

Valley County Planning and Zoning

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



Phone: 208-382-7115
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STAFF REPORT: C.U.P. 26-005 Amendment of
C.U.P. 25-025 Intermountain Sports Rentals and Repair

MEETING DATE: April 9, 2026

TO: Planning and Zoning Commission

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

**APPLICANT /
PROPERTY OWNER:** Brian and Cindy Patterson
9173 Ustick Road, Nampa Idaho 83687

LOCATION: 56 Gold Dust Road
RP13N04E049005 in the S ½ SE ¼ Section 4, T.13N, R.4E, Boise
Meridian, Valley County, Idaho

SIZE: Western Portion of a 80-acre parcel

REQUEST: Modification of site plan and modification to allow test driving of
equipment on two-acres of the parcel.

EXISTING LAND USE: C.U.P. 25-025 approval of office and retail space and rental and
repair of power sport equipment

Brian and Cindy Patterson are requesting an amendment to allow a site plan modification. Three shipping containers would be added to the site. The applicant hopes to replace the shipping containers within five years with storage buildings. A building of less than 200-sqft would also be placed over the well and used for tool storage.

Additionally, they are requesting a modification to Condition of Approval # 23 as follows:

23. ~~No test driving of equipment on site or Gold Dust Road right-of-way.~~
No test driving of equipment be done outside of the two-acre parcel or on Gold Dust Road right-of-way.

Existing approval includes:

- retail, rental, and repair of power sport equipment;
- an office;
- a 50-ft by 90-ft building;
- fencing; and
- landscaping.

Access is from Gold Dust Road, a public road. The access and building site would be located on the west half of the parcel.

FINDINGS:

1. The application was submitted on February 23, 2026.

2. On March 12, 2026, the PZ Commission determined that a conditional use permit and public hearing would be required to modify C.U.P. 25-025 as requested. Information is attached.
3. Legal notice was posted in the *Star News* on March 19, 2026, and March 26, 2026. Potentially affected agencies were notified on March 10, 2026. Neighbors within 300 feet of the property line were notified by fact sheet sent March 10, 2026. The site was posted on March 19, 2026. The notice and application were posted online at www.co.valley.id.us on March 10, 2026.
4. Agency comment received:

Brent Copes, Central District Health, has no objection. (March 27, 2026)

Paul Ashton, Parametrix and Valley County Engineer, stated placement of the containers does not require site grading and drainage plans. No further review required. (March 31, 2026)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, solid waste, hazardous waste, water quality, ground water contamination, and best management practices. (March 16, 2026)
5. Public comment received: *none*
6. Physical characteristics of the site: The 80-acre parcel is relatively flat and open. There are irrigation ditches and wetlands on the property. There are scattered conifers on the east portion of the property.
7. The surrounding land use and zoning includes:

North: Agricultural (Dry Grazing and Irrigated Pasture)

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

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

West: Agricultural (Dry Grazing and Irrigated Pasture) and Grandfathered Gravel Pit
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 5. Commercial Uses (d) Area Business

Review of Title 9-5 Conditional Uses should be done. Valley County Code specific to the requested amendment is below:

TITLE 9 LAND USE AND DEVELOPMENT

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:

- 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.

9-5B 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-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.

SUMMARY:

Staff did not do a compatibility rating at this time; it was just reviewed and had a positive score.

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

STAFF COMMENTS / QUESTIONS:

1. This site is within the Cascade Fire District, Water District 65, and Warner Ditch Company boundaries. It is not within a herd district.
2. The applicant has begun site grading.
3. Proposed site plan modification allows 3 shipping containers to be added to this site for storage. The applicant would have 5 years from approval to replace the shipping containers with storage buildings.
4. Can the test-driving impacts be mitigated to reduce the noise to the surrounding area? How often are test drives done and what hours of operation?

