MAR 29 2021

📎 2 attachments (825 KB)

USE SHEET.docx; landscape.pdf;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Cynda,

Here is our "use sheet". I have also attached the landscape plot plan that was approved with Dream Development that we will be keeping the same. Shrubs and grass area out front with water retention area and the planter boxes, where applicable, are at the building.

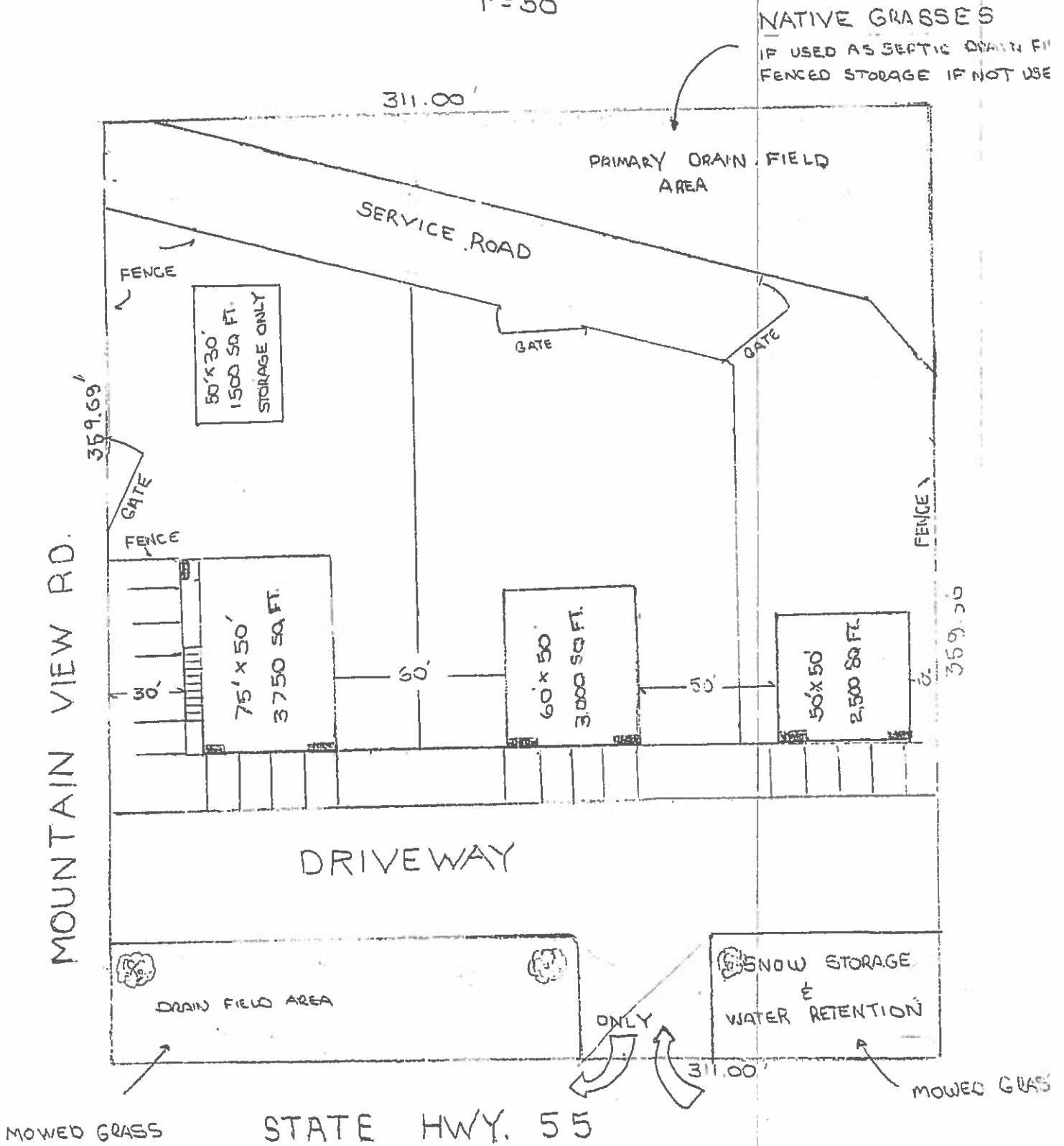
Thanks,

Cory Corbet
Associate Broker
McCall Real Estate Company
Cell: 208-630-3283
www.corbetproperty.com

USE SHEET

The property will be owned by Unique Holdings LLC which is owned by Jim & Cory Corbet and Matthew & Lisa Nethaway. Half of the building will be occupied by Unique-ARs which is a manufacturing company owned by Jim Corbet and Matthew Nethaway. The primary business is machining of metal products. The other half of the building will be leased in the near term to other entities until such time that Unique-ARs requires the additional space. We anticipate the tenants to be other small light industrial businesses in Valley County.

