

Valley County Planning and Zoning

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



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STAFF REPORT: C.U.P. 25-031 Sterling Landscaping - Setback Variances
MEETING DATE: March 23, 2026
TO: Board of County Commissioners
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
**APPLICANT /
PROPERTY OWNER:** Jody Hurst
673 E Lava Falls ST, Meridian ID 83646
REPRESENTATIVE: Mike Williams, South Beck and Baird
1102 S Vista Ave, Boise, ID 83705
LOCATION: 13965 Highway 55
Parcel RP18N03E339481 in the SESE Section 33, T.18N, R.3E,
Boise Meridian, Valley County, Idaho
REQUEST: Variances from Valley County Code

On February 12, 2026, the Planning and Zoning Commission approved C.U.P. 25-031 Sterling Landscaping and recommended approval of variance for parking lots and storage bins:

- A 30-ft setback instead of 100-ft from the front setback along Highway 55 for parking.
- A 5-ft setback instead of 10-ft from the side (south) property line and a 55-ft setback instead of 100-ft from the front setback along Highway 55 for the outside storage.
- A 25-ft setback instead of 30-ft from the rear (west) property line for the outside storage.

The applicant originally proposed a shop and larger variances from required setbacks. The recommended variances are based on changes proposed by the applicant in response to comments and PZ Commission discussions.

FINDINGS:

1. The Planning and Zoning Commission held properly noticed public hearings on the conditional use permit application on December 11, 2025, and February 12, 2026. The public hearing on January 8, 2026, was tabled and no testimony nor discussion occurred on this date. See attached Staff Reports, Meeting Minutes, and Facts and Conclusions.
2. The Commission unanimously recommended approval of the variances.
3. This is not a public hearing.

4. Valley County Code:

9-5H-10: VARIANCES:

- A. Conditions: Pursuant to Idaho Code section 67-6516, the commission shall be empowered to grant variances relaxing or modifying the requirements of this title with respect to lot size, setbacks, parking space, height of buildings, or other provisions of this title affecting the size or shape of a structure upon lots, and other land use requirements of this title. In the case of a PUD involving variations from the requirements of this title, it shall not be necessary for the applicant to file a separate application for such variances. Variances may also be heard simultaneously with conditional use permit applications.
- B. Application:
1. A variance may be granted to an applicant only upon a showing of undue hardship as a result of characteristics of the site.
 2. A written application for a variance shall be submitted to the administrator or staff containing:
 - a. Description of the nature of the variance requested.
 - b. A narrative statement and graphic material demonstrating:
 - (1) That special conditions and circumstances exist which are not a result from any action of the applicant, which are peculiar to the land use or structure involved, and which are not applicable to other similar or adjacent lands, uses, or structures.
 - (2) That granting the variance requested will not result in any special privilege otherwise denied to other similar or adjacent lands, uses, and structures.
 - c. A site plan showing the location of the variance and the special characteristics of the site.
 - d. A list of adjoining property owners within three hundred feet (300') of the site.
 - e. The fee set by resolution of the board shall accompany the application for a variance.
- C. Procedure: An application for a variance shall be reviewed by the administrator or staff and the commission in accordance with section 9-5H-11 of this article. The administrator shall post notice of the public hearing to the applicant, adjoining property owners, on site, and the public in accordance with subsection 9-5H-6B of this article.
- D. Granting Of Variance:
1. A variance may be granted if the commission makes specific findings of fact based directly on the particular evidence in the application which supports the conclusion that the above conditions have been met by the applicant.
 2. Within ten (10) days after a decision has been rendered, the administrator or staff shall provide the applicant with written notice of the action by regular mail if so requested by the applicant.
 3. The commission's decision shall be a recommendation to the board.
 4. The clerk, upon receipt of a recommendation from the commission, shall set the item on the agenda of the board at the earliest possible regular meeting of the board.
 5. The board shall consider and act upon the commission's recommendations by following the procedures outlined in section 9-5H-11 of this article. However, if the commission's recommendation is unanimous and there is no opposition to approval of the variance, then the board need not hold a public hearing, but may make a decision as a regular agenda item. Only the applicant must be notified as to the time on the agenda of the public meeting.
 6. A permit for the variance may be issued by the administrator or staff only after approval by the board.
 7. The variance approval is valid for five (5) years, unless a more specific date is specified.

9-4-3-2: SETBACKS:

- A. Buildings Exceeding Three Feet In Height: The setbacks for all buildings exceeding three feet (3') in height shall be in accordance with section 9-4-8, table 4-A of this chapter.
 - B. Setback From Highway 55: All buildings 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.
 - C. High Water Lines And Ditches: All residential buildings shall be set back at least thirty feet (30') from high water lines and ditches. All other buildings shall be set back at least one hundred feet (100') from high water lines and ditches.
 - D. Front Yard: Front yard shall be determined by the structure establishing the principal use on the property and the access street or road.
 - E. Encroachment By Other Structures: No other structures may encroach on the yards determined for the structure establishing the principal use.
 - F. Measurement: Setbacks shall be measured horizontally, perpendicular to the property line, to the nearest corner or projections or overhang.
 - G. Adjustment Of Front Or Rear Yard Setbacks: The minimum front or rear yard setbacks may be adjusted to allow a proposed principal use building to conform with the average setback of existing similar buildings on adjoining properties within the same block; however, no setback may be less than seven and one-half feet (7.5').
 - H. Lots Having Common Boundary Line With BLM Property Surrounding Cascade Reservoir: Minimum rear yard setbacks for those lots having a common boundary line with bureau of reclamation property surrounding Cascade Reservoir are seven and one-half feet (7.5'), but may not be less than that provided for in subsection C of this section.
-

STAFF COMMENTS:

The Board is reviewing only the variances contained within the conditional use permit application, as modified by the applicant. The Planning and Zoning Commission already approved the conditional use permit.

Recommended Motion if Approved:

I move to approve the following variances from Valley County Code as per the Planning and Zoning Commission recommendation and adopt the Facts and Conclusions as our own:

- A 30-ft setback instead of 100-ft from the front setback along Highway 55 for parking.
- A 5-ft setback instead of 10-ft from the side (south) property line and a 55-ft setback instead of 100-ft from the front setback along Highway 55 for the outside storage.
- A 25-ft setback instead of 30-ft from the rear (west) property line for the outside storage.

Recommended Motion if Denied:

I move to deny the requested variances.

ATTACHMENTS:

- Applicant's Slide Presentation with Revised Site Plan (Exhibit 1, February 12, 2026)
- PZ Commission Facts and Conclusions
- PZ Commission Meeting Minutes
 - December 11, 2026
 - January 8, 2026
 - February 12, 2026
- PZ Commission Staff Reports

END OF STAFF REPORT

Sterling Landscaping

Conditional Use Permit with Variances from Setbacks

C.U.P. 25-031

13965 Highway 55

Applicant – Jody Hurst
Representative – Mike Williams



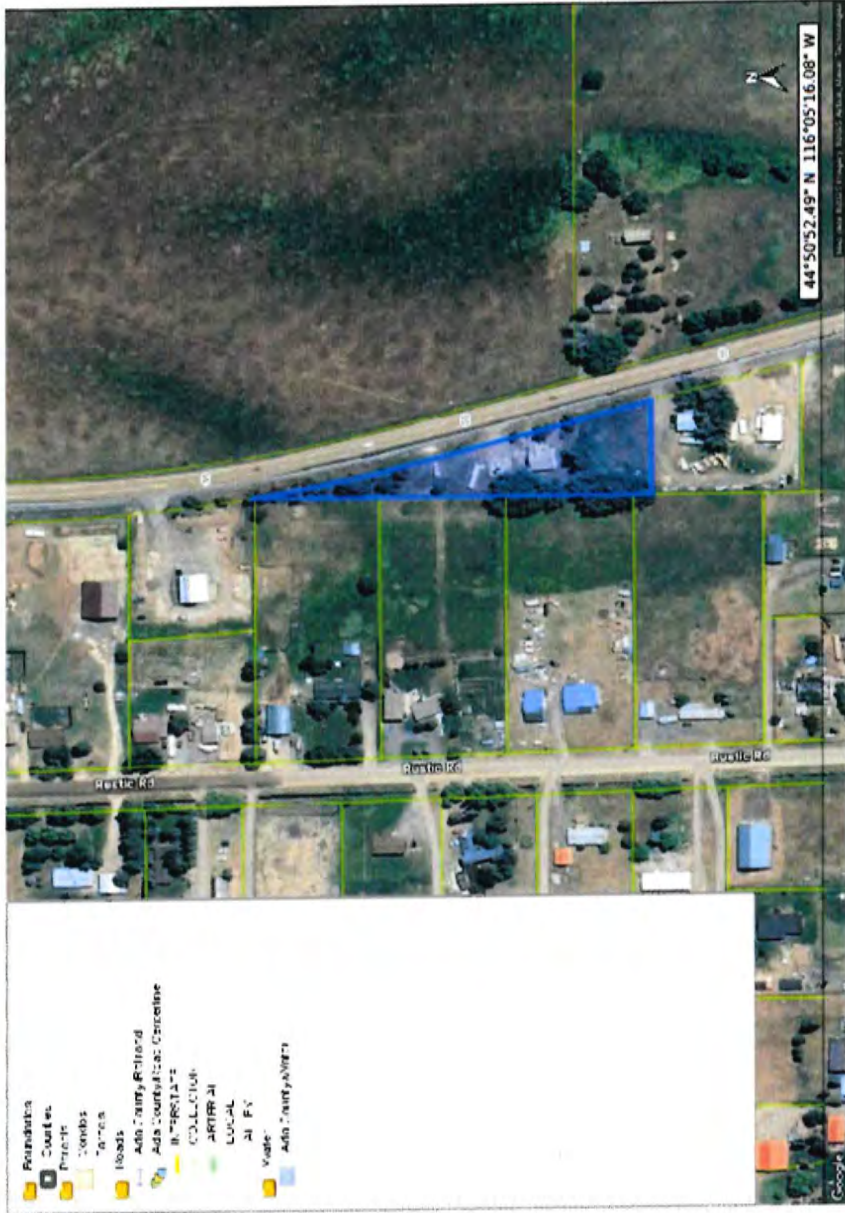


13965 SH-55 - Vicinity Map



The materials available at this website are for purposes only and do not constitute a legal document.

Jan 29, 2025 - landproDATA.com
Scale: 1 inch approx 200 feet



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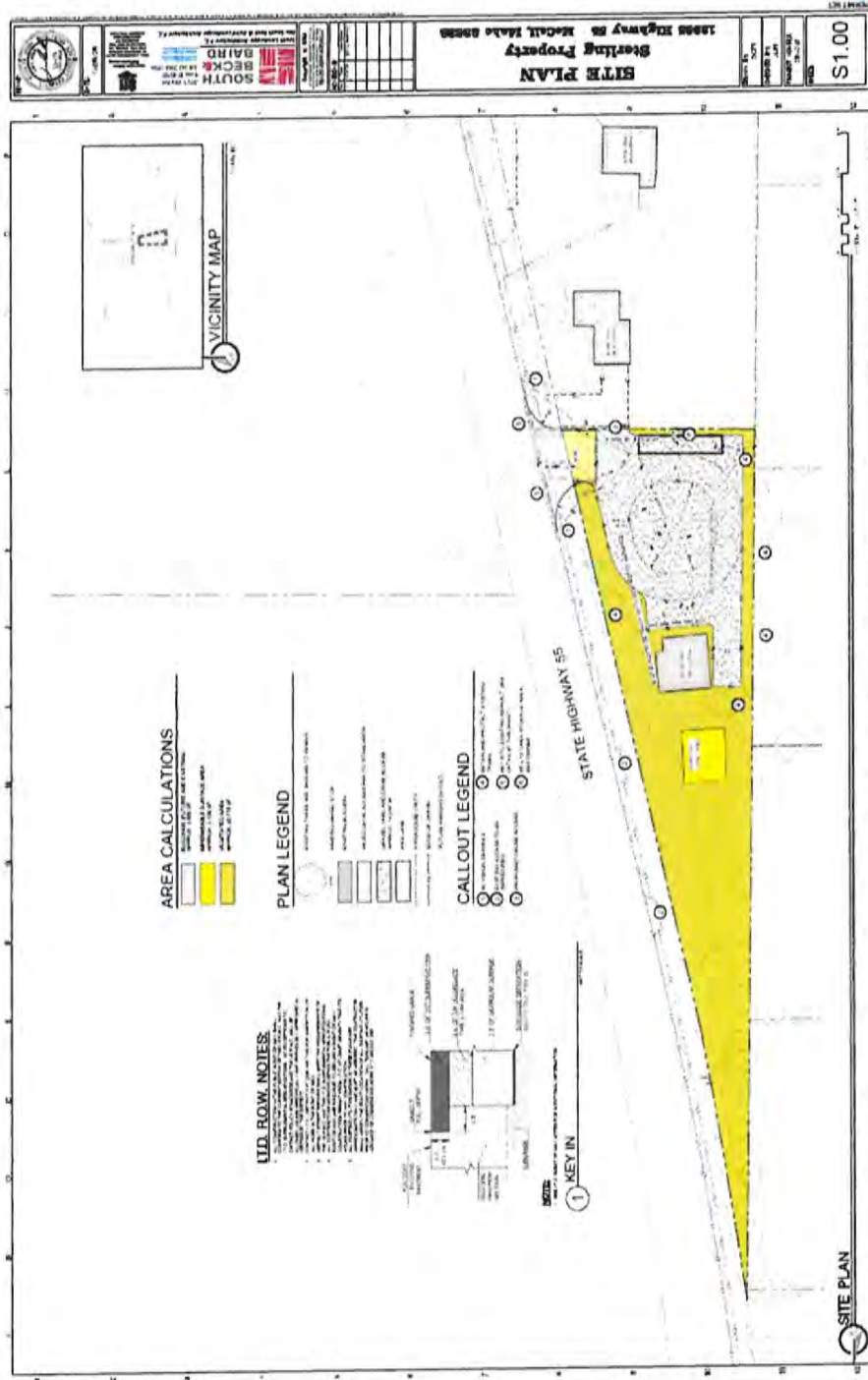
Jan 29, 2025 - landproDATA.com
Scale: 1 inch approx 200 feet

Commission's Request For Additional Information

1. Updated Site Plan showing parking area.
 1. A revised site plan was submitted on January 22, 2026, showing the parking area.
 2. Update site plan showing building location with a smaller variance requested.
 3. As part of the ITD Encroachment Permit we indicated to ITD we will provide a cross-access agreement with the adjacent property owner. The cross-access agreement will be submitted to ITD prior to approval of construction of the new access point.
 4. We reached out to Captain Garber on December 12, 2025. Captain Garber responded on December 16, 2025, with the required driveway standards. The site plan is designed in conformance with the required standards.
2. Communication from the adjacent neighbor.
3. Requirements of McCall Fire Department.
4. Requirements of McCall Fire Department.



Site Plan



Conditional Use Permit and Variance of Setbacks

The applicant is requesting conditional use permit approval to operate a landscaping business from the subject property. Also, the applicant is requesting a variance to the front, rear, and side setbacks based on the unique shape of the property.

The variance request is associated with the front, rear and side setbacks for storage bins to contain landscaping materials.



Variance request

- Staff report indicated variances are typically given for topographic reasons.

- Valley County Code Section 9-1-10: Definitions:

VARIANCE: A grant of relief from certain provisions of this title when, because of the particular physical surroundings, **shape**, or topographical condition of the property, compliance would result in undue hardship upon the owner as distinguished from a mere inconvenience or inability to receive greater profit.

- Valley County Code Section 9-4-6: Variances:

Variances with respect to lot size, **setbacks**, parking space, height of buildings or other provisions of this title affecting the size or shape of a structure or the placement of the structure upon lots, and other land use requirements may be granted by the commission and board.



Storage Bins

The proposed storage bins will be similar to the bins shown in the photo; however, steel dividers will be utilized so the bins will be less bulky. (Approximately 13'x13')

The request for the setback variance is to allow the storage bins to be located within the site outside of the proposed parking area.



Questions?

THANK YOU

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www.sbbgo.com



**FINDINGS OF FACT AND CONCLUSIONS OF LAW BEFORE
THE VALLEY COUNTY PLANNING AND ZONING COMMISSION**

SUBJECT: C.U.P. 25-031 Sterling Landscaping with Variances from Setbacks

INTRODUCTION

This matter came before the Valley County Planning and Zoning Commission on December 11, 2025. The Commission reached a quorum. Commission members in attendance were Brad Mabe, Ben Oyarzo, Carrie Potter, Heidi Schneider, and Chairman Ken Roberts. A public hearing was held. The matter was tabled to January 8, 2026, at 6:00 p.m., for more information.

This matter came before the Valley County Planning and Zoning Commission on January 8, 2026. The Commission reached a quorum. Commission members in attendance were Brad Mabe, Ben Oyarzo, Carrie Potter, Heidi Schneider, and Chairman Ken Roberts. The matter was tabled to February 12, 2026, at 6:00 p.m., as requested by the applicant.

This matter came before the Valley County Planning and Zoning Commission on February 12, 2026. The Commission reached a quorum. Commission members in attendance were Brad Mabe, Ben Oyarzo, Carrie Potter, and Chairman Ken Roberts. A public hearing was held.

Mike Williams of South Beck & Baird, Boise, represented the applicant, Jody Hurst. Mr. Hurst requested a conditional use permit for a landscaping business. The existing home would be used for housing; an 1800-sqft shop was proposed. Variances from setbacks were requested. An individual well and individual septic system would be used. Access would be from one driveway onto Highway 55. The 0.99-acre parcel RP18N03E339481, addressed at 13965 Highway 55, is in the SESE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho.

The application was modified by the applicant. The proposed shop was removed and the variance requests were reduced in size.

FINDINGS OF FACT

Having given due consideration to the application and evidence presented at the Public Hearing, which is summarized in the Minutes of the Commission's meetings dated December 11, 2026; January 8, 2026; and February 12, 2026; the Valley County Planning and Zoning Commission hereby made the following findings of fact:

1. The application and submittal information presented at the public hearing meets all the requirements of the Valley County Ordinances as codified in Title 9 of the Valley County Code.
2. That the existing use of the property is a Single-Family Residential Parcel with Home.
3. That the land use categorization in Valley County Code (Table 9-3-1) is as follows:
 - 5. Commercial Uses – d. Area Business
4. That the surrounding land uses are Single Family Residential Parcels and Lots; CUP 19-05 Cornerstone Construction; CUP 83-4 Automotive Shop; and Highway 55.
5. That the proper legal requirements for advertisement of the hearing have been fulfilled as required by the Valley County Land Use and Development Ordinance, Valley County Code,

11. The modification of the site plan, including removal of the proposed shop, requests for smaller variances, limiting parking to behind the parallel line of the home along Highway 55, and shared access with the neighbor to the south, mitigates the impacts to the neighborhood, the Payette River National Scenic Byway, and Highway 55.
12. There is a legitimate undue hardship, as required by Valley County Code 9-5H-10, due to the physical characteristics of the site and parcel, including triangular shape, size, and proximity to Highway 55.
13. Modified variances, as requested on February 12, 2026, are recommended to the Board of County Commissioners for approval.