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
- Approved C.U.P. 25-025 recorded as Instrument # 2025-005839
- Relevant PZ Meeting Minutes – March 13, 2026, and October 16, 2025
- Location Map
- Aerial Map
- Google Maps – Aerial View - 2025
- Google Map Street Image - 2024
- Photos Taken March 19, 2026
- Assessor Plat – T.13N R.4E Section 4
- Proposed Site Plan
- Responses

Proposed Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of

Staff Report

C.U.P. 26-005 Amendment of C.U.P. 26-025

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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 amended use shall be established within five years, or a permit extension will be required.
5. All lighting must comply with the Valley County Lighting Ordinance. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
6. Must comply with requirements of Central District Health.
7. Must comply with the requirements of the Cascade Fire District.
8. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year.
9. No parking allowed in the setback areas: 30 feet from the front and rear property lines; 10-ft from the side property lines; and 100-ft from high water lines. The perimeter fencing around the storage yard must also meet these setbacks.
10. Snow must be stored on-site, outside of the wetlands, ditches, and irrigation easement area.
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 9:00 a.m. to 6:00 p.m., seven days per week.
15. Building permits will be required for any fencing over 6-ft in height.
16. 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 stored within the perimeter fence around the building.
20. The irrigation ditch and associated maintenance right-of-way must be accessible to the irrigation ditch company and authorized users.
21. The Development Agreement approved for C.U.P. 25-025 applies to this amended C.U.P.
22. No test driving of equipment be done outside of the two-acre parcel or on Gold Dust Road right-of-way, including the additional right-of-way that will be deeded by the applicant per the Development Agreement.
23. Test driving of equipment shall only occur during approved hours of operation.

END OF STAFF REPORT

Valley County Planning and Zoning

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Instrument # 2025-005839
Valley County, Cascade, Idaho
10-28-2025 11:16:47 AM Fees: \$0.00 Pages: 2
Douglas Miller Recorded for: VALLEY COUNTY P&Z
By: Office Recorder Deputy

Mo

CONDITIONAL USE PERMIT CUP 25-025 Intermountain Sports Rentals & Repair

Issued to: Brian and Cindy Patterson
9173 Ustick RD
Nampa ID 83687

Property Location: The site is an 80-acre parcel identified as RP13N04E049005 in the S ½ SE ¼ Section 4, T.13N, R.4, Boise Meridian, Valley County, Idaho..

There have been no appeals of the Valley County Planning and Zoning Commission's decision of October 16, 2025. The Commission's decision stands, and you are hereby issued Conditional Use Permit No. (CUP 25-025) with Conditions for establishing an office, rental, and repair shop for power sport equipment as described in the application, staff report, and minutes.

The effective date of this permit is October 28, 2025.

Conditions of Approval:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. The use shall be established within two years, or a permit extension will be required.
5. All lighting must comply with the Valley County Lighting Ordinance. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.

6. Must have a stormwater management plan and site grading plan approved by the Valley County Engineer prior to doing any dirt work on-site.
7. Must comply with requirements of Central District Health.
8. Must comply with the requirements of the Cascade Fire District.
9. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year.
10. No parking allowed in the setback areas: 30 feet from the front and rear property lines; 10-ft from the side property lines; and 100-ft from high water lines. The perimeter fencing around the storage yard must also meet these setbacks.
11. Snow must be stored on-site, outside of the wetlands, ditches, and irrigation easement area.
12. The site must be kept in a neat and orderly manner.
13. Shall obtain a sign permit from Valley County prior to installation of any sign.
14. Noise shall be kept to a minimum between 10:00 p.m. and 7:00 a.m.
15. Hours of operation are 9:00 a.m. to 6:00 p.m., seven days per week.
16. Building permits will be required for any fencing over 6-ft in height.
17. Landscaping shall be installed prior to October 1, 2027. If landscaping dies, it must be replaced. Noxious weeds must be controlled using proper land management principles.
18. A minimum of one tree should be maintained for every 25 feet of linear street frontage along the property line. The trees may be grouped or planted in groves.
19. Any berms shall have slopes no steeper than three to one (3:1) and be planted with vegetation.
20. All open storage shall be stored within the perimeter fence around the building.
21. The irrigation ditch and associated maintenance right-of-way must be accessible to the irrigation ditch company and authorized users.
22. Shall work with Valley County Road Department and Planning and Zoning Director on a Development Agreement for off-site infrastructure improvements and landscaping that will be approved by the Board of County Commissioners. This could include dedication of a 35-ft wide right-of-way for Gold Fork Road.
23. No test driving of equipment on site or Gold Dust Road right-of-way.

END CONDITIONAL USE PERMIT

Date October 28, 2025

Approved by [Signature] ***

On this 28 day of October, 2025, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate above written.



[Signature]
 Notary Public
 Residing at: Valley County
 Commission Expires: 4/28/31

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
March 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:	Excused
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 February 12, 2026. Commissioner Mabe seconded the motion. Motion passed unanimously.