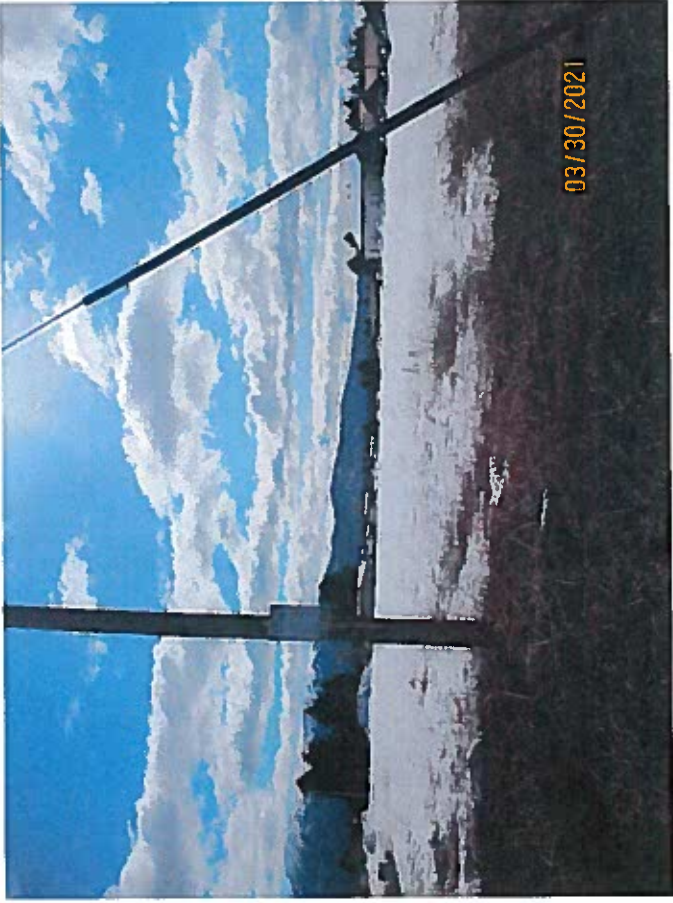
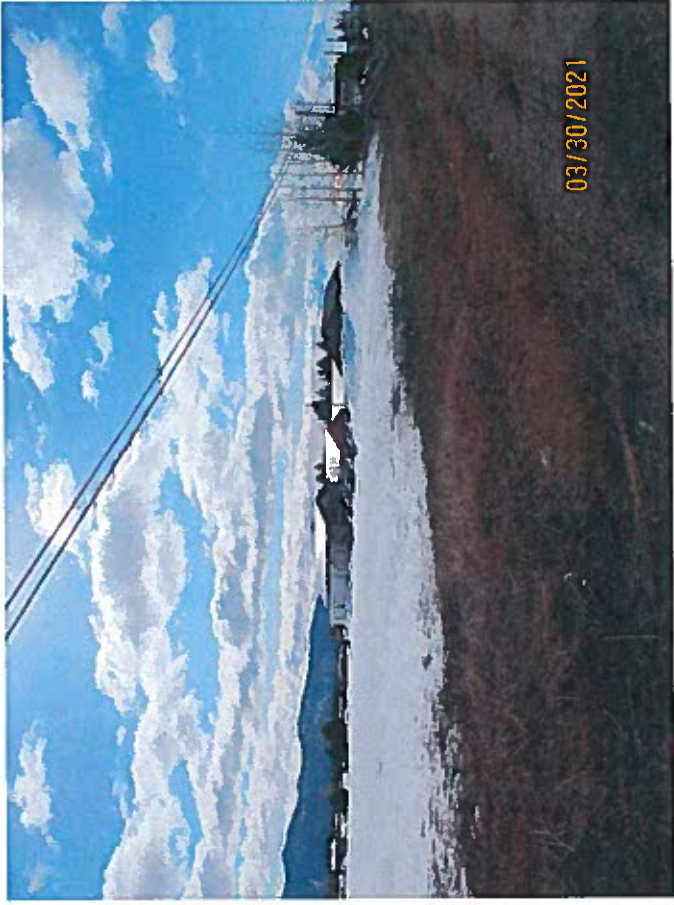
LANDSCAPING PLOT PLAN 1"=50'



 TREES (GRAB APPLE, ASPEN, MAPLE, ETC.)