ORDER

The Valley County Planning and Zoning Commission, pursuant to the aforementioned, orders that the application of Jody Hurst for C.U.P. 25-031 Sterling Landscaping, as described in the application, staff report, correspondence, and minutes of the meetings be approved. The Commission recommended approval of variances from setbacks to the Board of County Commissioners.

Special conditions applied to the proposed use are:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. The use shall be established within one year, or a permit extension will be required.
5. All lighting must comply with the Valley County Lighting Ordinance. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
6. Must have a stormwater management plan and site grading plan approved by the Valley County Engineer prior to doing any dirt work on-site.
7. Must comply with requirements of Central District Health.
8. Must comply with the requirements of the McCall Fire District.
9. Must have approval from Lake Irrigation District.
10. Snow must be stored on-site.
11. The site must be kept in a neat and orderly manner.
12. Shall obtain a sign permit from Valley County prior to installation of any sign.
13. Noise shall be kept to a minimum between 10:00 p.m. and 7:00 a.m.

14. Hours of operation are 7:00 a.m. to 7:00 p.m., Monday through Saturday.
15. Additional landscaping shall be installed prior to October 1, 2027. If landscaping dies, it must be replaced. Noxious weeds must be controlled using proper land management principles.
16. A minimum of one tree should be maintained for every 25 feet of linear street frontage along the property line. The trees may be grouped or planted in groves.
17. Any berms shall have slopes no steeper than three to one (3:1) and be planted with vegetation.
18. All open storage shall be limited to locations designated on the site plan.
19. Maximum number of vehicles is six (6) which includes three employee vehicles and three service vehicles with trailers.
20. Bins shall be shielded from view of Highway 55.
21. Cross access shall be allowed to the property to the south.
22. No storage of debris or burning on site
23. This conditional use permit is non-transferable and would expire if property changes ownership.
24. The Commission recommends approval of the following variances for parking lots and storage bins:
 - A 30-ft setback instead of 100-ft from the front setback along Highway 55 for parking.
 - A 5-ft setback instead of 10-ft from the side (south) property line and a 55-ft setback instead of 100-ft from the front setback along Highway 55 for the outside storage.
 - A 25-ft setback instead of 30-ft from the rear (west) property line for the outside storage.

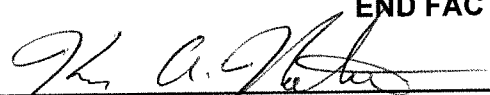
**NOTICE OF FINAL ACTION AND
RIGHT TO REGULATORY TAKING ANALYSIS**

The Applicant is hereby notified that pursuant to Idaho Code §67-8003, an owner of real property that is the subject of an administrative or regulatory action may request a regulatory taking analysis. Such requests must be in writing and must be filed with the Valley County Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

Please take notice that if this is a decision of the Planning and Zoning Commission it can be appealed to the Valley County Board of Commissioners in accordance with Valley County Code 9-5H-12. The appeal should be filed with the Valley County Planning and Zoning Administrator within ten days of the decision.

Please take notice that if this is a decision of the Board of County Commissioners it is a final action of the governing body of Valley County, Idaho. Pursuant to Idaho Code §67-6521, an affected person i.e., a person who has an interest in real property which may be adversely affected by the issuance or denial of the application to which this decision is made, may within twenty-eight (28) days after the date of this Decision and Order, seek a judicial review as provided by Chapter 52, Title 67, Idaho Code, after seeking reconsideration within 14 days in accordance with Valley County Code 9-5H-13 and Idaho Code §67-6535 .

END FACTS AND CONCLUSIONS



Valley County Planning and Zoning Commission Chairman

Date: 3/12/2026

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

Ken Roberts, Chairman
Carrie Potter, Vice-Chair

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

MINUTES

Valley County Planning and Zoning Commission
December 11, 2025
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

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

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Brad Mabe	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

B. **MINUTES: Commissioner Mabe** moved to approve the minutes of November 13, 2025. Commissioner Potter seconded the motion. Motion passed unanimously.

C. NEW BUSINESS:

- C.U.P. 21-38 Jug Mountain Ranch P.U.D. 97-1 – Phase 3 Village South – Extension Request:** Jug Mountain Ranch LLC is requesting a two-year extension of the conditional use permit and preliminary plat approval that expire on December 21, 2025. Original approval was for 8 single-family residential lots plus 1.48 acres of open space. The Jug Mountain Ranch central sewer and central water systems will be used. Lots will be accessed from Jug Mountain Ranch Road, a private road, onto Farm-to-Market Road, a public road. The 3.33-acre site is located in the SW ½ Section 6, T.17N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

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

Commissioners and Staff discussed the response from Central District Health (CDH). Some developments do not submit to CDH until closer to approval of the final plat. CDH will have to sign off the plat but the applicant will also need approval from Idaho Department of Environmental Quality (DEQ) due to the sewer system. This is a different process than a plat with individual septic systems for each lot.

Chairman Roberts asked for the applicant's presentation.

Shayne Olsen, Eagle, Idaho, stated electric power from Idaho Power is not currently available on east side of Clear Creek. Connecting to Idaho Power would be very expensive. He would like to reduce the use of generators at the site. The existing roof is not a good location for solar panels due to a nearby ridgeline. Sun exposure is available at the chosen location

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

Chairman Roberts closed the public hearing. The Commission deliberated. The Commissioners had no concerns. Solar panels are a good solution to the lack of electrical power and the desire to reduce the use of generators at this site. No impact to the neighborhood would be expected.

Commissioner Schneider moved to approve C.U.P. 25-030 Olsen Solar Panels with the stated conditions. Commissioner Potter seconded the motion. Motion carried unanimously.

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

7:05 p.m.

4. **C.U.P. 25-031 Sterling Landscaping:** Jody Hurst is requesting a conditional use permit for a landscaping business. The existing home would be used for housing; an 1800-sqft shop is proposed. A variance for a 30-ft setback instead of 100-ft from the front setback along Highway 55 is requested. An individual well and individual septic system would be used. Access would be from one driveway onto Highway 55. The 0.99-acre parcel RP18N03E339481, addressed at 13965 Highway 55, is in the SESE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item

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

- **Exhibit 1** – Kathy Deinhardt Hill, 14068 Pioneer Road, is opposed to the approval of a variance to the front setback along Highway 55. (December 5, 2025)
- **Exhibit 2** – Slide presentation submitted by the applicant's representative. (December 9, 2025)

Director Herrick stated the front setback appears to be aligned with existing structures along Highway 55.

Chairman Roberts asked for the applicant's presentation.

Mike Williams, of South Beck & Baird, Boise, represented the applicant, presented **Exhibit 2**, and reviewed the site history. The existing access point for the home and the existing access point for the commercial property to the south would be removed and a new access point onto Highway 55 would be constructed along the southern boundary of this parcel. The new shared access would be used by the home, the landscape business, and the property to the immediate south.

The property owner did operate a landscaping business during 2025 at this site. Mr. Williams did not realize the client was operating during this 2025 until contacted by Code Compliance, which is why the application submittal was delayed.

Three variances are requested due to the irregular shape of the parcel. The widest part of the parcel is the southern portion, south of the existing home. Due to fire-related requirements, a 20-ft access driveway around the entire proposed shop structure has been shown. The shop would be aligned with or behind the existing structures along Highway 55 in the immediate area.

Mr. Williams responded to Staff comments and questions within the Staff Report. Shirley Florence of the Lake Irrigation District has stated no water rights are available for this property. The existing home will be used for the employees and other renters. The existing concrete pad north of the home will be used for patio amenities; landscaping will be added to the site. The property owner will want the area to look good for his landscaping business. Snow will be stored on site along the western property line. The landscaping business only operates spring thru autumn. The property owner has been renting the home to traveling nurses during the off season, when the site is not used by employees. The entire site would not be cleared of snow during winter.

The use of the residences is included as part of the commercial Idaho Transportation Department (ITD) permit. The review included four employees. There is room for parking behind the home during the business' off season. During the application process with ITD, Mr. Williams learned that the adjacent business located to the south did not apply for an ITD permit as required by their conditional use permit. A recorded shared driveway agreement would be done with the adjacent property owner. Mr. Hurst, the property owner, has been in contact with owner to the south. ITD will only allow one access for the two commercial businesses. ITD will not approve the new access construction until the agreement is in place. There was further discussion and clarification. The proposed access to Highway 55 for this landscaping business and the home would be located just north of the southern property line. ITD will require that both the existing access on the property north of the home and the existing access for the property to the south be closed. The access apron to Highway 55 would be paved, the remainder of the driveway would be gravel.

The property owner is fine with limiting the site to the typical business hours of 7:00 a.m. to 7:00 p.m.

Mr. Williams expanded on the variance requests for the rear and side setbacks. Approval would allow storage bins for the landscaping materials and room for the access road around the new shop building. Five (5) metal bins, about 65-ft long, would be located along the south side of the property. The submitted picture included with the application submittal is an example of similar bins. However, the new bins would be metal, not concrete.

Chairman Roberts stated he is concerned with allowing new construction within the 100-ft setback from Highway 55. The existing buildings were constructed in the 1940s. The Commission is tasked with planning for the future; it is likely that the width of Highway 55 will be expanded. Is there a way to build a shop that is not within the 100-ft setback from Highway 55? Mr. Williams replied not possible to do so and meet the requirement of the typical fire code. He has not spoke directly with McCall Fire Department. The 100-ft from traveled way was viewed on the GIS maps by Commissioners and Staff.

In response to questions, Mr. Williams stated there are no plans to store materials other than new product for landscaping jobs. This includes no storage on site of logs, branches, and similar materials moved from off-site.

Director Herrick stated a condition of approval could state that the property owner must agree not to fight eminent domain by ITD in the future. Chairman Roberts stated that would be a mute point; the Commission has been firm on this issue for a long time, specifically for businesses near to this site.

In response to a Commissioner, Mr. Williams stated that the applicant obtained the property within the past few years, likely the purpose of the business. Director Herrick added that the a preapplication meeting was held spring 2025; she believes this occurred after purchase of the property.

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

Chairman Roberts closed the public hearing. The Commission deliberated. Commissioner Mabe stated the lot does not fit the proposed use unless variances are approved. He does not think a variance from Highway 55 is acceptable; new buildings should not be added within the 100-ft setback. It is not a compatible use of the lot to add shop and landscaping storage. He does not support the variance requests.

Director Herrick asked if the Commission would support the use without the additional shop building?

Commissioner Schneider agreed with Commissioner Mabe. The parcel does not work with the proposed building. She has concerns with future improvements to Highway 55. The use would be okay without the additional shop building. However, the 100-ft setback would also prohibit the storage of materials or equipment within that area.

Commissioner Mabe stated without the shop, there would be room for the proposed bins and the applicant would be able to meet the front setback requirement. This proposal attempts to squeeze more in the space than allowed. He does want to support local businesses, but the parcel does not lend itself to this use.

Director Herrick asked if parking would be allowed within the 100-ft setback, something that would not interfere with future expansion of the Highway.

Commissioner Potter stated Valley County Code 9-5H-10 allows the Commission to grant variance because the parcel is highly irregular and triangular.

Commissioner Mabe stated if the home burnt down, he would be inclined to approve a variance along the back property line for the residential use.

Commissioner Potter thought the fire truck only needed room to turn around, not access fully around a building. This is why she wanted to know if the applicant's representative had reached out to McCall Fire.

Chairman Roberts stated it is unfortunate that the section line created this a narrow area between Section line and Highway 55, thus resulting in this oddly shaped lot. He is concerned with maintaining the 100-ft setback and the safety issue of accessing directly onto the highway. It is better when access can be from side roads. He cannot support the application as currently proposed.

Staff and Commissioners discussed if a revised site plan could be approved if the shop was moved back and/or removed. Parking could be allowed in the setback areas with a variance. A recent applicant was denied the ability to park vehicles or equipment within the 100-ft setback; however, that parcel was not a difficult shape like this one. Commissioner Potter would like to see two revised site plans: 1) no shop building and 2) a request for a smaller variance from the front property line. Commissioner Mabe would support variances for the rear and side (south). There was discussion on parking for the residence if the shop was moved further back. Would put parking for house in jeopardy if move shop to further back. The applicant should speak to McCall Fire regarding requirements.

A condition of approval could include that the property owner must grant access to the property to the south; a shared driveway agreement shall be recorded.

Commissioner Mabe moved to table C.U.P. 25-031 Sterling Landscaping to January 8, 2025, at 6 p.m., so the applicant has opportunity to revise the site and parking plan and reduce the variance request. Commissioner Schneider seconded the motion. Commissioner Schneider would also like some communication from the southern neighbor regarding the removal of access and clarification on how many and which approaches will be removed. Commissioner Mabe concurred with this addition to the motion. Motion carried unanimously.

The Commission clarified to Mr. Williams that the following information is desired:

- Updated site plan showing parking area.
- Updated site plan showing building location with a smaller variance requested.
- Communication from the adjacent neighbor.
- Requirements of McCall Fire Department.

7:50 p.m.

D. OTHER:

1. Is Conditional Use Permit Needed for Additional Structures at Camp Ee Da How, Parcel RP16N03E278705, 12850 Northwind RD? Action Item.

The grandfathered church camp at 12850 Northwind Road wants to add additional structures, specifically four open-sided pole barns to use as dining and picnic structures. The Commission should determine if this would result in a change in land use or scope; if so, a conditional use permit would be required. There was discussion between Commissioners and Staff. A building permit is required for the additional structures. Commissioners concurred that this request would not expand or change the existing use at the site. Commissioner Potter moved to allow these four new structures at Camp Ee Da How; Commissioner Schneider seconded. Motion approved unanimously.

2. C.U.P. 25-005 Lex Multiple Residences: Is amendment required to long-term rent primary residence? Action Item.

C.U.P. 25-005 Lex Multiple Residences was approved by the Commission, effective May 2025, for multiple residences on one parcel home plus the conversion of the shop to house. The location and access was discussed. The conditional use permit stated no short-term rental of either home. Valley County Code allows the short-term rental permit only for single-family residential use. This parcel has multiple residences. The application and minutes state no short-term rentals, long-term rental of the converted home, that the property owners would reside in the primary residence. The property owner now desires to rent the primary residence as the owners will be out of the area for a few years. Staff recommends allowing long-term rental of both residences. Typically either short-term rental or long-term rental of both homes

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

Ken Roberts, Chairman
Carrie Potter, Vice-Chair

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

MINUTES

Valley County Planning and Zoning Commission
January 8, 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

B. **MINUTES:** Commissioner Schneider moved to approve the minutes of December 11, 2025. Commissioner Mabe seconded the motion. Motion passed unanimously.

Chairman Roberts stated to the audience that:

- C.U.P. 25-031 Sterling Landscaping has been tabled to February 12, 2026, at 6:00 p.m., as requested by the applicant's representative, and
- C.U.P. 25-035 Albright Camping Sites has been tabled to March 12, 2026, at 6:00 p.m., as requested by the applicant.

C. OLD BUSINESS:

1. **C.U.P. 24-31 Pearson Ranch – Final Plat:** Jeremy Sands is requesting final plat approval. The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit. Original approval was for a five-lot single-family residential subdivision on 10.5 acres. Access would be from a new private road onto Pearson Lane, a public road. The site, parcels RP18N03E289001 and RP18N03E276155, are addressed at 25 Pearson Lane and located in the SWSW Section 27 and SESE Section 28, T.18N, R.3E. *Not a public hearing.* Action Item.

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

- **Exhibit 1** – Shirley Florence, Lake Irrigation District, stated the District and developer have agreed on a 35-ft easement from the center of the canal. The District would like to have reference to Idaho Statute 42-1102 on the final plat. (January 2, 2026)
- **Exhibit 2** – Mara Hlawatschek, Valley County Wildfire Mitigation Director, stated all conditions of approval associated with the preliminary plat and Wildfire Mitigation Plan have been satisfied. (January 5, 2026)
- **Exhibit 3** – Submittal from the application in response to the Staff Report. (January 6, 2026)

The Commissioners discussed the final plat submittal, particularly Condition of Approval #13.

Commissioner Mabe moved to approve the final plat of C.U.P. 24-31 Pearson Ranch and authorize the Chairman to sign. Commissioner Schneider seconded. Motion carried unanimously.

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

2. **C.U.P. 25-031 Sterling Landscaping:** Jody Hurst is requesting a conditional use permit for a landscaping business. The existing home would be used for housing; an 1800-sqft shop is proposed. A variance for a 30-ft setback instead of 100-ft from the front setback along Highway 55 is requested. An individual well and individual septic system would be used. Access would be from one driveway onto Highway 55. The 0.99-acre parcel RP18N03E339481, addressed at 13965 Highway 55, is in the SESE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. **Tabled from December 11, 2025.** Action Item

Mike Williams, the applicant's representative, has asked for a continuance of the public hearing until February 12, 2026, 6:00 p.m.

D. NEW BUSINESS:

1. **PUD 23-01 and C.U.P. 23-10 Garnet Valley - Extension Request:** Timberline Development LLC is requesting a two-year extension of the conditional use permit and preliminary plat approval. Phase 1 Final Plat was to be recorded by January 17, 2026. Approval was for 306 multi-family units, 10 single-family residential homes, community amenities, and common areas. Access would be from W. Roseberry Road (public), Moore Road (private), Price Street (private), and Timberline Drive (private). The 39-acre site includes parts of Parcels RP16N03E170945, RP16N03E170965, and RP16N03E171485 in the NE ¼ Section 17, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

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

- **Exhibit 1** – Slide Presentation by Applicant's Representative
- **Exhibit 2** – Kristen Picard, 26 Buckskin DR, is opposed. (Dec. 31, 2025)
- **Exhibit 3** – Travis and Allison Barden, Timberline DR, are opposed. (January 8, 2026)
- **Exhibit 4** – Michael Wingert, Meadows at West Mountain homeowner, is opposed. (January 3, 2026)
- **Exhibit 5** – Michael Wingert, Meadows at West Mountain homeowner, is opposed. (January 3, 2026)
- **Exhibit 6** – Maria and James Jacobson, owner of 29 Buckskin DR, is opposed. (January 6, 2026)

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

MINUTES

Valley County Planning and Zoning Commission
February 12, 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:	Excused
PZ Planner II – Lori Hunter:	Present

B. MINUTES: Commissioner Mabe moved to approve the minutes of January 8, 2026. Commissioner Potter seconded the motion. Motion passed unanimously.