C. OLD BUSINESS:

- 1. SUB 25-003 Tamarack Resort Phase 3.7 Buttercup Villas – Final Plat:** Tamarack Resort Two LLC is requesting 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 10-lot single-family residential lots, an open space lot, and recreational easements. Clearwater Court (private) would be extended to access these lots. The site is a 4.3-acre portion of parcel RP00515006000B in the NESW Section 32, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Not a public hearing. Action Item.

Postponed to May 14, 2026, on request of applicant.

D. NEW BUSINESS:

- 1. C.U.P. 25-035 Albright Camping Sites:** Lea' and Wyatt Albright are requesting a conditional use permit for one RV pad and four elevated platforms for tent camping sites. The RV site would be equipped with water, septic, and electric hookups. A porta-potty would be used at the tent sites. Access would be from an existing driveway off West Mountain Road, a public road. The applicants live on-site. The 20.9-acre site, addressed at 3731 West Mountain Road, is parcel RP18N02E247655 located in SE ¼ Section 24, T.18N, R.2E, Boise Meridian, Valley County, Idaho. Action Item. **Tabled from January 8, 2026.**

2. **C.U.P. 25-025 Intermountain Sports Rentals and Repair** – Request to 1) allow test-driving of equipment on 2-acres of parcel RP13N04E049005 and 2) Add shipping containers to approved site plan.

C.U.P. 25-025 was recently approved. The conditions of approval state no test driving on the site or along Gold Dust Road is allowed. The business owner would like to modify this condition to allow test driving within the two acres of the business site, not the entire parcel nor along the road. Commissioners concurred that there was previously testimony regarding noise and that the public needs the ability to weigh in on this possible change.

Commissioner Mabe moved to deny the modifications to C.U.P. 25-025 Intermountain Sports Rentals and Repair. Commissioner Schneider seconded the motion. Motion carried unanimously.

3. **Appeal of Administrative Decision to Allow continuing Nonconforming Setbacks in Harris Cove Subdivision Tax #69 in Lot 8 addressed at 2171 Lakeview Avenue. (Allow Systematic Demolition)** Action Item.

Director Herrick explained the appeal from the architect to allow systematic demolition and reconstruction of a home that does not conform with the setbacks along Payette Lake. The footprint would be maintained and footings would be changed. The request is to replace one wall of the building at a time. Director Herrick has met with the owner and architect. Director Herrick referred to the images in the submitted letter and the recently approved ordinance for riparian buffers. The grade increases away from the shoreline. According to the architect, moving the home to meet setbacks would require a change in the driveway location, removal of trees, and would be disruptive to the site. The request is to allow a remodel of one wall at a time, lift floors, and increase footings systematically instead of total demolition of the building. It appears that the same footprint would remain and the building height would increase.

Le Bennett, Bennett Architect INC, McCall, represented the property owner. The intent is to stay within the 50-ft highwater setback to reconstruct the home and not increase the footprint. The building height would increase to allow for greater ceiling heights and insulation. The footprint would not expand within the area that does not conforming with setbacks. Expansion of the footprint outside of the nonconforming area would still meet Valley County Code. The home was built around 1970. The homeowner owns property to the north that also has an existing home; driveway could be constructed access this property in the future. A garage may be added; setbacks would be met. The topography between the north and south lots is preventative to putting in a driveway with adequate grade, adding a driveway here would also result in the removal of many older trees.

The nonconforming structure can be remodeled and can stay there. There is nothing in code that says the overall height cannot be increased. Valley County Code does limit building height to 35-ft from existing grade.

The home is within the vegetative riparian buffer. The deck is less than 25-ft from Payette Lake. Improvements would be to the decks, not the structure of the home. The lower-level floor would remain as is; the ceiling height in the level would be raised from 8 feet to 9 feet. Then the main level building height would be increased. Mr. Bennett referred to the pictures; the pink lines would be the results.

Valley County Planning and Zoning Commission

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Ken Roberts, Chairman
Carrie Potter, Vice-Chair

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

MINUTES

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

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

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

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

C. OLD BUSINESS:

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

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

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

Chairman Roberts asked for the applicant's presentation.

9:43 p.m.