 PLANTER BOXES (WHERE FEASIBLE)

SCALE: 1"=8'





Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 21-05

Preliminary / Final / Short Plat _____

Krueger's Folley Sub Lots 7A & 7B

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

- ☒ 14. A septic permit was issued on lot 7A on 4/14/17 for 2 ench 1 bedroom Apartments and commercial space for 12 employees. This permit was for the northern most Building on the lot. All other building structures had no plumbing proposed. We have received no permit applications for lot 7B.

Reviewed By: [Signature]

Date: 3.19.21



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

March 19, 2021

By e-mail: cherrick@co.valley.id.us

Valley County Planning & Zoning Commission
P.O. Box 1350
Cascade, Idaho 83611-1350

Subject: Lake Fork Industrial Center CUP 21-05

Dear Ms. Herrick :

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects 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: deq.idaho.gov/assistance-resources/environmental-guide-for-local-govts.

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

- 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).
- All property owners, developers, and their contractor(s) 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 contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED 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 district health department.
- 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 ground water.
- 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) 373-0550.

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.
- 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.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: deq.idaho.gov/water-quality/drinking-water.aspx). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.

- 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 ground water 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) 373-0550.

4. SURFACE WATER

- A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.
- Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. A Construction General Permit from EPA may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- 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) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER 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 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 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.
- **Ground Water 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 Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. 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 deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

Response to Request for Comment

March 19, 2021

Page 5

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,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2021AEK40

From: krista@kaybirdphotography.com <krista@kaybirdphotography.com>
Sent: Tuesday, March 16, 2021 12:16 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: C.U.P. 21-05 Lake Fork Industrial Center

R.E. C.U.P. 21-05 Lake Fork Industrial Center

Dear Ms. Herrick and the Planning & Zoning Commissioners:

My name is Krista Rauch and my husband and I own and live at 8 Pleasant Acres across from Krueger's Folly Subdivisions Lots 7A and 7B, the location of the conditional use permit for Unique Holdings LLC. And we have some concerns.

1. As the plan indicates my view from my porch will be of the side of an industrial building. As this area was originally planned residential, I did not purchase the property with the intent of my view being of a commercial building. Can the plans be altered to accommodate this? A visual buffer consisting of a berm and trees much like they have done down Lake fork road? I see how the commercial use lines up with the Lake Fork commercial area, so a visual compromise?
 2. Has a traffic study been done? Two additional traffic points are being added due to this plan. The county has already approved a new subdivision off of Pleasant acres past my property, adding additional traffic already. And an additional 40acres? parcel could be sub divided in the future that has access off of Pleasant acres. See attached map for reference, #1 is the 40acres? with access off pleasant acres and new sub is the recently approved subdivision. We have small children and the neighborhood is full of families with small children. Traffic is a big concern.
 3. The plan says the commercial use would include office, retail, and light commercial use. There is a wide range of possibilities within those parameters. A plumber who has one or two vehicles who comes and goes twice a day using the access points, a retail business with 30+ customer vehicles coming and going daily and heavy equipment operators right out my front door are all very different. Could Unique Holding LLC be more specific on the possible commercial uses? And can limitations on the commercial uses be put in place?
- Thank you for reading my concerns. I would also like to voice my concerns during the meeting.

Sincerely a concerned mom and neighbor,

Krista L. Rauch
8 Pleasant acres
McCall ID 83638
208-447-7202

Assessor's Map & Parcel Viewer



3/16/2021, 10:13:23 AM

 Parcel Summary & Improvement Report

 Valley County Boundary

USDA FSA, GeoEye, Maxar

Valley County
USDA FSA, GeoEye, Maxar |