C. OLD BUSINESS:

- C.U.P. 25-031 Sterling Landscaping:** Jody Hurst is requesting a conditional use permit for a landscaping business. The existing home would be used for housing; an 1800-sqft shop is proposed. A variance for a 30-ft setback instead of 100-ft from the front setback along Highway 55 is requested. An individual well and individual septic system would be used. Access would be from one driveway onto Highway 55. The 0.99-acre parcel RP18N03E339481, addressed at 13965 Highway 55, is in the SESE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. **Tabled from January 8, 2026.** Action Item

Chairman Roberts introduced the item.

Commissioner Potter moved to remove C.U.P. 25-031 Sterling Landscaping from the table; Commissioner Mabe seconded. Motion passed unanimously. Director Herrick presented the staff report and displayed the site and GIS map on the projector screen.

Chairman Roberts asked for the applicant's presentation. Mike Williams of South Beck & Baird, Boise, represented the applicant. The Commissioners previously requested additional information. Mr. Williams submitted this information (**Exhibit 1**). An updated site plan showed the parking area and the removal of the proposed shop. The widest part of the property is 150 feet. The requested variances were reduced and would allow for parking and the five temporary 13-ft by 13-ft storage bins within the setback areas. The requested variances would allow a 5-ft setback on the south (side property line instead of the required 10-ft. The western (rear)

property line would have a 25-ft setback instead of 30 feet. The bins would contain landscaping materials, would be temporary in nature, and could easily be moved. Both the site plan and landscape plan have been revised.

Mr. Williams replied to questions from the Commissioners. Business parking would occur within the 100-ft setback from the property line along Highway 55. This would include pickups with trailers and employee vehicles. There would not be a berm; the existing trees screen the site. The existing home will stay and the proposed shop will not be built. The house will be used for crew members during the working season. The location of parking and number of vehicles were discussed. There is a small crew who use pickups with landscaping equipment in the trailer. Currently there are two business pickups with attached trailers and two employee vehicles. A maximum of six vehicles is requested.

Mr. Williams stated the applicant is a landscape business who wants the site to look well for his business. The bins and aggregates are shielded from view of Highway 55. There will be no retail sales from this site. McCall Fire has no issues since the proposed shop has been removed from the proposal. The existing residence is already close to the highway. The new driveway access will improve fire access to the home. The access will be shared with the adjacent property to the south. Idaho Transportation Department is requiring that the cross-access agreement be in place.

The site will not be used to store additional equipment or supplies. Landscaping equipment such as lawnmowers and weed eaters are kept on the trailers when not in use. There will be no storage of debris on site such as broken concrete, stumps, or dirt piles.

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

Chairman Roberts closed the public hearing. The Commission deliberated. Commissioner Mabe supports the project with the removal of the proposed shop, the request for smaller variances, and parking limited behind the parallel line of the home along Highway 55. The Scenic Byway will be protected with landscaping and screening of storage bins. Commissioner Potter and Commissioner Oyarzo concurred. Chairman Roberts stated he would not have supported any additional buildings within the 100-ft setback from Highway 55 and appreciates that the proposed shop has been removed from site plan.

Commissioner Potter moved to approve C.U.P. 25-031 Sterling Landscaping with the stated conditions.

COA: Maximum number of vehicles is six (6) which includes three employee vehicles and three service vehicles with trailers.

COA: Bins shall be shielded from view of Highway 55.

COA: Cross access shall be allowed to the property to the south.

COA: No storage of debris or burning on site

COA: This conditional use permit is non-transferable and would expire if property changes ownership.

Commissioner Mabe seconded the motion. Motion carried unanimously.

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

Valley County Planning and Zoning

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STAFF REPORT: C.U.P. 25-031 Sterling Landscaping
with Variances from Setbacks

MEETING DATE: December 11, 2025

TO: Planning and Zoning Commission

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

**APPLICANT /
PROPERTY OWNER:** Jody Hurst
673 E Lava Falls ST, Meridian ID 83646

REPRESENTATIVE: Mike Williams, South Beck and Baird
1102 S Vista Ave, Boise, ID 83705

LOCATION: 13965 Highway 55
Parcel RP18N03E339481 in the SESE Section 33, T.18N, R.3E,
Boise Meridian, Valley County, Idaho

SIZE: 0.99-acre parcel

REQUEST: Landscaping Business and Homesite

EXISTING LAND USE: Single-Family Residential Parcel with Home

Jody Hurst is requesting a conditional use permit for a landscaping business. The existing home would be used for housing; a new 1,800-sqft shop is proposed south of the home. The shop would be constructed within five years.

Outside storage of landscape materials is proposed along the southern border; see site plan. Both conifer and deciduous trees exist for screening; additional trees are proposed.

Variances are requested due to the geometry of the property:

- 1) A 30-ft setback instead of 100-ft from the front setback along Highway 55.
- 2) A 5-ft setback instead of 10-ft from the side (south) property line for the outside storage.
- 3) A 25-ft setback instead of 30-ft from the rear (west) property line for the outside storage.

An individual well and individual septic system would be used.

There are currently two access points onto Highway 55 for this parcel; one would be eliminated. A shared-access with the property to the south is proposed. ITD issued permit # 3-25-694A for the new commercial use.

The application states that there will be four (4) commercial vehicles stored at the site. Four (4) parking spots are proposed north of the future shop.

The 0.99-acre parcel RP18N03E339481 is addressed at 13965 Highway 55. This parcel is the result of two parcels being combined in 1996. The original parcels were created in 1988 and 1975. There was a garage in the location of the concrete pad, but it burned down in approximately 2024.

FINDINGS:

1. The application was submitted on October 21, 2025.
2. Legal notice was posted in the *Star News* on November 20, 2025, and November 26, 2025. The applicant was notified by letter on November 10, 2025. Potentially affected agencies were notified on November 10, 2025. Property owners within 300 feet of the property line were notified by fact sheet sent November 10, 2025. The notice was posted online at www.co.valley.id.us on November 10, 2025. The site was posted on November 18, 2025.
3. Agency comment received:

Brent Copes, Central District Health, has no record of a septic system at this property. A permit will be required to install a new septic system or expose the ends of the existing system to find its size. A letter of intended use will be required with wastewater flows. (November 26, 2025)
4. Public comment received: *none*
5. Physical characteristics of the site: Relatively flat with home and existing trees.
6. The surrounding land use and zoning includes:
North: CUP 16-20 ION Electric Shop & Housing; CUP 25-016 Harvey Property Equipment Storage; Single-Family Residential Lots (Eld's Country Subdivision)
South: CUP 19-05 Cornerstone Construction; Single-Family Residential Parcel (Bare Land); CUP 83-4 Automotive Shop
East: Highway 55 and Single-Family Residential Parcels, one with a Residence
West: Single-Family Residential Lots (Eld's Country Subdivision)
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 5. Commercial Uses (d) Area Business

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

TITLE 9 LAND USE AND DEVELOPMENT

9-5-3: STANDARDS:

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

B. Setbacks:

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

- property and the location of the access street or road.
5. Encroachment On Yards: No other structure may encroach on the yards determined for the structure establishing principal use.
 6. Measurement: All building setbacks shall be measured horizontally, on a perpendicular to the property line, to the nearest corner or face of the building including eaves, projections, or overhangs.

TABLE 5-A STANDARDS FOR CONDITIONAL USES

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

9-5A SITE IMPROVEMENTS

9-5A-1: GRADING:

- A. Permit Required: Grading to prepare a site for a conditional use or grading, vegetation removal, construction or other activity that has any impact on the subject land or on adjoining properties is a conditional use. A conditional use permit is required prior to the start of such an activity.
- D. Wetlands: Grading or disturbance of wetlands is subject to approval of the U.S. corps of engineers under the federal clean water act. The federal permit, if required, shall be part of the conditional use permit.
- E. Site Grading Plan:
 1. The conditional use permit application shall include a site grading plan, or preliminary site grading plan for subdivisions, clearly showing the existing site topography and the proposed final grades with elevations or contour lines and specifications for materials and their placement as necessary to complete the work. The plan shall demonstrate compliance with best management practices for surface water management for permanent management and the methods that will be used during construction to control or prevent the erosion, mass movement, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development. The plan shall be subject to review of the county engineer and the soil conservation district. The information received from the county engineer, the soil conservation district, and other agencies regarding the site grading plan shall be considered by the planning and zoning commission and/or the board of county commissioners in preparing the conditions of approval or reasons for denial of the applications.

F. Land Surfaces Not Used For Roads, Buildings And Parking: All land surfaces not used for roads, buildings and parking shall be covered either by natural vegetation, other natural and undisturbed open space, or landscaping.

- G. Stormwater Management Plan: Prior to issuance of building permits, the administrator must receive a certification from the developer's engineer verifying that the stormwater management plan has been implemented according to approved plans.

9-5A-2: ROADS AND DRIVEWAYS:

- B. Access Roads Or Driveways: Residential developments, civic or community service uses, and commercial uses shall have at least two (2) access roads or driveways to a public street wherever practicable.
- 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-3: PARKING AND OFF STREET LOADING FACILITIES:

- A. Site Plan: The site plan for a conditional use permit shall include a detailed scale drawing showing the parking area plan including driveways, parking spaces, setbacks, landscaping, buildings, vehicle maneuver areas including firetrucks and refuse collection trucks, snow storage, and drainage.
- B. Accessory Parking And Loading Facilities Required: Accessory parking and loading facilities shall be provided as required herein for every building and structure erected, and every land use established after the effective date hereof; unless the commission or the board determines that the proposed parking is adequate.
- C. Required Spaces: The minimum number of spaces required is specified herein under the site and development standards for the specific use.
- D. Parking Space, Maneuvering Area And Aisle Dimensions: All parking spaces and on site vehicular circulation areas shall comply with the following minimum sizes 1 :
 - 1. Parking Area Dimensions:
 - a. Minimum size parking spaces shall measure eight feet six inches by eighteen feet (8'6" x 18').
 - b. All parallel parking spaces shall measure a minimum of eight feet six inches by twenty two feet (8'6" x 22').
 - c. Recreational vehicle parking spaces shall measure a minimum of ten feet by twenty four feet (10' x 24').
 - 2. End Parking Space Maneuvering: A three foot (3') wide maneuvering area shall be provided for end parking spaces in single access parking areas as shown below.
 - 3. Vehicle Overhang:
 - a. Recreational Vehicles And Parking Spaces: Recreational vehicles and parking spaces are not allowed to overhang sidewalks, curbs or landscape areas.
 - b. Standard Size Parking Spaces:
 - (1) Landscaped Areas: Standard size parking spaces are allowed to overhang landscaped areas and curbs but this overhang shall not encroach into any required setback and this area shall not be considered in meeting any required percentage of lot to be landscaped.
 - (2) Sidewalks: Standard size parking spaces are allowed to overhang sidewalks only where the sidewalk is a minimum of six feet (6') in width.
 - c. Access To And From Streets: Parking areas must have safe, convenient, and unobstructed access to and from streets by means of a driveway not less than ten feet (10') wide nor more than forty feet (40') wide that extends onto the private property at least twenty feet (20') beyond the property line. Driveways to loading facilities will enable vehicles to leave and enter streets in a forward direction.
 - d. Driveways: All driveways shall be designed and constructed in accordance with the county approach policies.
 - e. Surface: Parking areas and driveways shall be surfaced with asphalt, concrete, compacted gravel, and crushed rock, or other dust free, durable material.
 - f. Surface Water Drainage: Drainage of surface water shall be provided that will be adequate to drain the surface of the parking area while preventing flows of water onto adjacent properties. Surface waters shall be managed in accordance with best management practices to protect or improve water quality.
 - g. Screening: Parking areas containing more than ten (10) spaces shall be effectively screened on all sides adjoining residential uses by a wall, fence, or plantings not less than four feet (4') in height.
 - h. Prohibited In Setback Zone: No part of a parking area shall be located within a required setback zone such as a side, front, or rear yard.
 - i. Off Street Loading Facilities: Off street loading facilities shall be provided separately from parking spaces for commercial, industrial, and institutional uses. The facilities shall be adequate to provide loading and unloading without obstruction to the street or parking areas.
 - j. Maintenance: Parking areas and off street loading facilities shall be maintained in good order, clear of debris, and shall not be used for any other use that interferes with or limits the intended use.
 - k. Lighting: Only indirect lighting may be used to illuminate a parking area. See other lighting regulations in section 9-5B-2 of this chapter.

9-5A-4: LANDSCAPING:

A. Purpose And General Regulations:

3. General Regulations

- d. Strip, Excavate, Remove Topsoil Or Berm Up Soil On Site: No person, firm or corporation shall strip, excavate or remove topsoil nor shall they berm up soil on a site, except to accommodate an approved building, building addition or facilitate necessary and approved site improvements. These changes must be part of the approved site grading and stormwater management plan. This subsection does not apply to sites where permitted uses exist or are proposed.
- f. Use Of Landscaped Areas: Landscaped areas shall not be used for parking of vehicles, display of merchandise or other uses detrimental to the landscaping.

4. Maintenance:

- a. Responsibility For Maintenance: The landscape areas on site, as well as in the right of way, shall be maintained by the owner or owner's association (should the property be subdivided) or the lessee of the site. Any areas designated and intended for the purposes of on site water retention shall be maintained and reserved for that specific purpose. Any alteration or deterioration of those areas shall be considered a violation of this title and any applicable ordinance.
- b. Replacement Of Plant Material: Any plant material that does not survive shall be replaced within thirty (30) days of its demise.
- c. Removal Or Destruction Of Landscape Material: The removal or destruction of landscape material previously approved by the county shall constitute a violation of this title. Replacement of landscape material shall be of like size as that which was removed or destroyed.
- d. Maintained In Accordance With Site and/or Landscape Plan: Landscaping, irrigation systems, walls, screening devices, curbing and lighting shall be reasonably maintained in accordance with the approved site and/or landscape plan. Plant material shall not be severely pruned such that the natural growth pattern or characteristic forms are significantly altered.
- e. Modification and/or Removal Of Existing Landscaping: Modifications and/or removal of existing landscaping shall require prior approval.
- f. Lack Of Maintenance: The lack of maintenance shall constitute a violation of this title.
- g. Sight Obscuring Landscape Features: Sight obscuring landscape features such as hedges shall be maintained in such a manner that vision necessary for safe operation of motor vehicles or bicycles along or entering public roadways is not obstructed.

B. Landscaping; Standards Of Design:

- 1. Minimum Requirements: Each site to be developed under a conditional use permit shall be required to provide landscape areas equal to or exceeding the following minimum amounts:
 - b. Service/Commercial Use: Each site for proposed service/commercial use shall have a minimum of fifteen percent (15%) of the net site/lot area in landscaping.
 - d. Additional Landscaping: In addition to the minimum on site landscaping, there shall be landscaping in the entire area of the right of way, between street property line and back of street curb, road, back slope, or fill slope, except for approved driveways, walkways, bike paths, and snow storage areas.
- 4. Use Adjacent To Single-Family Residential Development: Where multi-family, commercial, office or industrial uses are adjacent to or separated by an alley or lesser separation from a single-family residential development, such trees shall be planted at ten feet (10') on center, with every other tree being a minimum twenty four inch (24") box size.
- 5. Commercial, Office Or Industrial Use Adjacent To Residence: Where a commercial, office or industrial user of over fifty thousand (50,000) square feet building area is located adjacent to a residence, the landscape buffer described in subsection B3 of this section shall be increased to fifteen feet (15') (adjacent to that user), with two (2) rows of trees along the interior side of the property line. Each row is to contain minimum fifteen (15) gallon trees spaced fifteen feet (15') on center, staggered for maximum effect in buffering the two (2) uses.
- 6. Criteria For Trees Along Street Frontage: Trees shall be required along all street frontages according to the following criteria:
 - a. A minimum of one tree shall be planted for every twenty five feet (25') of linear street frontage. The trees may be grouped or planted in groves;

- b. Fifty percent (50%) shall be twenty four inch (24") box size or larger with the balance being minimum fifteen (15) gallon size;
 - c. The trees selected shall be compatible with the overall site and landscape plan as well as adjacent sites.
7. Standard Tree Planting Detail: All trees shall be planted and staked in accordance with the "Standard Tree Planting Detail" diagram in section 9-5-4 of this chapter. Plant sizes to be in accordance with Nurseryman Association standards.
 8. On Site Water Retention Areas: All on site water retention areas, other than paved surfaces, shall be entirely landscaped and shall comply with the following criteria:
 - a. The retention areas shall not occupy more than sixty seven percent (67%) of the on site street frontage landscape area;
 - b. All retention areas shall maintain slopes no steeper than three to one (3:1).
 9. Mounding And Berming: All mounding and berming shall have slopes no steeper than three to one (3:1).
 10. Ground Cover: A minimum of fifty percent (50%) of the landscaped areas is to be planted with vegetative ground cover. Minimum size and spacing to be one gallon size plants at a maximum three feet (3') on center.
 11. Landscape Designs: Landscape designs shall be compatible with adjacent properties. Selected stock shall be especially suited for this climate or shall be from native stock.

9-5A-5: FENCING:

- A. Substituted For Planting Screens: Fencing may be substituted for planting screens subject to the approval of the staff and the commission.
- B. Separation Or Screening: Fencing shall be installed to provide separation or screening as specified in the site or development standards for the specific use. A sight obscuring fence required by the commission for any conditional use shall be stained or painted a single solid color, shall not be used for advertising, and shall be maintained in good repair.
- E. Construction And Materials: Fence construction and materials shall be in accordance with commonly accepted good practices to produce a neat appearing durable fence. The location, height, and materials used for constructing a fence shall be approved by the commission and specified in the conditional use permit. Fences required for any conditional use shall be maintained in good repair.
- F. Conditional Use Adjoins Agricultural Uses: Where a conditional use adjoins an agricultural use where animal grazing is known to occur for more than thirty (30) consecutive days per year, the permittee shall cause a fence to be constructed so as to prevent the animals from entering the use area. The permittee shall provide for the maintenance of said fence through covenants, association documents, agreement(s) with the adjoining owner(s), or other form acceptable to the commission prior to approval of the permit so that there is reasonable assurance that the fence will be maintained in functional condition so long as the conflicting uses continue.
- G. Obstruction Of Vision: Sight obscuring fences, hedges, walls, latticework, or screens shall not be constructed in such a manner that vision necessary for safe operation of motor vehicles or bicycles on or entering public roadways is obstructed.