7. C.U.P. 25-025 Intermountain Sports Rentals and Repair: Brian and Cindy Patterson are requesting a conditional use permit for retail, rental, and repair of power sport equipment. The proposal includes an office, a 50-ft by 90-ft building, fencing, and landscaping. An individual well and individual septic system would be used. Access is from Gold Dust Road, a public road. The 80-acre parcel RP13N04E049005 is in the S ½ SE ¼ Section 4, T.13N, R.4E, 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 and displayed the site, GIS map, and site plan on the on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Fred Lindsey is opposed. (October 10, 2025)

Director Herrick recommended, if approved, a condition be added that test driving of equipment cannot occur on the property or on Gold Dust Road.

Chairman Roberts asked for the applicant's presentation.

Brian Patterson, Nampa, stated that he owns a small family business. The Cascade location currently has four locations with limited retail. He has been operating within the City of Cascade for 11 years and has struggled with keeping a location. The site he has been renting has been offered to another Cascade Building Supply; he will lose that lease in March 2026. There is not anyone else in the Cascade area renting similar product; Tackle Tom's rents some equipment for fishing. They work with the Sherrif's Office to make sure customers are not causing problems.

Based on previous comments from Staff, Mr. Patterson adjusted site plan from the original application. Business hours would be 9:00 a.m. – 6:00 p.m., employees would be at the site approximately an hour prior and 15 minutes afterwards. There are four (4) permanent employees; during the summer season, approximately 15-20 additional employees between Cascade and Nampa sites.

He is respectful of neighbors. He operates a similar business in the Nampa area and is surrounded by subdivisions; he has received no complaints. Equipment would not be operated on Gold Dust Road. Equipment would be trailed to and from the site. The business has many customers rent for multi-day periods; thus, the traffic impact is less. As noted in the supplemental letter he submitted, their were 22 customers during the busiest day in 2025. A place is needed for equipment by March 2026. Over the winter, there will be a couple of employees that will be doing maintenance and repair. No customers would be at the site until after the septic permit is obtained. Central District Health and Landmark Engineering have reviewed the site and do not expect trouble obtaining septic. No plumbing will be connected to the building until the septic and well are approved. He is not expecting any issues with the stormwater plan.

His intent is to break ground and start construction as soon as possible. In the spring a septic system would be added. Office space would be added by mid-June. Equipment will not be stored on property until after building is constructed.

Equipment would be stored outside on display, including in front of the building. A lot of the equipment would be stored within the fenced area. Equipment includes snowmobiles, boats, and trailers. Snowmobiles would not be used on the larger property, but would be operated within the two-acre southwest portion of the parcel. The irrigation ditch is greater than 200 feet

to the north. All equipment would be trailered from this site. He did research the property prior to purchase for wetlands and septic ability.

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 Schneider stated she had no issues. Chairman Roberts stated the proposal goes against the Comprehensive Plan of maintaining the rural atmosphere of Valley County and Valley County Code. It is a good and needed business but in the wrong location. Commissioner Potter stated the site is directly across from the Valley County Road Department and Weed Department site. Commissioner Potter's concern was ingress/egress, but this will be mitigated as all equipment will be trailered to the site. The building will be limited to the southwest corner of the parcel. Commissioner Schneider believes there will be road impacts, but these will be mitigated with a development agreement with the County Commissioners. Commissioner Schneider stated it would be different if there were residential uses immediately adjacent to the site. The proposal fits the current use to the south. Chairman Roberts stated, that if approved, there should be no test driving on site or Gold Dust Road. Noise was discussed, including loading and unloading equipment. Hours of operation shall be 8:00 a.m. – 6:00 p.m., seven days per week.

Commissioner Potter moved to approve C.U.P. 25-025 with the stated conditions.

COA: No test driving of equipment on site or Gold Dust Road right-of-way.

Revised COA # 15: Hours of operation are 8:00 a.m. to 6:00 p.m., seven days per week.

Commissioner Schneider seconded the motion. There was discussion of number of units; the application states a maximum of 40 units.

Commissioner Oyarzo, Commissioner Potter, and Commissioner Schneider voted in favor; Chairman Roberts voted in opposition. Motion carried.