9-5B PERFORMANCE STANDARDS

9-5B-1: NOISE:

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

9-5B-2: LIGHTING:

9-5B-3: ELECTRICAL INTERFERENCE:

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

9-5B-4: EMISSIONS:

- A. Obnoxious Odors; Toxic Or Corrosive Fumes Or Gases: The emission of obnoxious odors of any kind shall not be permitted, nor the emission of any toxic or corrosive fumes or gases.

- B. Dust: Dust created by an industrial, commercial, or recreational operation shall not be exhausted or wasted into the air. All operations shall be subject to the standards in appendix C, fugitive dust 1. State air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission.

9-5B-5: DUST:

- A. Minimization Required: Dust and other types of air pollution borne by the wind from such sources as storage areas and roads, shall be minimized by appropriate landscaping, paving, oiling, watering on a scheduled basis, or other acceptable means.
- B. Created By Approved Operation: Dust created by any approved operation shall not be exhausted or wasted into the air. The standards in appendix C, fugitive dust 1 along with state air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission.

9-5B-6: OPEN STORAGE:

All storage shall be located within an area not closer than twenty feet (20') from the street right of way line and shall be enclosed with a heavy wire or board fence not less than six feet (6') high, or by plantings the same height. Lumber, coal, or other combustible material will be fully accessible to firetrucks at all times. Open storage of toxic or hazardous materials shall not be allowed.

9-5B-7: FIRE PROTECTION:

Provisions must be made to implement prefire activities that may help improve the survivability of people and homes in areas prone to wildfire. Activities may include vegetation management around the home, use of fire resistant building materials, appropriate subdivision design, removal of fuel, providing a water source, and other measures. Recommendations of the applicable fire district will be considered.

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

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

- A. Minimum Lot Area:
2. Frontage on a public or private road shall not be less than seventy five feet (75') for each lot or parcel.
- B. Minimum Setbacks:
1. The minimum setbacks for neighborhood businesses shall be thirty feet (30') from front, rear, and side street property lines and ten feet (10') from all side property lines.
 2. The minimum setbacks for service and recreation businesses shall be fifty feet (50') from rear, front, and side street property lines and thirty feet (30') from side property lines.
 3. The minimum setbacks for area businesses shall be the same as those for neighborhood businesses. Salvage yards, auto wrecking yards, or commercial agricultural businesses shall be located not less than one thousand feet (1,000') from any residential development, civic or community service use, or other noncompatible commercial use, unless the impacts are adequately mitigated by implementation of standards as approved by the commission. The setbacks will be determined in relation to impact mitigation.
- C. Maximum Building Height And Floor Area:
1. Building heights shall not exceed thirty five feet (35') above the lower of the existing or finished grade.
 2. The building size or floor area shall not exceed the limitations of subsections 9-5-3A and C of this chapter and title 6, chapter 1 of this code.
 3. No building or combination of buildings may cover more than forty percent (40%) of the lot or parcel, except recreation business buildings may not cover more than one percent (1%) of the lot and agricultural business buildings may not cover more than twenty percent (20%) of the lot or parcel.
- D. Site Improvements:
1. Where commercial uses are proposed on a lot or parcel having frontage on Highway 55 and a side street, the access shall be limited to the side street.
 2. Parking spaces for neighborhood and area businesses shall be provided at the rate of one, plus one per each two hundred fifty (250) square feet of floor area.
-

SUMMARY:

Staff's compatibility rating is a + 22.

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. The applicant stated that the property does not have water rights.
2. Will the area north of the home be used by the business, if so, what will be the use?
3. Where will snow be stored?
4. The ITD permit included in the application refers only to commercial use. Was use of the residence included? Would this increase the trip generation calculations?
5. Where will the residents of the home park vehicles?
6. Hours and days of operation should be specified. Typically we approve 7 a.m. to 7 p.m., Monday through Saturday.

Variances Requested: (variances are typically given for topographic reasons, are you claiming there is a topographic reason due to the geometry of the site?)

This parcel is the result of two parcels being combined in 1996. The original parcels were created in 1988 and 1975.

There was a garage in the location of the concrete pad, but it burned down in approximately 2024.

- 1) A 30-ft setback instead of 100-ft from the front setback along Highway 55.

The new structure appears to be setback a greater distance than the existing home on this property and the home on the property to the south; so, the intrusion into the setback area is not being expanded along Highway 55.

- 2) A 5-ft setback instead of 10-ft from the side (south) property line for the outside storage.

Why do you need to relax the setback from the southern boundary?

- 3) A 25-ft setback instead of 30-ft from the rear (west) property line for the outside storage.

Why do you need to relax the setback from the western boundary?

Question to P&Z Commission:

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

Standards of Approval:

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

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

ATTACHMENTS:

- Proposed Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Location Map
- Aerial Map
- Map of Nearby Conditional Use Permits
- Assessor Plat – T.18N R.3E Section 33
- Google Maps – Aerial View - 2025
- Google Map Street Images - 2024
- Photos Taken November 18, 2025; December 2, 2205
- Site Plan
- Responses
- Septic Handout

Proposed Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.

3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. The use shall be established within one year, or a permit extension will be required.
5. The shop construction shall be completed by December 31, 2030, or a permit extension will be required.
6. 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.
7. Must have a stormwater management plan and site grading plan approved by the Valley County Engineer prior to doing any dirt work on-site.
8. Must comply with requirements of Central District Health.
9. Must comply with the requirements of the McCall Fire District.
10. Must have approval from Lake Irrigation District.
11. Snow must be stored on-site.
12. The site must be kept in a neat and orderly manner.
13. Shall obtain a sign permit from Valley County prior to installation of any sign.
14. Noise shall be kept to a minimum between 10:00 p.m. and 7:00 a.m.
15. Hours of operation are _____ a.m. to _____ p.m., Monday through Saturday.
16. Additional landscaping shall be installed prior to October 1, 2027. If landscaping dies, it must be replaced. Noxious weeds must be controlled using proper land management principles.
17. A minimum of one tree should be maintained for every 25 feet of linear street frontage along the property line. The trees may be grouped or planted in groves.
18. Any berms shall have slopes no steeper than three to one (3:1) and be planted with vegetation.
19. All open storage shall be limited to locations designated on the site plan.
20. The Commission recommends approval of the following variances:
 - 1) A 30-ft setback instead of 100-ft from the front setback along Highway 55.
 - 2) A 5-ft setback instead of 10-ft from the side (south) property line for the outside storage.
 - 3) A 25-ft setback instead of 30-ft from the rear (west) property line for the outside storage.

END OF STAFF REPORT

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response Value

Use Matrix Values:

(+2/-2) _____ X 4 _____

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

(+2/-2) _____ X 2 _____

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

(+2/-2) _____ X 1 _____

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

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) _____ X 3 _____

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

(+2/-2) _____ X 1 _____

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

(+2/-2) _____ X 2 _____

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

(+2/-2) _____ X 2 _____

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

(+2/-2) _____ X 2 _____

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

(+2/-2) _____ X 2 _____

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

Sub-Total (+) _____

Sub-Total (-) _____

Total Score _____

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

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

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

APPENDIX A

MATRIX FOR RATING
QUESTIONS 1, 2, and 3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23		
RESIDENTIAL USES	1. AGRICULTURAL		+2	-1	-2	-2	-2	+1	+1	+1	+1	+2	+1	+1	-1	-1	+2	-1	-2	-1	+1	+2	+1		
	2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2		
	3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	-1	+2	+1	-2		+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	+2	+1	-2		+1	+1	+1	+1	-1	+1	+1	-2	-2	4	
	5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+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	+2	+2	+1	+1	+1	+1	-2	-1	8	
	9. FRAT or GOVT	+1	+1	+1	+1	+1	+1	+1	+1	+1	-1	+2	-2		-1	+1	+1	+1	+1	+1	+1	-2	-2	9	
	10. PUBLIC UTIL. (1A-3.1)	+1	-1	-1	-1	-1	-1	-1	+1	+1		+1	-1		+1	+1	+1	-1	+1	+1	+1	+2	+2	10	
	11. PUBLIC REC.	+1	+2	+2	+2	+2	+2	+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	+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	+2	+1	+2	+2	-1	+1	14	
	15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	+1	-1		+1	-2	-2	-1	-2	-2	+2	+2	-1	+1	15
	16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	-2		+1	-2	+1	+2	+2	+1	+2	+2	-1	-1	16
	17. RESIDENCE BUS.	+2	+2	+2	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2		+1	+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	+1		+2	+2		+1	+1	21
INDUST. USES	19. AREA BUS.	-2	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2		+1	-2	+2	-1	+2		+2	-2	-2	19	
	20. REC. BUS.	-2	+2	+2	+1	+1	+1	-1	-1	+1	+1	+1	-1		+2	-2	+1	+1	+2	+1	+2	+2	-2	+1	20
	21. LIGHT IND.	+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	+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	+2		+1	+1	-1	-2	-2	-2	-1	+1	+1	+2	23	

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: #19

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

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

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

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

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

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

3. Is the proposed use generally compatible with the overall land use in the local vicinity?
Mix of Bot L

Site Specific Evaluation (Impacts and Proposed Mitigation)

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

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?
It is a small parcel; landscaping is proposed. Trees screen from residential.

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

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

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

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

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

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?
Yes - no emissions

(+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 - on Hwy 55

(+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?
Yes

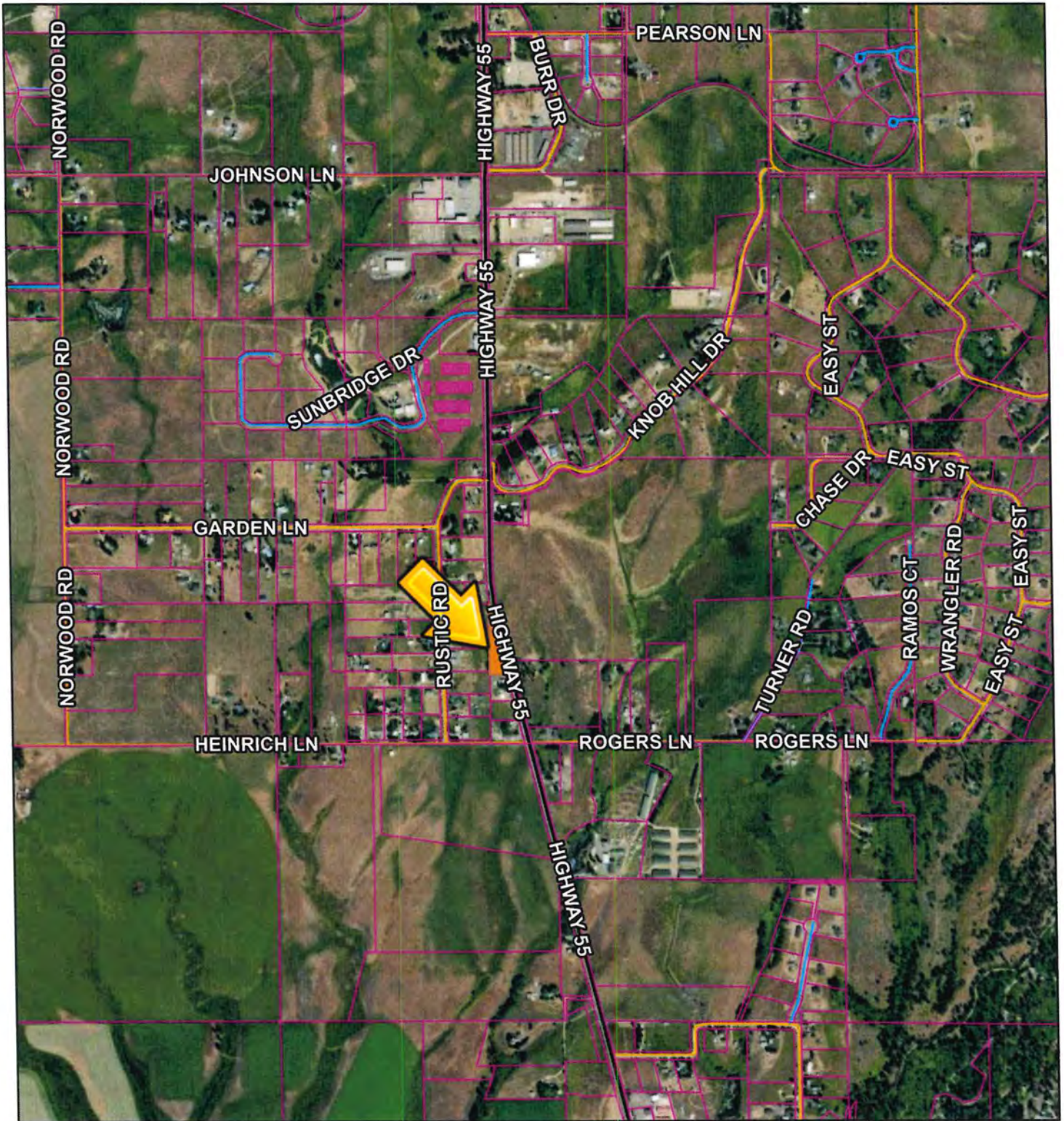
Sub-Total (+) 27

Sub-Total (-) 5

Total Score +22

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

C.U.P. 25-031 - Location map



11/3/2025, 10:26:42 AM

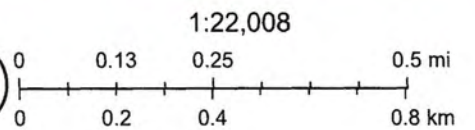
Parcel Boundaries

Roads

MAJOR

URBAN/RURAL

PRIVATE



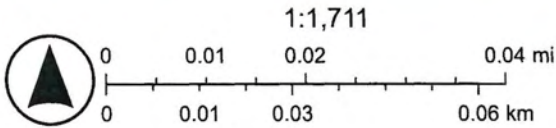
Vantor

C.U.P. 25-031 Aerial Map



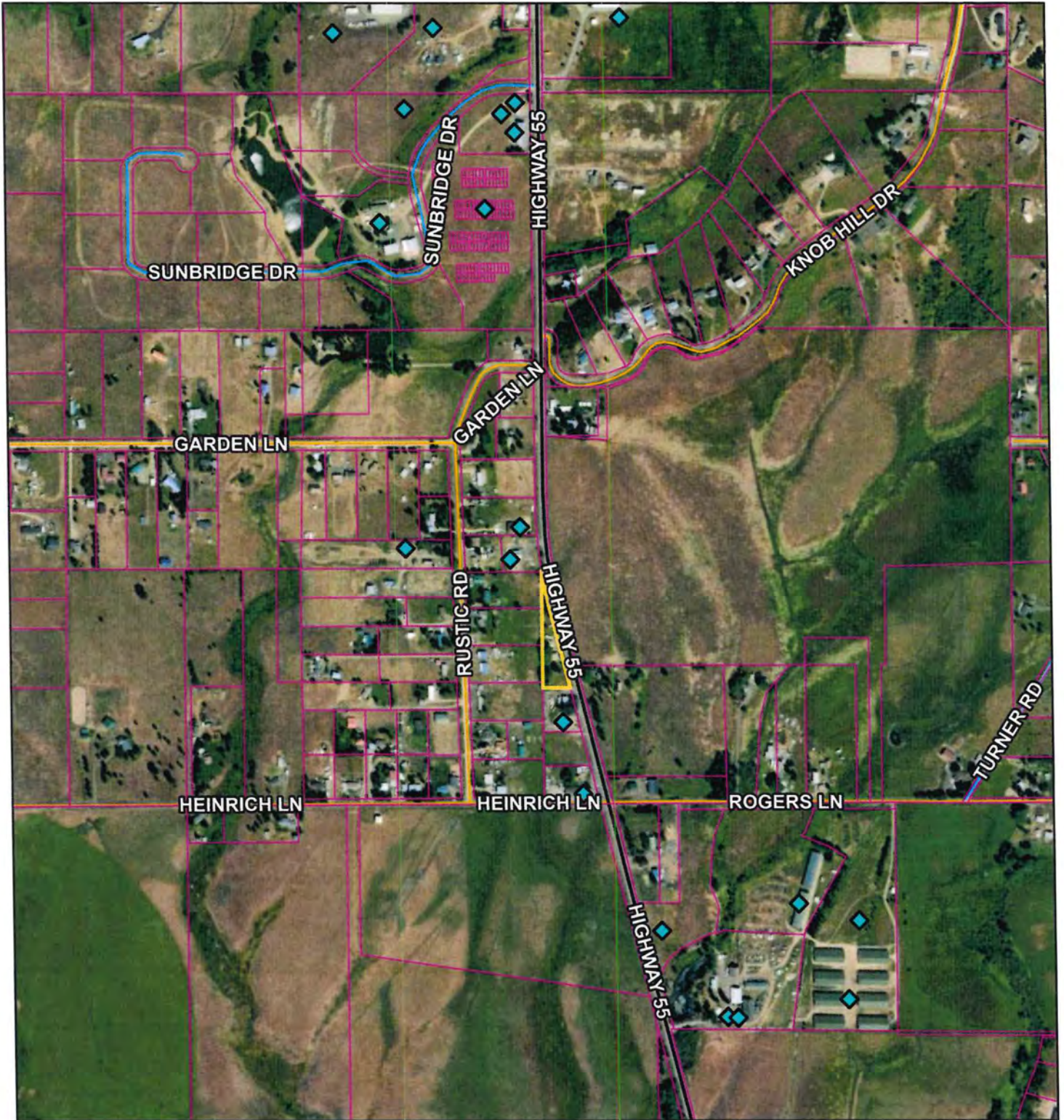
11/3/2025, 10:16:25 AM

- Permits
- ◆ CUP
- Address Points
- ▭ Parcel Boundaries
- Roads
- MAJOR



Microsoft, Vantor

C.U.P. 25-031 - Map of Nearby C.U.P.s




11/3/2025, 10:20:31 AM

Permits

 CUP

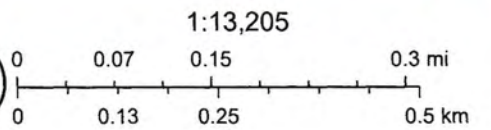
 Parcel Boundaries

Roads

 MAJOR

 URBAN/RURAL

 PRIVATE



Vantor

Google Maps – Aerial View - 2025



Looking Westerly from Highway 55 (Source Google Maps – Street View, August 2024)



13965 ID-55
McCull, Idaho
Google Street View
Aug 2024 See more dates

Share X



Google Maps





11/18/2025





1210243025





Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # 25-031 Sterling Landscaping

Preliminary / Final / Short Plat _____

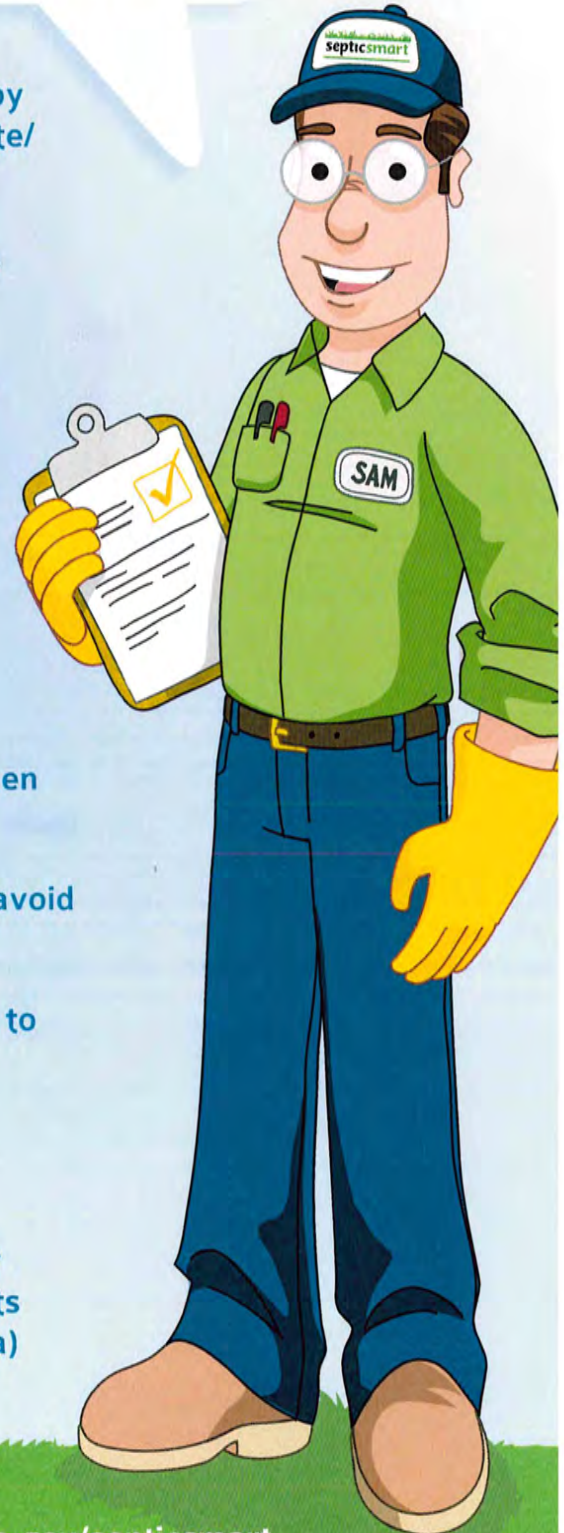
- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before 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 record of a septic system at the property listed. CDH will require a permit to be obtained to install a new septic system or expose the ends of the existing septic system to find out its size (tank & drainfield). A letter of intended use will be required with wastewater flows.

Reviewed By: Brian W. Cooper
Date: 11/26/25

Top 10 Ways to Be a Good Septic Owner

- ✓ Have your system inspected every three years by a qualified professional or according to your state/ local health department's recommendations
- ✓ Have your septic tank pumped, when necessary, generally every three to five years
- ✓ Avoid pouring harsh products (e.g., oils, grease, chemicals, paint, medications) down the drain
- ✓ Discard non-degradable products in the trash (e.g., floss, disposable wipes, cat litter) instead of flushing them
- ✓ Keep cars and heavy vehicles parked away from the drainfield and tank
- ✓ Follow the system manufacturer's directions when using septic tank cleaners and additives
- ✓ Repair leaks and use water efficient fixtures to avoid overloading the system
- ✓ Maintain plants and vegetation near the system to ensure roots do not block drains
- ✓ Use soaps and detergents that are low-suds, biodegradable, and low- or phosphate-free
- ✓ Prevent system freezing during cold weather by inspecting and insulating vulnerable system parts (e.g., the inspection pipe and soil treatment area)



A Homeowner's Guide to Septic Systems



**Idaho Department of Environmental Quality
1410 N. Hilton
Boise, ID 83706**

January 2001

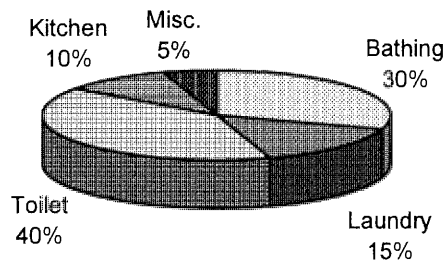


Do you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho’s homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho’s soils annually, and this figure grows each year. In 1999, Idaho’s seven health districts issued over 6,100 permits for new septic systems.

Septic systems dispose of household sewage, or wastewater, generated from toilet use, bathing, laundry, and kitchen and cleaning activities. Because septic systems are underground and seldom require daily care, many homeowners rarely think about routine operations and maintenance. However, if a septic system is not properly designed, located, constructed, and maintained, groundwater may become contaminated.

Household Wastewater

Households that are not served by public sewers depend on septic tank systems to treat and dispose of wastewater. Household wastewater carries with it all wastes that go down the drains in our homes, including human waste, dirt, food, toilet paper, soap, detergents, and cleaning products. It contains dissolved nutrients, household chemicals, grease, oil, microorganisms (including some that cause disease), and solid particles. If not properly treated by your septic system, chemicals and microorganisms in wastewater can travel through the soil to groundwater and pose a health hazard.



The average person uses between 50 and 75 gallons of water per day; mostly in the bathroom. Reducing your water use will help your septic system to work more efficiently.

Your Septic System

A conventional septic system has three working parts: a septic tank, a drainfield, and surrounding soil.

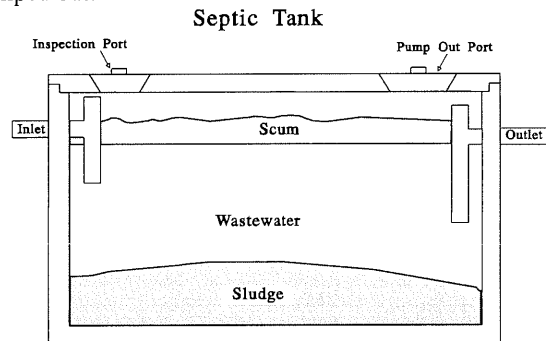
Septic Tank

Septic tanks can be made of concrete, fiberglass, or plastic and must be approved by the state. Minimum sizes of tanks have been established for residences based on the number of bedrooms in the dwelling. In Idaho, a 1,000-gallon septic tank is required for homes with three or four bedrooms. Larger tanks are required for larger homes. Local district health departments issue permits for septic systems and specify the minimum size tank. Some systems installed before the current rules and regulations may have smaller septic tanks.

A septic tank has three main functions:

- to remove as many solids as possible from household wastewater before sending the liquid, called “effluent,” to a drainfield;
- to decompose solids in the tank; and
- to store solids that do not decompose.

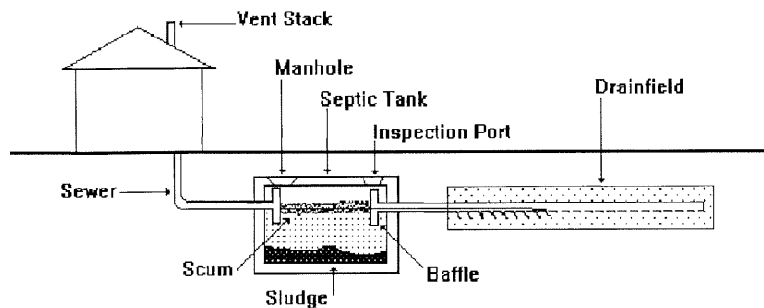
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced in volume and composition. Solids that do not decompose accumulate in the tank and eventually must be pumped out.



Tees, or baffles, are provided at the tank’s inlet and outlet pipes. The inlet tee slows the incoming wastes and reduces disturbance of the settled sludge. The outlet tee keeps the solids and scum in the tank. As new wastewater enters the tank through the inlet tee, an equal amount of wastewater is pushed out of the tank through the outlet tee. The effluent that leaves the tank has been partially treated but still contains disease-causing bacteria and other pollutants.

Drainfield

Each time raw wastewater enters the tank it forces an equal amount of effluent into a drainfield. A standard drainfield is composed of a series of perforated pipes buried in gravel-filled trenches in the soil. The effluent seeps out of the perforated pipes and percolates through the gravel to the soil.



Soil

The soil below the drainfield provides the final treatment and disposal of the septic tank effluent. After the effluent has passed into the soil, most of it percolates downward and outward, eventually entering the groundwater. Soils are critical to the treatment of septic tank wastewater.

A system that is not functioning properly will release nutrient-rich and bacterial-laden wastewater into the groundwater and/or surface water. These contaminated waters pose a significant public health threat to people that come into contact with them. Wastewater that moves with groundwater can transport bacteria considerable distances. This can result in a threat to public health and adversely affect the quality of ground and surface waters.

Caring for Your Septic System

Installing Your System

In order to have a septic system installed on your property, you must first obtain a permit. Permit applications are available from your local district health department. Next, you must have a site evaluation performed. Make arrangements for this with your district health department and with a licensed septic system installer. Note that not all property is suitable for septic systems, so some permits may be denied. It is recommended that you have a site evaluation performed before you purchase property. Finally, have your system installed by a licensed installer and inspected by your local health district. Provide regular, preventative, maintenance to keep your system running smoothly.

Inspecting Your System

When too much sludge and scum are allowed to accumulate in your tank, the incoming sewage will not have enough time in the septic tank for solids to settle. Solids may flow to the drainfield and clog the pipes, causing the sewage to overflow to the ground surface, where it exposes humans and animals to disease-causing organisms. To prevent this from happening, it is very important to inspect your tank regularly and have it serviced when needed. All tanks have accessible manholes for inspecting and pumping. Some excavation work may be needed to uncover the manhole.

Properly designed tanks should have enough capacity for three to eight years of use before needing service. This is dependent upon the amount of wastewater generated. It is recommended that an average family of four have its septic tank pumped out every three to five years. Don't wait for signs of system failure to have your tank pumped. Your tank should be checked annually to measure sludge and scum levels. A licensed septic tank pumper can provide a septic tank inspection and recommend when the tank should be pumped. A tank inspection should include measuring the depth of scum and sludge and inspecting the tees in the septic tank.

If you do the inspection yourself, it is important to understand that septic tanks always appear full because both the inlet and the outlet are at the top of the tank. What you will need to know is how much of the tank's volume is being taken up by scum and sludge. When sludge and scum take up more than 35 percent of the tank volume, these solids need to be removed by pumping. A pole wrapped in a coarse weave cloth can be used to check the sludge depth. An extension on the pole can be used to measure the scum depth. Record these measurements as part of your pumping records. To check the tees, uncover the inspection ports.

Never allow anyone to enter your septic tank. Dangerous gases and the lack of oxygen can kill in minutes.

While it is impractical to inspect the pipes in your drainfield, it is important to watch for drainfield failure or overuse. See "Warning Signs of System Failure" in this booklet for information.

Maintaining Your System

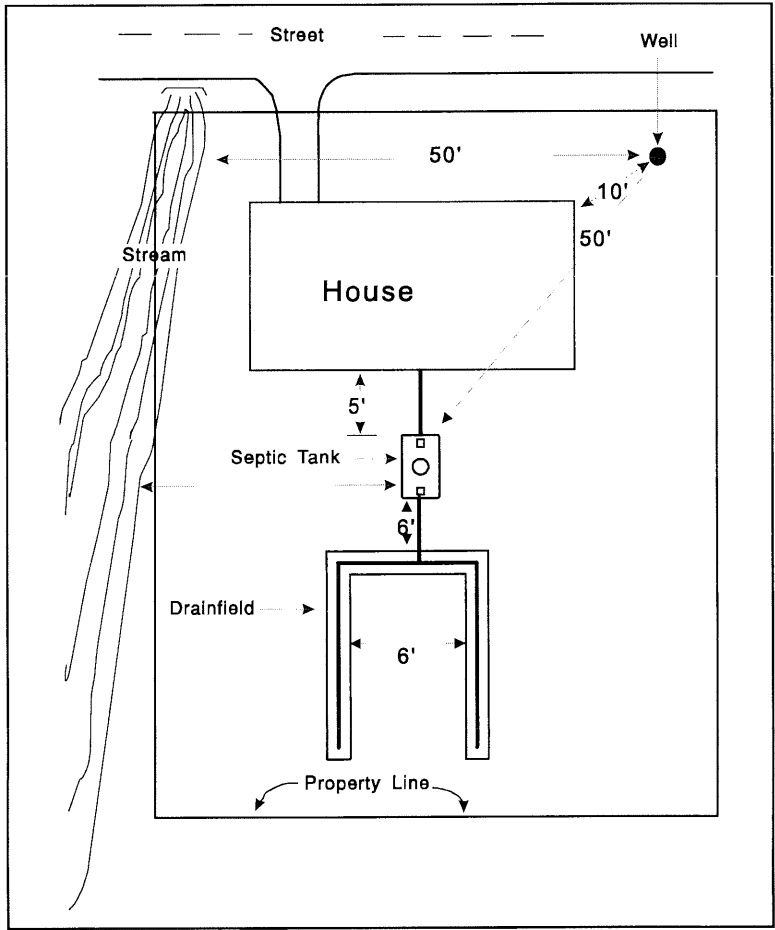
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water depth in the septic tank could cause solids to enter the drainfield and clog the system. Hire a licensed septic tank pumper to pump your tank for you.

Mapping Your System

In order to take proper care of your septic system, you must know the location of the septic tank and drainfield. The location of your septic tank can be determined from plot plans, septic system inspection records, architectural or landscape drawings, or from observations of the house plumbing. If you do not have access to drawings, find where the sewer pipe leaves your house. Some installers mark the location where the waste pipe comes out of the house with an "S" on the foundation. You may want to do this as well. Probe in the ground 10 to 15 feet directly out from the location where the pipe leaves your house to find your tank.

Once the septic tank has been located, make several plot plan diagrams (with measurements) that include a rough sketch of your house, septic tank cover, drainfield area, well, and any other permanent reference points (such as trees or large rocks) and place them with your important papers. You'll find a sample system diagram on the next page, and a place to draw your own inside the front cover of this booklet. You may also want to hang a diagram in your garage and provide one to your local district health office.

Maintain a permanent record of any septic system maintenance, repair, sludge and scum levels, pumping, drainfield condition, household backups, and operations notes.



Create a septic system diagram, similar to this one, for your system.

Warning Signs of System Failure

While proper use, inspections, and maintenance should prevent most septic tank problems, it is still important to be aware of changes in your septic system and to act immediately if you suspect a system failure. There are many signs of septic system failure:

- surfacing sewage or wet spots in the drainfield area;
- plumbing or septic tank backups;
- slow draining fixtures;
- gurgling sounds in the plumbing system;
- sewage odors in the house or yard (note that the house plumbing vent on the roof will emit sewage odors and this is normal); and
- tests showing the presence of bacteria in well water.

If you notice any of these signs, or if you suspect your septic tank system may be having problems, contact a licensed septic system professional or your local district health agency for assistance.

Septic System Dos and Don'ts

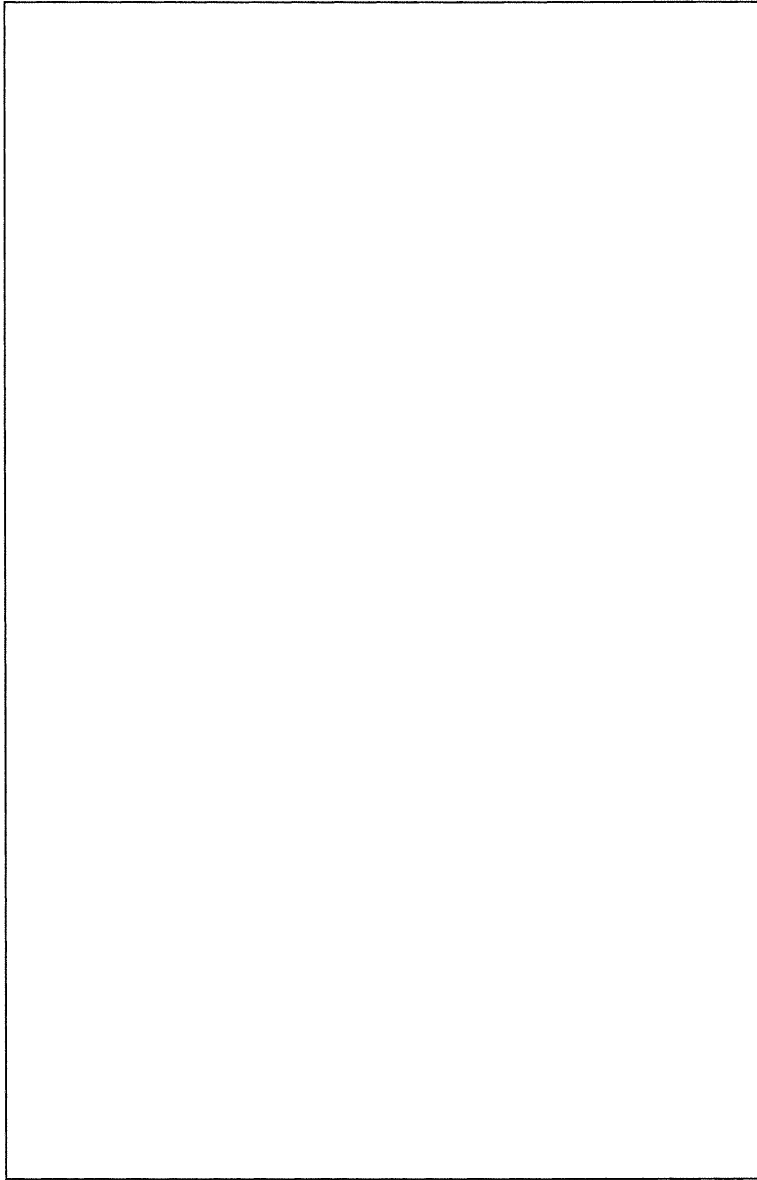
Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

Do

- ...practice water conservation. The more wastewater you produce, the more wastewater your system must treat and dispose. By reducing and balancing your use, you can extend the life of your system and avoid costly repairs.
 - Use water saving devices such as low flow showerheads.
 - Repair leaky faucets and plumbing fixtures immediately.
 - Reduce toilet reservoir volume or flow.
 - Take short showers.
 - Take baths with a partially filled tub.
 - Wash only full loads of dishes and laundry.
 - Shut off the water while shaving or brushing your teeth.
 - Balance your water use (e.g., avoid washing several loads of laundry in one day).
- ...keep accurate records. Know where your septic tank is, keep a diagram of its location using the space provided in this booklet, and keep a record of system maintenance.
- ...inspect your system annually. Check the sludge and scum levels inside the tank and periodically check the drainfield for odors, wet spots, or surfacing sewage.
- ...pump your system routinely. Pumping your septic tank is probably the single most important thing you can do to protect your system.
- ...keep all runoff away from your system. Water from roofs and driveways should be diverted away from the septic tank and drainfield area. Soil over your system should be mounded slightly to encourage runoff.
- ...protect your system from damage. Keep vehicles and livestock off your drainfield. The pressure can compact the soil or damage the pipes. Before you dig for any reason, check the location of your system and drainfield area.
- ...landscape your system properly. Plant grass over the drainfield area. Don't plant trees or shrubs or place impermeable materials, such as concrete or plastic, over the drainfield.
- ...use cleaning chemicals in moderation and only according to manufacturer's directions.

Don't

- ...flood irrigate over your system or drainfield area. The best way to irrigate these areas is with sprinklers.
- ...use caustic drain openers for clogged drains. Use boiling water or a drain snake to clean out clogs.
- ...enter a septic tank. Poisonous gases or a lack of oxygen can be fatal.
- ...use septic tank additives. They are not necessary for the proper functioning of your tank and they do not reduce the need for pumping. In fact, some additives can even harm your system.
- ...flush harmful materials into your tank. Grease, cooking oil, coffee grounds, sanitary napkins, and cigarettes do not easily decompose in septic tanks. Chemicals, such as solvents, oils, paints, and pesticides, are harmful to your systems operation and may pollute groundwater.
- ...use a garbage disposal. Using a garbage disposal will increase the amount of solids entering the septic tank and will result in the need for more frequent pumping.



Map your septic system here

For More Information

If you need to obtain a permit for a new or replacement septic system, or if you have questions about septic systems and their operation and maintenance, please contact your local health district.

Panhandle District Health Department
8500 N. Atlas Road
Hayden, ID 83835
208-415-5100

North Central District Health Department
215 10th Street
Lewiston, ID 83501
208-799-0353

Southwest District Health Department
920 Main Street
Caldwell, ID 83605
208-455-5400

Central District Health Department
707 N. Armstrong Place
Boise, ID 83704
208-327-7499

South Central District Health Department
1020 Washington Street North
Twin Falls, ID 83303
208-734-5900

Southeastern District Health Department
1901 Alvin Ricken Drive
Pocatello, ID 83201
208-239-5270

District 7 Health Department
254 "E" Street
Idaho Falls, ID 83402
208-523-5382

Valley County Planning and Zoning

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



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

STAFF REPORT: C.U.P. 25-031 Sterling Landscaping
with Variances from Setbacks - Addendum

MEETING DATE: February 12, 2026

TO: Planning and Zoning Commission

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

**APPLICANT /
PROPERTY OWNER:** Jody Hurst
673 E Lava Falls ST, Meridian ID 83646

REPRESENTATIVE: Mike Williams, South Beck and Baird
1102 S Vista Ave, Boise, ID 83705

LOCATION: 13965 Highway 55
Parcel RP18N03E339481 in the SESE Section 33, T.18N, R.3E,
Boise Meridian, Valley County, Idaho

SIZE: 0.99-acre parcel

REQUEST: Landscaping Business and Homesite

EXISTING LAND USE: Single-Family Residential Parcel with Home

On December 11, 2025, the Commission tabled C.U.P. 25-031 Sterling Landscaping to January 8, 2026, for additional information:

- Updated site plan showing parking area.
- Updated site plan showing building location with a smaller variance requested.
- Communication from the adjacent neighbor.
- Requirements of McCall Fire Department.

The applicant's representative requested a continuance to February 12, 2026.

FINDINGS:

1. A properly noticed public hearing was held on December 11, 2025.
2. The matter was tabled for additional information to the regularly scheduled meeting on January 8, 2026, at 6:00 p.m.
3. Legal notice was posted in the *Star News* on December 18, 2025, and December 25, 2025. Since the matter was tabled to a specific date and time, additional public hearing notice was not required.

4. On request of the applicant, the matter was tabled to the regularly scheduled meeting on February 12, 2026, at 6:00 p.m.
5. Legal notice was posted in the *Star News* on January 22, 2026, and January 29, 2026. Since the matter was table to a specific date and time, additional public hearing notice was not required.
6. Additional Agency comment received after December 8, 2025:

Kendra Conder, Idaho Transportation Department, stated ITD has an approved permit for Sterling Landscaping. (January 24, 2026)
7. Public comment received after December 8, 2025: *none*
8. Additional Submittals from Applicant received January 22, 2026
 - Revised Site Plan S1.00
 - Revised Landscape Plan L1.00 and L2.00
 - The proposed shop has been removed from the site plan.
 - Variances are requested to:
 - allow parking within the setback area and
 - allow storage bins to be located 5-ft from the south (side) and 25-ft from the west (rear) property lines.
 - They will work with the adjacent neighbor to address the cross-access agreement as required by Idaho Transportation Department.

TITLE 9 LAND USE AND DEVELOPMENT

9-5-3: STANDARDS:

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

B. Setbacks:

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

TABLE 5-A STANDARDS FOR CONDITIONAL USES

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

STAFF COMMENTS / QUESTIONS:

1. Commissioners and the applicant should refer to the Staff Report, meeting minutes, and exhibits for December 8, 2025.
2. Has there been any communication with the neighbor to the south concerning access? I spoke with the owner on January 29, 2026, and he said there was no formal agreement to use his access into perpetuity; he was going to try to call the applicant.

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 – REVISED
- Relevant Draft PZ Commission Meeting Minutes for December 8, 2025
- Responses Received after December 8, 2025
- Additional Submittals from Applicant

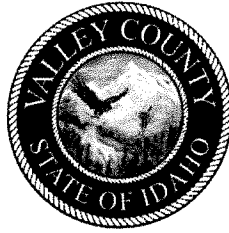
Proposed Conditions of Approval - Revised

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. The use shall be established within one year, or a permit extension will be required.
5. All lighting must comply with the Valley County Lighting Ordinance. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
6. Must have a stormwater management plan and site grading plan approved by the Valley County Engineer prior to doing any dirt work on-site.
7. Must comply with requirements of Central District Health.
8. Must comply with the requirements of the McCall Fire District.
9. Must have approval from Lake Irrigation District.
10. Snow must be stored on-site.
11. The site must be kept in a neat and orderly manner.
12. Shall obtain a sign permit from Valley County prior to installation of any sign.
13. Noise shall be kept to a minimum between 10:00 p.m. and 7:00 a.m.
14. Hours of operation are 7:00 a.m. to 7:00 p.m., Monday through Saturday.
15. Additional landscaping shall be installed prior to October 1, 2027. If landscaping dies, it must be replaced. Noxious weeds must be controlled using proper land management principles.
16. A minimum of one tree should be maintained for every 25 feet of linear street frontage along the property line. The trees may be grouped or planted in groves.
17. Any berms shall have slopes no steeper than three to one (3:1) and be planted with vegetation.
18. All open storage shall be limited to locations designated on the site plan.
19. The Commission recommends approval of the following variances for parking lots and storage bins:
 - A 30-ft setback instead of 100-ft from the front setback along Highway 55 for parking.
 - A 5-ft setback instead of 10-ft from the side (south) property line and a 55-ft setback instead of 100-ft from the front setback along Highway 55 for the outside storage.
 - A 25-ft setback instead of 30-ft from the rear (west) property line for the outside storage.

END OF STAFF REPORT

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

Ken Roberts, Chairman
Carrie Potter, Vice-Chair

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

MINUTES

Valley County Planning and Zoning Commission
December 11, 2025
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

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

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Brad Mabe	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

B. **MINUTES:** Commissioner Mabe moved to approve the minutes of November 13, 2025. Commissioner Potter seconded the motion. Motion passed unanimously.

C. NEW BUSINESS:

1. **C.U.P. 21-38 Jug Mountain Ranch P.U.D. 97-1 – Phase 3 Village South – Extension Request:** Jug Mountain Ranch LLC is requesting a two-year extension of the conditional use permit and preliminary plat approval that expire on December 21, 2025. Original approval was for 8 single-family residential lots plus 1.48 acres of open space. The Jug Mountain Ranch central sewer and central water systems will be used. Lots will be accessed from Jug Mountain Ranch Road, a private road, onto Farm-to-Market Road, a public road. The 3.33-acre site is located in the SW ½ Section 6, T.17N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

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

Commissioners and Staff discussed the response from Central District Health (CDH). Some developments do not submit to CDH until closer to approval of the final plat. CDH will have to sign off the plat but the applicant will also need approval from Idaho Department of Environmental Quality (DEQ) due to the sewer system. This is a different process than a plat with individual septic systems for each lot.

Chairman Roberts asked for the applicant's presentation.

Shayne Olsen, Eagle, Idaho, stated electric power from Idaho Power is not currently available on east side of Clear Creek. Connecting to Idaho Power would be very expensive. He would like to reduce the use of generators at the site. The existing roof is not a good location for solar panels due to a nearby ridgeline. Sun exposure is available at the chosen location

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

Chairman Roberts closed the public hearing. The Commission deliberated. The Commissioners had no concerns. Solar panels are a good solution to the lack of electrical power and the desire to reduce the use of generators at this site. No impact to the neighborhood would be expected.

Commissioner Schneider moved to approve C.U.P. 25-030 Olsen Solar Panels with the stated conditions. Commissioner Potter seconded the motion. Motion carried unanimously.

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

7:05 p.m.

4. **C.U.P. 25-031 Sterling Landscaping:** Jody Hurst is requesting a conditional use permit for a landscaping business. The existing home would be used for housing; an 1800-sqft shop is proposed. A variance for a 30-ft setback instead of 100-ft from the front setback along Highway 55 is requested. An individual well and individual septic system would be used. Access would be from one driveway onto Highway 55. The 0.99-acre parcel RP18N03E339481, addressed at 13965 Highway 55, is in the SESE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item

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

- **Exhibit 1** – Kathy Deinhardt Hill, 14068 Pioneer Road, is opposed to the approval of a variance to the front setback along Highway 55. (December 5, 2025)
- **Exhibit 2** – Slide presentation submitted by the applicant's representative. (December 9, 2025)

Director Herrick stated the front setback appears to be aligned with existing structures along Highway 55.

Chairman Roberts asked for the applicant's presentation.

Mike Williams, of South Beck & Baird, Boise, represented the applicant, presented **Exhibit 2**, and reviewed the site history. The existing access point for the home and the existing access point for the commercial property to the south would be removed and a new access point onto Highway 55 would be constructed along the southern boundary of this parcel. The new shared access would be used by the home, the landscape business, and the property to the immediate south.

The property owner did operate a landscaping business during 2025 at this site. Mr. Williams did not realize the client was operating during this 2025 until contacted by Code Compliance, which is why the application submittal was delayed.

Three variances are requested due to the irregular shape of the parcel. The widest part of the parcel is the southern portion, south of the existing home. Due to fire-related requirements, a 20-ft access driveway around the entire proposed shop structure has been shown. The shop would be aligned with or behind the existing structures along Highway 55 in the immediate area.

Mr. Williams responded to Staff comments and questions within the Staff Report. Shirley Florence of the Lake Irrigation District has stated no water rights are available for this property. The existing home will be used for the employees and other renters. The existing concrete pad north of the home will be used for patio amenities; landscaping will be added to the site. The property owner will want the area to look good for his landscaping business. Snow will be stored on site along the western property line. The landscaping business only operates spring thru autumn. The property owner has been renting the home to traveling nurses during the off season, when the site is not used by employees. The entire site would not be cleared of snow during winter.

The use of the residences is included as part of the commercial Idaho Transportation Department (ITD) permit. The review included four employees. There is room for parking behind the home during the business' off season. During the application process with ITD, Mr. Williams learned that the adjacent business located to the south did not apply for an ITD permit as required by their conditional use permit. A recorded shared driveway agreement would be done with the adjacent property owner. Mr. Hurst, the property owner, has been in contact with owner to the south. ITD will only allow one access for the two commercial businesses. ITD will not approve the new access construction until the agreement is in place. There was further discussion and clarification. The proposed access to Highway 55 for this landscaping business and the home would be located just north of the southern property line. ITD will require that both the existing access on the property north of the home and the existing access for the property to the south be closed. The access apron to Highway 55 would be paved, the remainder of the driveway would be gravel.

The property owner is fine with limiting the site to the typical business hours of 7:00 a.m. to 7:00 p.m.

Mr. Williams expanded on the variance requests for the rear and side setbacks. Approval would allow storage bins for the landscaping materials and room for the access road around the new shop building. Five (5) metal bins, about 65-ft long, would be located along the south side of the property. The submitted picture included with the application submittal is an example of similar bins. However, the new bins would be metal, not concrete.

Chairman Roberts stated he is concerned with allowing new construction within the 100-ft setback from Highway 55. The existing buildings were constructed in the 1940s. The Commission is tasked with planning for the future; it is likely that the width of Highway 55 will be expanded. Is there a way to build a shop that is not within the 100-ft setback from Highway 55? Mr. Williams replied not possible to do so and meet the requirement of the typical fire code. He has not spoke directly with McCall Fire Department. The 100-ft from traveled way was viewed on the GIS maps by Commissioners and Staff.

In response to questions, Mr. Williams stated there are no plans to store materials other than new product for landscaping jobs. This includes no storage on site of logs, branches, and similar materials moved from off-site.

Director Herrick stated a condition of approval could state that the property owner must agree not to fight eminent domain by ITD in the future. Chairman Roberts stated that would be a mute point; the Commission has been firm on this issue for a long time, specifically for businesses near to this site.

In response to a Commissioner, Mr. Williams stated that the applicant obtained the property within the past few years, likely the purpose of the business. Director Herrick added that the preapplication meeting was held spring 2025; she believes this occurred after purchase of the property.

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

Chairman Roberts closed the public hearing. The Commission deliberated. Commissioner Mabe stated the lot does not fit the proposed use unless variances are approved. He does not think a variance from Highway 55 is acceptable; new buildings should not be added within the 100-ft setback. It is not a compatible use of the lot to add shop and landscaping storage. He does not support the variance requests.

Director Herrick asked if the Commission would support the use without the additional shop building?

Commissioner Schneider agreed with Commissioner Mabe. The parcel does not work with the proposed building. She has concerns with future improvements to Highway 55. The use would be okay without the additional shop building. However, the 100-ft setback would also prohibit the storage of materials or equipment within that area.

Commissioner Mabe stated without the shop, there would be room for the proposed bins and the applicant would be able to meet the front setback requirement. This proposal attempts to squeeze more in the space than allowed. He does want to support local businesses, but the parcel does not lend itself to this use.

Director Herrick asked if parking would be allowed within the 100-ft setback, something that would not interfere with future expansion of the Highway.

Commissioner Potter stated Valley County Code 9-5H-10 allows the Commission to grant variance because the parcel is highly irregular and triangular.

Commissioner Mabe stated if the home burnt down, he would be inclined to approve a variance along the back property line for the residential use.

Commissioner Potter thought the fire truck only needed room to turn around, not access fully around a building. This is why she wanted to know if the applicant's representative had reached out to McCall Fire.

Chairman Roberts stated it is unfortunate that the section line created this a narrow area between Section line and Highway 55, thus resulting in this oddly shaped lot. He is concerned with maintaining the 100-ft setback and the safety issue of accessing directly onto the highway. It is better when access can be from side roads. He cannot support the application as currently proposed.

Staff and Commissioners discussed if a revised site plan could be approved if the shop was moved back and/or removed. Parking could be allowed in the setback areas with a variance. A recent applicant was denied the ability to park vehicles or equipment within the 100-ft setback; however, that parcel was not a difficult shape like this one. Commissioner Potter would like to see two revised site plans: 1) no shop building and 2) a request for a smaller variance from the front property line. Commissioner Mabe would support variances for the rear and side (south). There was discussion on parking for the residence if the shop was moved further back. Would put parking for house in jeopardy if move shop to further back. The applicant should speak to McCall Fire regarding requirements.

A condition of approval could include that the property owner must grant access to the property to the south; a shared driveway agreement shall be recorded.

Commissioner Mabe moved to table C.U.P. 25-031 Sterling Landscaping to January 8, 2025, at 6 p.m., so the applicant has opportunity to revise the site and parking plan and reduce the variance request. Commissioner Schneider seconded the motion. Commissioner Schneider would also like some communication from the southern neighbor regarding the removal of access and clarification on how many and which approaches will be removed. Commissioner Mabe concurred with this addition to the motion. Motion carried unanimously.

The Commission clarified to Mr. Williams that the following information is desired:

- Updated site plan showing parking area.
- Updated site plan showing building location with a smaller variance requested.
- Communication from the adjacent neighbor.
- Requirements of McCall Fire Department.

7:50 p.m.

D. OTHER:

1. Is Conditional Use Permit Needed for Additional Structures at Camp Ee Da How, Parcel RP16N03E278705, 12850 Northwind RD? Action Item.

The grandfathered church camp at 12850 Northwind Road wants to add additional structures, specifically four open-sided pole barns to use as dining and picnic structures. The Commission should determine if this would result in a change in land use or scope; if so, a conditional use permit would be required. There was discussion between Commissioners and Staff. A building permit is required for the additional structures. Commissioners concurred that this request would not expand or change the existing use at the site. Commissioner Potter moved to allow these four new structures at Camp Ee Da How; Commissioner Schneider seconded. Motion approved unanimously.

2. C.U.P. 25-005 Lex Multiple Residences: Is amendment required to long-term rent primary residence? Action Item.

C.U.P. 25-005 Lex Multiple Residences was approved by the Commission, effective May 2025, for multiple residences on one parcel home plus the conversion of the shop to house. The location and access was discussed. The conditional use permit stated no short-term rental of either home. Valley County Code allows the short-term rental permit only for single-family residential use. This parcel has multiple residences. The application and minutes state no short-term rentals, long-term rental of the converted home, that the property owners would reside in the primary residence. The property owner now desires to rent the primary residence as the owners will be out of the area for a few years. Staff recommends allowing long-term rental of both residences. Typically either short-term rental or long-term rental of both homes

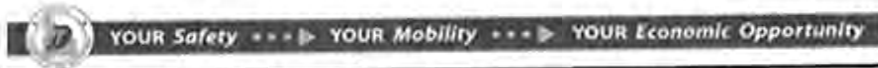
From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Saturday, January 24, 2026 1:02 PM
To: Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RE: February 12, 2026 - VC PZ Meeting

Hi Lori and Cynda,

ITD has reviewed the below-referenced applications and does not have any comments.

We have an approved permit for Sterling Landscaping and are working through the turn lane warrant analysis for Rocky Mountain Storage. I'll send both you and the applicant a copy of our staff report for Rocky Mountain prior to the hearing date in February.

Kendra Conder
District 3 | Development Services Coordinator
Idaho Transportation Department
Office: 208-334-8377
Cell: 208-972-3190



From: Lori Hunter <lhunter@valleycountyid.gov>
Sent: Monday, January 12, 2026 9:49 AM
Subject: February 12, 2026 - VC PZ Meeting

Please read, distribute, and comment on the attached public hearing notices. Relevant maps, site plans, etc., will also be attached. More information, including applications and staff reports, will be available at <https://www.co.valley.id.us/meetingdashboard>

Send comments to: cherrick@valleycountyid.gov

Lori Hunter
Valley County Planning & Zoning Planner II
208-382-7115
700 South Main Street • P.O. Box 1350
Cascade, ID 83611

Service Transparent Accountable Responsive

From: Mike Williams <mikewilliams@sbbgo.com>

Sent: Thursday, January 22, 2026 8:32 AM

To: Lori Hunter <lhunter@valleycountyid.gov>

Cc: Cynda Herrick <cherrick@valleycountyid.gov>; Jim Mihan <mihan@sbbgo.com>; Jody Hurst <jhurst@sterlinglandscape.com>

Subject: Re: CU-25-031 Sterling Landscaping

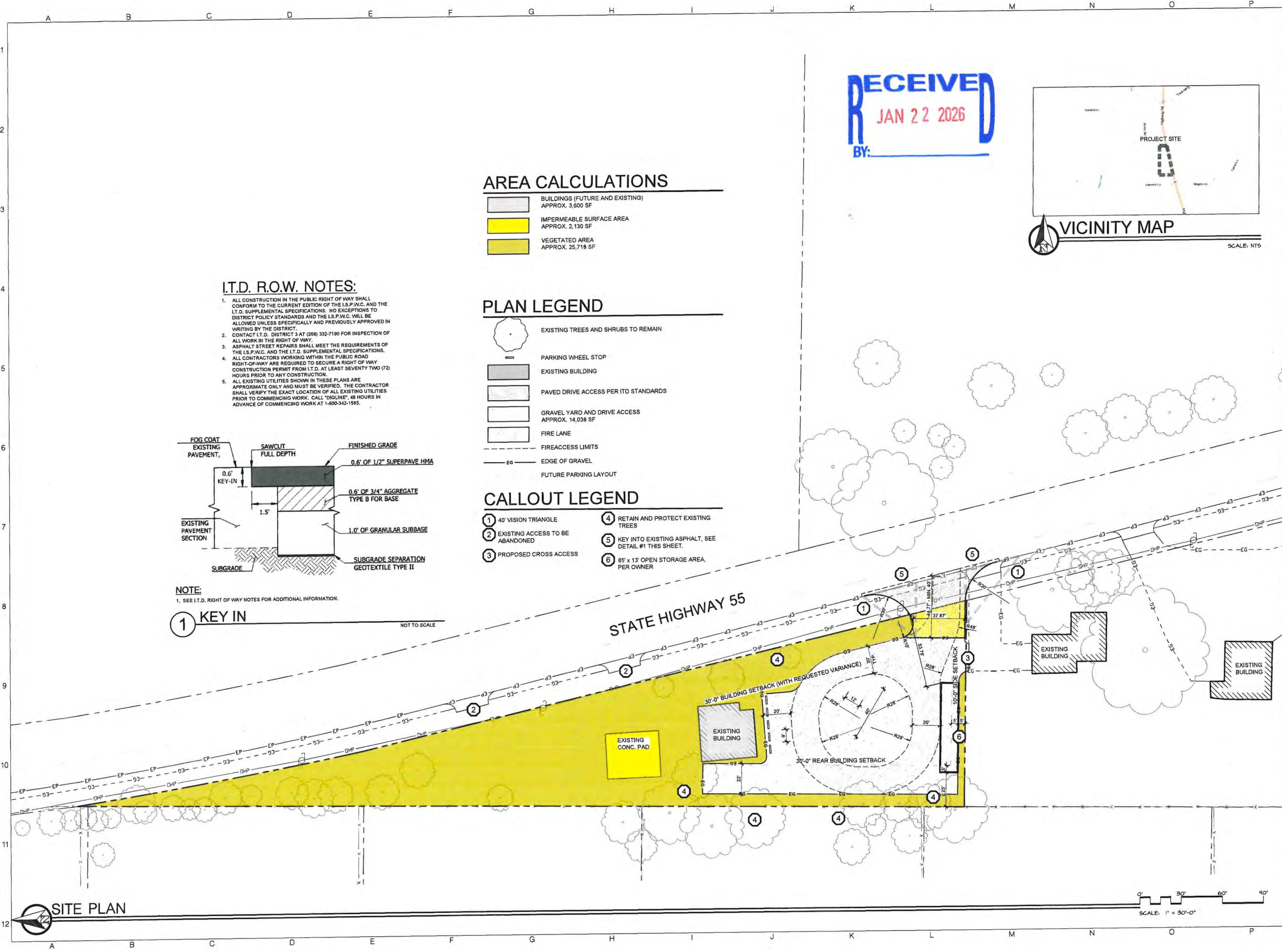
Lori,

We have removed the proposed shop as shown on the attached site and landscape plans. We are requesting a variance to allow parking within the setback area and the storage bins to be located 5 feet from the southern property line (side) and 25 feet from the west property line (rear) (as shown on the site plan). To address the cross-access agreement (as required by ITD) , we will work with the adjacent neighbor to have that in place prior to construction of the new access point. As a reminder, we are eliminating two (2) access points to the highway. Also, as part of the conditional use permit approval associated with the adjacent neighbor's site, he was required to apply to ITD for an encroachment permit which was never completed.

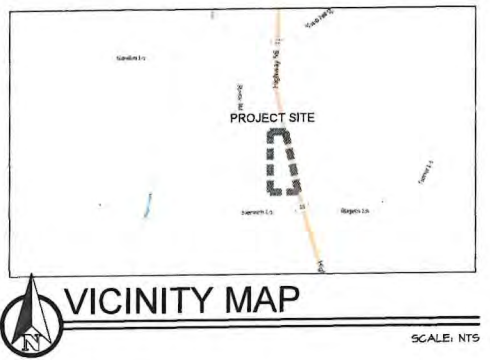
If you have any additional questions, please reach out.

Mike

USER:BNW JOHNSTON LOCATION:PROJECTS\2025\25-210 PRELIMINARY SITE PLAN\DWG PRINT DATE:01/21/2026 10:01 AM



RECEIVED
JAN 22 2026
BY: _____



AREA CALCULATIONS

- BUILDINGS (FUTURE AND EXISTING)
APPROX. 3,600 SF
- IMPERMEABLE SURFACE AREA
APPROX. 2,130 SF
- VEGETATED AREA
APPROX. 25,718 SF

PLAN LEGEND

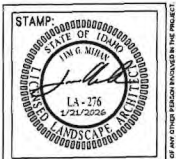
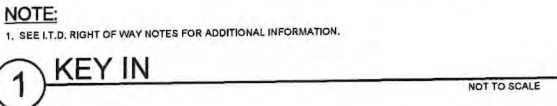
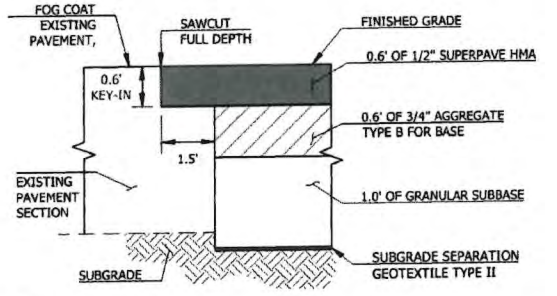
- EXISTING TREES AND SHRUBS TO REMAIN
- PARKING WHEEL STOP
- EXISTING BUILDING
- PAVED DRIVE ACCESS PER ITD STANDARDS
- GRAVEL YARD AND DRIVE ACCESS
APPROX. 14,038 SF
- FIRE LANE
- FIREACCESS LIMITS
- EDGE OF GRAVEL
- FUTURE PARKING LAYOUT

CALLOUT LEGEND

- ① 40' VISION TRIANGLE
- ② EXISTING ACCESS TO BE ABANDONED
- ③ PROPOSED CROSS ACCESS
- ④ RETAIN AND PROTECT EXISTING TREES
- ⑤ KEY INTO EXISTING ASPHALT, SEE DETAIL #1 THIS SHEET.
- ⑥ 85' x 13' OPEN STORAGE AREA, PER OWNER

I.T.D. R.O.W. NOTES:

1. ALL CONSTRUCTION IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE CURRENT EDITION OF THE I.S.P.W.C. AND THE I.T.D. SUPPLEMENTAL SPECIFICATIONS. NO EXCEPTIONS TO DISTRICT POLICY STANDARDS AND THE I.S.P.W.C. WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY THE DISTRICT.
2. CONTACT I.T.D. DISTRICT 3 AT (208) 332-7190 FOR INSPECTION OF ALL WORK IN THE RIGHT OF WAY.
3. ASPHALT STREET REPAIRS SHALL MEET THE REQUIREMENTS OF THE I.S.P.W.C. AND THE I.T.D. SUPPLEMENTAL SPECIFICATIONS. ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT OF WAY CONSTRUCTION PERMIT FROM I.T.D. AT LEAST SEVENTY TWO (72) HOURS PRIOR TO ANY CONSTRUCTION.
4. ALL EXISTING UTILITIES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY AND MUST BE VERIFIED. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. CALL "DIGLINE", 48 HOURS IN ADVANCE OF COMMENCING WORK AT 1-800-342-1585.



DATE: 11/25/25



2003 S. Vista Ave
Boise, ID 83705
208.342.9999 Office
208.342.9999 Cell
info@southbeckandbaird.com
www.southbeckandbaird.com

SOUTH BECK & BAIRD
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:		
No.	Date	Description
1	1/21/26	FIRE COMMENTS

SITE PLAN
Sterling Property
13965 Highway 55 McCall, Idaho 83638

DRAWN BY: SCM

CHECKED BY: JLM

PROJECT NUMBER: 25-210

SHEET:

S1.00

PERMIT SET

LANDSCAPE SPECIFICATIONS

- SEE CIVIL ENGINEERING PLANS FOR ALL SITE CLEARING AND ROUGH GRADE WORK. FINISH GRADE 1" OF DESIGN GRADE. COORDINATE ALL LANDSCAPE WORK WITH CIVIL DRAWINGS. SEE ARCHITECTURAL SITE PLAN FOR ALL SITE ELEMENTS NOT SHOWN ON LANDSCAPE PLAN.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- CONTRACTOR SHALL REPORT TO OWNER'S REPRESENTATIVE ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK PRIOR TO BEGINNING WORK. COORDINATE WORK SCHEDULE AND OBSERVATIONS PRIOR TO CONSTRUCTION START-UP.
- BEFORE PROCEEDING WITH WORK, CHECK AND VERIFY DIMENSIONS AND QUANTITIES. REPORT VARIATIONS BETWEEN DRAWINGS AND SITE TO OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
- ALL PLANT MATERIAL SHALL CONFORM TO ANSI Z60.1 - "AMERICAN STANDARD FOR NURSERY STOCK". ACCEPTANCE OF PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE. PLANT MATERIAL SHALL BE PROVIDED BY LICENSED NURSERY OR WHOLESALE GROWER. NO BARE ROOT STOCK ALLOWED. SEE DETAILS FOR FURTHER PLANTING REQUIREMENTS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
- PLANT ALL TREES AND SHRUBS PER DETAILS. USE APPROVED PLANTING SOIL AS SPECIFIED IN PLANTING SOIL NOTES OR APPROVED EQUAL. USE WHEN BACK FILLING TREE AND SHRUB PITS.
- WATER PLANTS THOROUGHLY AFTER PLANTING.
- REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND TYPE AT NO COST TO OWNER. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN CERTIFIED BY OWNER'S REPRESENTATIVE. PLANTS NOT IN A HEALTHY GROWING CONDITION AFTER ONE (1) YEAR SHALL BE REPLACED AT NO COST TO OWNER EXCEPT FOR LOSS DUE TO CONDITIONS BEYOND THE CONTROL OF THE CONTRACTOR. INSPECTION AND ACCEPTANCE TO BE DONE BY OWNER'S REPRESENTATIVE.
- LIMIT SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
- NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEIOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- A. SPREAD PLANTING SOIL TO A COMPACTED DEPTH OF 18 INCHES AT SHRUB BED AREAS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
 B. SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
 C. REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOO OR SEED.
 D. UNCHANGED SUBGRADES: IF SHRUBS ARE TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
 15.A. REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
 15.B. LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE WEED ABATEMENT PROCEDURE. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING PLANTING SOIL NOTES AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
 15.C. LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
- FINISH GRADING GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND

- RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- BEFORE PLANTING, OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF FINISH GRADING. RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
- DO NOT SOW IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 55 F AND 95 F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.
- MAINTAIN ALL LANDSCAPING FOR 30 DAYS AFTER COMPLETION OF LANDSCAPING OR UNTIL SUBSTANTIAL COMPLETION, WHICHEVER IS LATER.
- BEGIN PLANTING ONLY AFTER INSTALLATION AND ACCEPTANCE OF THE AUTOMATIC UNDERGROUND SPRINKLER SYSTEM AND ACCEPTANCE OF FINISH GRADING BY OWNER'S REPRESENTATIVE.
- THE FOLLOWING LANDSCAPE INSPECTIONS SHALL BE MADE BY THE OWNER'S REPRESENTATIVE AFTER AT LEAST 48 HOURS NOTICE HAS BEEN GIVEN BY THE CONTRACTOR:
 22.A. AFTER GRADING HAS BEEN COMPLETED AND BEFORE IRRIGATION HAS BEEN INSTALLED.
 22.B. AFTER INSTALLING THE IRRIGATION MAINLINE.
 22.C. AFTER IRRIGATION HAS BEEN COMPLETED AND BEFORE PLANTING HAS BEEN INSTALLED.
 22.D. AFTER COMPLETION OF THE INSTALLATION OF ALL PLANT MATERIALS.
 22.E. AFTER ALL WORK HAS BEEN COMPLETED (SUBSTANTIAL COMPLETION).
- AGRIFORM TABLETS (20-10-5) ARE TO BE ADDED TO THE PLANTED MATERIALS IN THE FOLLOWING QUANTITIES: 1 PER 1 GALLON SHRUB, 2 PER 2 OR 3 GALLON SHRUB, 3 PER 5 GALLON SHRUB, AND 6 PER TREE. DISTRIBUTE EQUALLY IN ROOT ZONE OF EACH PLANT.
- AFTER PLANTING, APPLY PRE-EMERGENT (ELANCO, XL, RONSTAR, SURFLAN, OR APPROVED EQUAL) PRIOR TO APPLICATION OF MULCH.
- UPON COMPLETION OF PLANTING OPERATION, CLEAR SITE OF DEBRIS, SUPERFLUOUS MATERIALS AND EQUIPMENT, ALL OF WHICH SHALL BE ENTIRELY REMOVED FROM PREMISES. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OR IRRIGATION ACTIVITIES AND PROPERLY DISPOSE OF OFF SITE.
- PROVIDE WRITTEN INSTRUCTIONS ON MAINTENANCE REQUIREMENTS TO OWNER.
- MAINTAIN TREES BY PRUNING, CULTIVATION AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES TO PROPER GRADES OR VERTICAL POSITIONS AS REQUIRED. SPRAY AS REQUIRED TO KEEP TREES FREE OF INSECTS AND DISEASE.
- ALL PLANTING AREAS TO BE SEPARATED FROM ALL OTHER AREAS WITH APPROVED LANDSCAPE EDGING PER PLANS - SEE DETAIL.
- ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK. IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

I.T.D. R.O.W. NOTES:

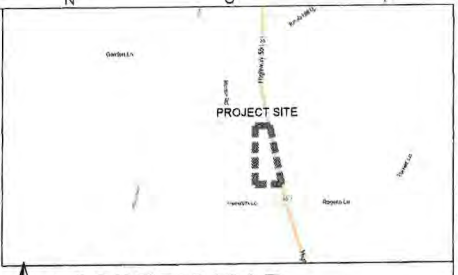
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DISCLAIMER:

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CALLOUT LEGEND

- 1 40' VISION TRIANGLE
- 2 PROPOSED CROSS ACCESS
- 3 RETAIN AND PROTECT EXISTING TREES
- 4 SEEDING SHALL COVER ALL DISTURBED SOILS WITH OVERSEEDING EXTENDING A MIN. 5' FEET BEYOND
- 5 65' x 13' OPEN STORAGE AREA, BY OWNER



VICINITY MAP
SCALE: NTS

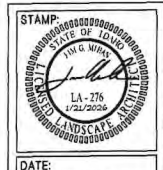
LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- PROPERTY LINE (VERIFY)
- NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
CONIFEROUS TREES					
	<i>Picea pungens 'glauca'</i>	Colorado Blue Spruce	6" B&B	35' hgt. 15' w	CONIF.
	<i>Pinus strobus 'Fastigiata'</i>	Fastigate White Pine	6" B&B	30' hgt. 10' w	CONIF.



DATE: 1/25/25

SOUTH BECK & BAIRD
 2000 S. Vista Ave
 Boise, ID 83725
 208.342.2999 Office
 208.342.2999 Cell
 info@sbbp.com
 www.sbbp.com

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 Boise, ID 83725
 208.342.2999 Office
 208.342.2999 Cell
 info@sbbp.com
 www.sbbp.com

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REVISIONS:

No.	Date	Description
1	1/21/25	FIRE CORRIDORS

LANDSCAPE PLAN
 Sterling Property
 13965 Highway 55 McCall, Idaho 83638

DRAWN BY: SCM

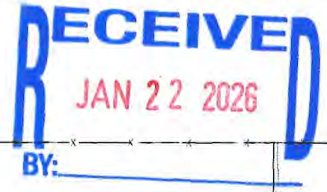
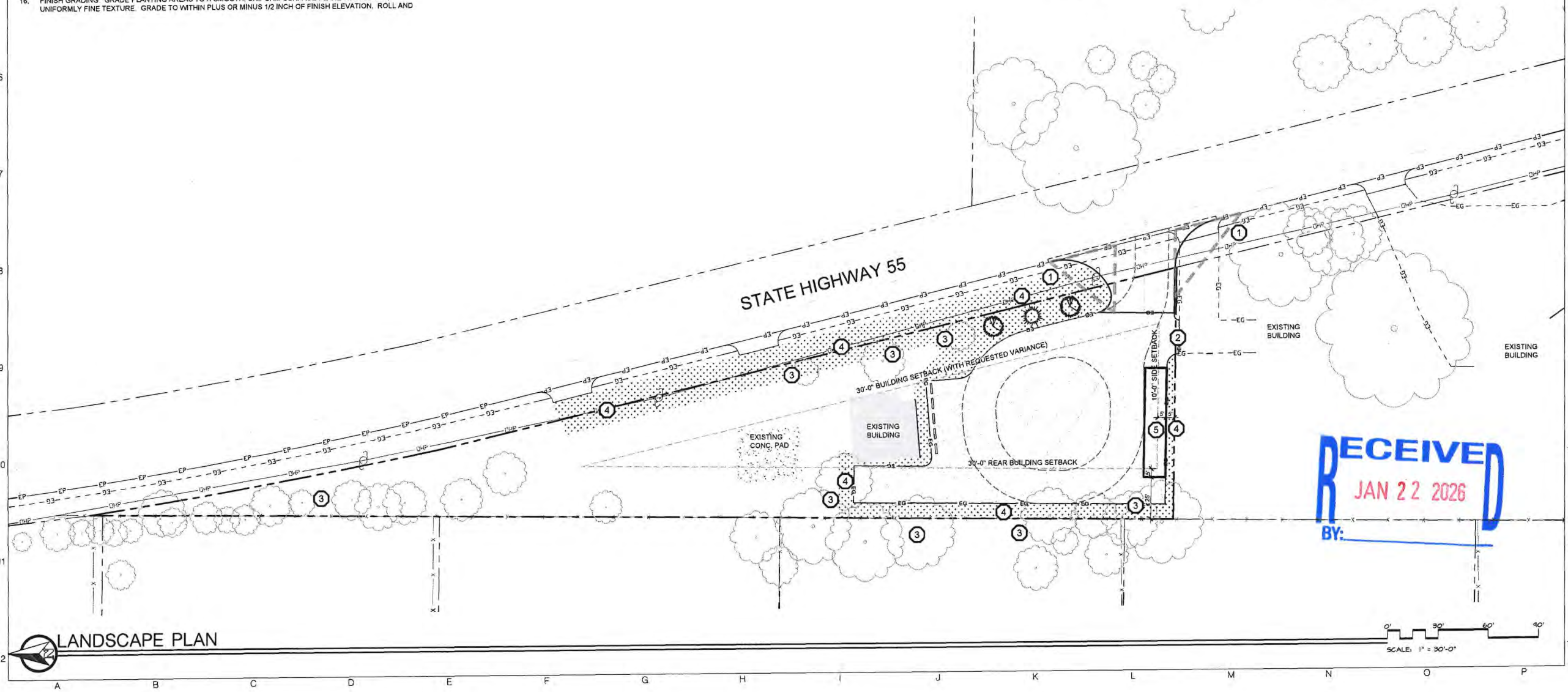
CHECKED BY: JUM

PROJECT NUMBER: 25-20

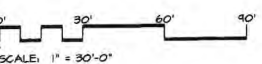
SHEET:

L1.00

PERMIT SET



BY: _____



DESIGNER: LANDSCAPE ARCHITECTS/ENGINEERS/PLANNERS/INTERIORS INC. #

PLANTING SOIL NOTES

- TOPSOIL REQUIREMENTS: ASTM D 5288, PH RANGE OF 5.5 TO 7.0, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- TOPSOIL SOURCE: REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM.
- STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 1/2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
- REPRESENTATIVE SAMPLES OF PLANTING SOILS SHALL BE TESTED FOR ACIDITY, FERTILITY, ORGANIC MATTER AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY. SUBMIT TOPSOIL ANALYSIS TEST RESULTS FROM TESTING LABORATORY WITH RECOMMENDATIONS FOR IT TO MEET REQUIREMENTS TO THE LANDSCAPE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET.
- AT A MINIMUM, PREPARE SOIL IN ALL AREAS BY SPREADING A 15-15-15 FERTILIZER AT 7.5 POUNDS PER 1000 SQUARE FEET OF SURFACE AREA AND AN MANURE COMPOST (OR APPROVED EQUAL) AT 3 CUBIC YARDS PER 1000 SQUARE FEET OF SURFACE AREA OVER FINISH GRADE AND ROTO-TILL INTO TOP 6" OF SOIL. FOLLOW ALL IMPROVEMENT RECOMMENDATIONS OF SOIL TEST RESULTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
 - PROVIDE APPROVED IMPORTED TOPSOIL, OR
 - IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
- OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
- REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, ORGANIC MATTER, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION, ACIDITY/ALKALINITY RANGE PH 5.5 TO 7.0.
- NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
- PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE. AS REQUIRED.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
- ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

WEED ABATEMENT

- ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH 'ROUND-UP' (CONTACT HERBICIDE) OR APPROVED EQUAL.
- DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
- CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
- APPLY SECOND APPLICATION OF 'ROUND-UP' TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.
- COORDINATE WITH CIVIL FOR ALL WEED ABATEMENT REQUIREMENTS

IRRIGATION NOTES:

- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- PLANTER BEDS ARE TO HAVE SEPARATE HYDRO-ZONES.
- POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 18" AT PLANTER BEDS.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM.
- ELECTRONIC WATER DISTRIBUTION/TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - PRECISE INDIVIDUAL STATION TIMING
 - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - POWER FAILURE BACKUP FOR ALL PROGRAMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
 - INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
 - THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
 - SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
 - PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE G.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.
 - POINT OF CONNECTION TO BE APPROVED BY JURISDICTION PROVIDING WATER SOURCE.

GENERAL NOTES

- CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UTILITIES WITH OWNER AND UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO OWNER'S REPRESENTATIVE PRIOR TO BEGINNING OF CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
- CONTRACTOR TO FINE GRADE AND ROCK HOUND ALL PLANTING AREAS PRIOR TO PLANTING, TO PROVIDE A SMOOTH AND CONTINUOUS SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) AND EXTRANEOUS MATERIAL OR DEBRIS.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM OWNER'S REPRESENTATIVE PRIOR TO ORDERING OR INSTALLATION. FAILURE TO COMPLY WILL REQUIRE THE REMOVAL OF MATERIALS AT NO COST TO THE OWNER AND REPLACED WITH APPROVED MATERIALS.
- CONTRACTOR SHALL BE RESPONSIBLE TO IMPLEMENT BEST MANAGEMENT PRACTICES TO STABILIZE ALL SLOPES 3:1 OR GREATER AND PREVENT EROSION OR MOVEMENT OF SOIL FROM SLOPES.
- ALL ROCK MATERIALS TO BE OBTAINED FROM LOCAL SOURCE OR APPROVED EQUAL.

SALT TOLERANT DRYLAND SEEDING REQUIREMENTS

GENERAL OVERVIEW

THIS REPORT OUTLINES RECOMMENDED REVEGETATION AND SLOPE STABILIZATION MEASURES FOR DISTURBED CUT AND FILL SLOPES WITHIN THE PROJECT LIMITS AS DEFINED ON THE ACCOMPANYING PLAN WHICH WILL BE SEEDED WITH THE DRYLAND SEED MIX AND NOT IRRIGATED. THESE RECOMMENDATIONS ARE MADE TO PREVENT SHORT TERM AND LONG TERM SOIL EROSION AS WELL AS TO PROVIDE AN AESTHETIC REVEGETATION WHICH WILL BLEND WITH THE EXISTING NATURAL SURROUNDING AREA. THE MEASURES INCLUDE REVEGETATION AND HYDROMULCHING PROCEDURES FOLLOWING TOPSOIL DISTRIBUTION AND FINE GRADING. THE AREA TO BE REVEGETATED CONSISTS OF ALL DISTURBED AREAS RELATED TO GRADING FOR CONSTRUCTION AND ANY OTHER AREAS DISTURBED IN THE PROCESS OF CONSTRUCTION. THE SLOPES TO BE AFFECTED VARY WIDELY IN DEGREE AND ASPECT.

GENERAL EARTHWORK

ALL WORK SHALL BE LIMITED TO THE AREA REQUIRED FOR CONSTRUCTION WITH MINIMAL, IF ANY, DISTURBANCE TO THE SURROUNDING NATURAL SLOPE OR VEGETATION. ALL FINISHED GRADES SHALL BE SMOOTH AND ROUNDED TO ENSURE A NATURAL TRANSITION BETWEEN NEW AND EXISTING GRADES. REFER TO GRADING AND DRAINAGE PLANS FOR ADDITIONAL REQUIREMENTS.

SITE PREPARATION

EARTHWORK PROCESS SHOULD BEGIN WITH CLEARING LARGE SHRUBS FROM THE AREAS TO BE DISTURBED. WOODY STEMS AND BRANCHES SHALL BE CHIPPED ON SITE TO IMPROVE THE AMOUNT OF ORGANIC MATERIAL IN THE TOP SOIL. NATURAL TOPSOIL OCCURS AT VARYING DEPTHS ON THE PROJECT SITE. THE TOPSOIL SHOULD BE EXCAVATED AND STOCKPILED AT DESIGNATED STORAGE AREAS PRIOR TO THE PROPOSED GRADING OPERATIONS.

TOPSOIL DISTRIBUTION

ONCE THE GENERAL EARTHWORK IS COMPLETE AND ROUGH GRADING HAS BEEN ACCOMPLISHED, THE TOPSOIL SHOULD BE REDISTRIBUTED OVER THE AREA TO MINIMUM DEPTHS AS SPECIFIED. WHERE NEEDED, SLOPES SHOULD BE GRADED WITH SERRATION TO HOLD TOPSOIL ADEQUATELY. TOPSOIL SHOULD BE SPREAD AND LIGHTLY COMPACTED UTILIZING A SMALL CLEATED TRACTOR MOVING PERPENDICULAR TO THE CONTOURS OR ANOTHER METHOD WITH EQUAL CAPABILITY. IT IS OUR RECOMMENDATION THAT ANY NECESSARY MECHANICAL MEANS OF EROSION CONTROL BE IN PLACE PRIOR TO BEGINNING SITE DISTURBANCE.

ONCE TOPSOIL HAS BEEN DISTRIBUTED AND GRADED, REVEGETATION SEEDING SHALL FOLLOW IMMEDIATELY IN ORDER TO ELIMINATE SURFACE CRUSTING AND TO FACILITATE BETTER ROOT PENETRATION, THE SURFACE SHOULD BE SCARIFIED PRIOR TO SEEDING.

SEEDING

APPLY SEED TO THE PROJECT SITE BY HYDROSEEDING. THE FOLLOWING INFORMATION PROVIDES MATERIAL AND EXECUTION FOR SEEDING. THE FOLLOWING SEED MIX IS FROM VEASY SEEDING INC. FOR NATIVE SALT TOLERANCE.

SEED MIXTURE	PURE LIVE SEED % MIX BY WEIGHT
TALL WHEATGRASS	50
TALL FESCUE	20
CRESTED WHEATGRASS	20
SOLAR STREAMBANK WHEATGRASS	10
TOTAL SEED	INSTALL @ 30 LBS / ACRE

FIBER MULCH MATERIAL

GROW NUTRIBASE FROM "QUATTRO ENVIRONMENTAL", A COMPOSTED POULTRY BASED MULCH MATERIAL FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. APPLY AT THE RATE OF 2000 LBS. PER ACRE.

ORGANIC SOIL AMENDMENT

GROW NUTRIBOOST FROM "QUATTRO ENVIRONMENTAL" (OR APPROVED EQUAL) APPLIED AT 5 GALLONS PER ACRE.

TACKIFIER

MULCH TACKIFIER SOIL STABILIZER - ECOLOGY CONTROLS M-BINDER. TACKIFIER APPLIED AT THE RATE OF 80 LBS. PER ACRE.

GRANITE SEED

1897 WEST 2100 NORTH
P.O. BOX 177
LEHI, UTAH 84043
1-800-768-4433
(OR APPROVED EQUAL)

HYDROSEEDING

MIX SPECIFIED SEED AND ORGANIC SOIL AMENDMENT IN WATER PER MANUFACTURER'S RECOMMENDATIONS. APPLY SEEDED SLURRY EVENLY IN TWO INTERSECTION DIRECTIONS. DO NOT HYDROSEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON SAME DAY. KEEP OFF ROADS, WALKS, STRUCTURES AND AREAS NOT TO BE SEEDED. CLEAN UP THESE AREAS. AFTER HYDROSEED, TRACK IN SEED USING A CLEATED CRAWLER WITH TRACK MARKS PERPENDICULAR TO THE SLOPE. AFTER TRACKED, MULCH SLOPE WITH 2000 LBS. PER ACRE OF FERTILE-FIBER MULCH MATERIAL AND 80 LBS. PER ACRE OF TACKIFIER.

MAINTENANCE

IMMEDIATELY RESEED AREAS WHICH SHOW BARE SPOTS. MINIMUM ACCEPTABLE PLANT COVERAGE IS 80 PERCENT AFTER ONE GROWING SEASON. PROTECT SEEDING AREAS WITH WANING SIGNS DURING MAINTENANCE PERIOD. THE SEED WILL REQUIRE APPROXIMATELY NINETY (90) DAYS OF FAVORABLE GROWING CONDITIONS TO GERMINATE AND BECOME ESTABLISHED FOR SUCCESSFUL SURVIVAL WITH NORMAL MINIMAL SUMMER PRECIPITATION.

SEEDING TIME

THE OPTIMAL SEEDING TIME SHALL BE IN FALL, BETWEEN MID SEPTEMBER AND MID OCTOBER. IF SEEDING IS APPLIED TOO EARLY OR TOO LATE AND PROPER GERMINATION IS NOT REALIZED PRIOR TO FALL DORMANCY, THEN RESEEDING SHALL BE APPLIED IN EARLY SPRING, AS SOON AS SOIL IS WORKABLE (NOT MUDDY) BETWEEN MARCH AND MID MAY. THIS PLANTING TIME PROVIDES THE OPTIMUM WEATHER CONDITIONS FOR SEED GERMINATION AND SEEDLING SURVIVAL RATE. SEEDING AFTER NOVEMBER 20 'DORMANT SEEDING' INSURES THAT THE SEED DOES NOT GERMINATE PRIOR TO FREEZING WINTER TEMPERATURES AND SEED SHOULD BE IN PLACE FOR THE EARLY SPRING RAINS.

WATER

THE CONTRACTOR WILL PROVIDE SUPPLEMENTAL WATER TO ENSURE PROPER SEED GERMINATION.

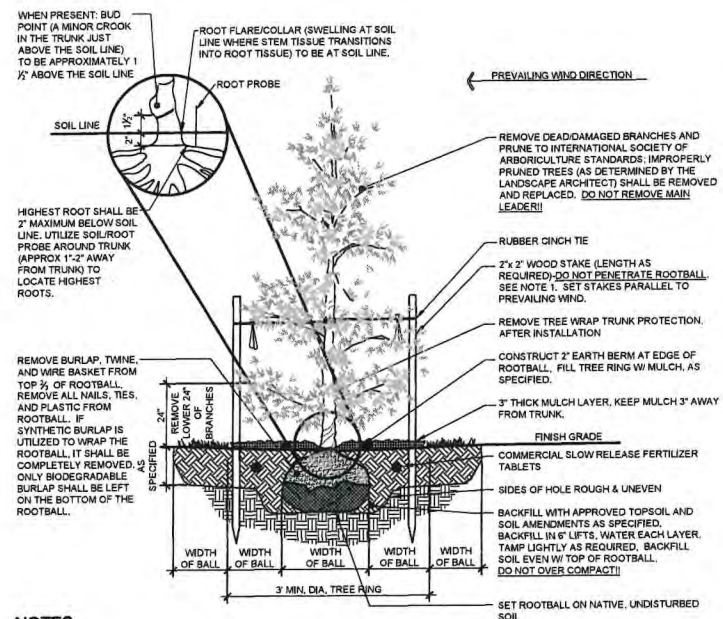
FERTILIZATION

FERTILIZATION IS NOT RECOMMENDED FOR RECLAMATION SEEDING DUE TO PROMOTION OF WEED COMPETITION. IF WEEDS ARE APPARENT, CONTACT LANDSCAPE ARCHITECT FOR WEED REMOVAL REQUIREMENTS.

EROSION CONTROL

UNDER NORMAL CIRCUMSTANCES AND ADHERENCE TO THE CONSTRUCTION PRACTICES DESCRIBED IN THE SPECIFICATIONS, THE ABOVE RECOMMENDED EROSION CONTROL MEASURE SHOULD PROVIDE A STABLE SLOPE CONDITION. TO AVOID INCIDENTAL EROSION, IT IS IMPERATIVE THAT THE SLOPES, ONCE PREPARED, REMAIN UNDISTURBED UNTIL SEEDING GERMINATES AND IS ESTABLISHED.

AN 80% VEGETATION COVER IS RECOMMENDED TO CONTROL EROSION. SURFACE CONDITIONS SHOULD BE MONITORED DAILY. IF EROSION DETRIMENTAL TO THE SLOPE IS OBSERVED OR ANTICIPATED DUE TO EXCESSIVE RAINFALL, REMEDIAL MEASURES SHALL BE IMPLEMENTED AS REQUIRED. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN FOR ADDITIONAL REQUIREMENTS.

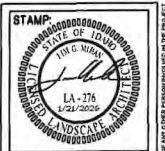


NOTES:

- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICH EVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
- IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
- WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
- WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
- IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

1 CONIFEROUS TREE PLANTING

NOT TO SCALE



DATE: 11/25/25

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REVISIONS:	No.	Date	Description
	1	1/21/26	PRE COMMENTS

LANDSCAPE NOTES & DETAILS
Sterling Property
18965 Highway 55
McCall, Idaho 83638

DRAWN BY: SC1

CHECKED BY: JUM

PROJECT NUMBER: 25-210

SHEET:

L2.00

PERMIT SET