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

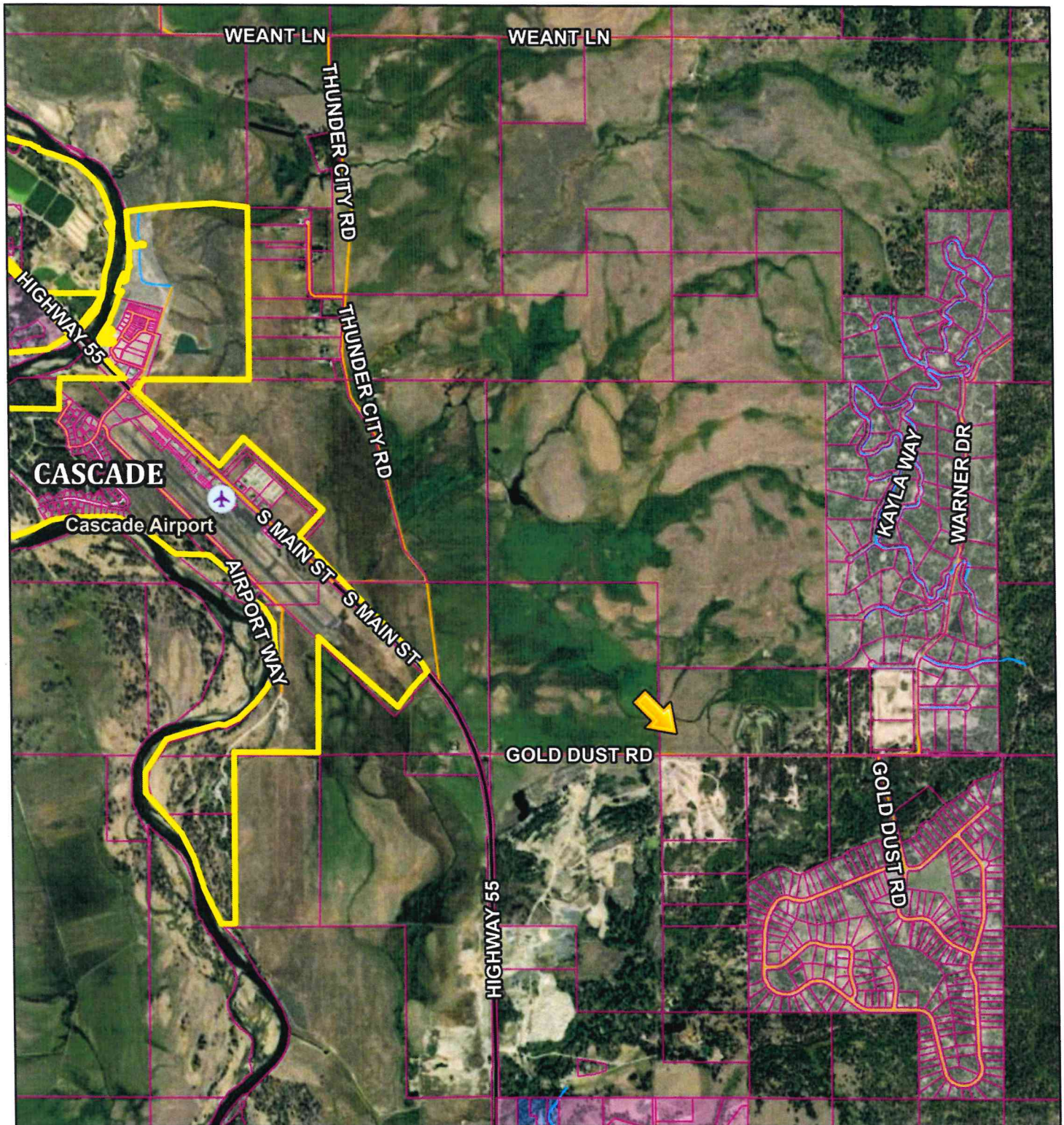
10:12 p.m.

E. OTHER:

1. Is Conditional Use Permit Needed for Additions to Northwest District of the Bible Missionary Church at 825 Elo Road, McCall? Action Item.

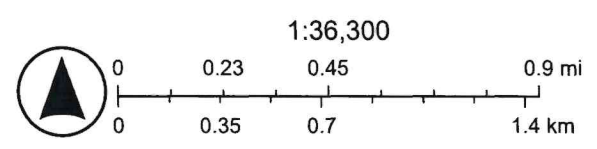
Director Herrick referred to the letter from the Church Camp. The use is currently "grandfathered" non-conforming use. The camp predates Valley County Code requiring a conditional use permit. The camp wants to add 10 to 12 recreational vehicle (RV) sites to the camp for staff in specific locations. There are some RV use already. The camp is currently only open during the summer season, not year-round. The site is not rented out. The Commissioners determined that the request would change the scope of the existing activity as it would increase the occupancy. Therefore, the Camp must apply for a conditional use permit to add RV sites.

C.U.P. 26-005 Location Map



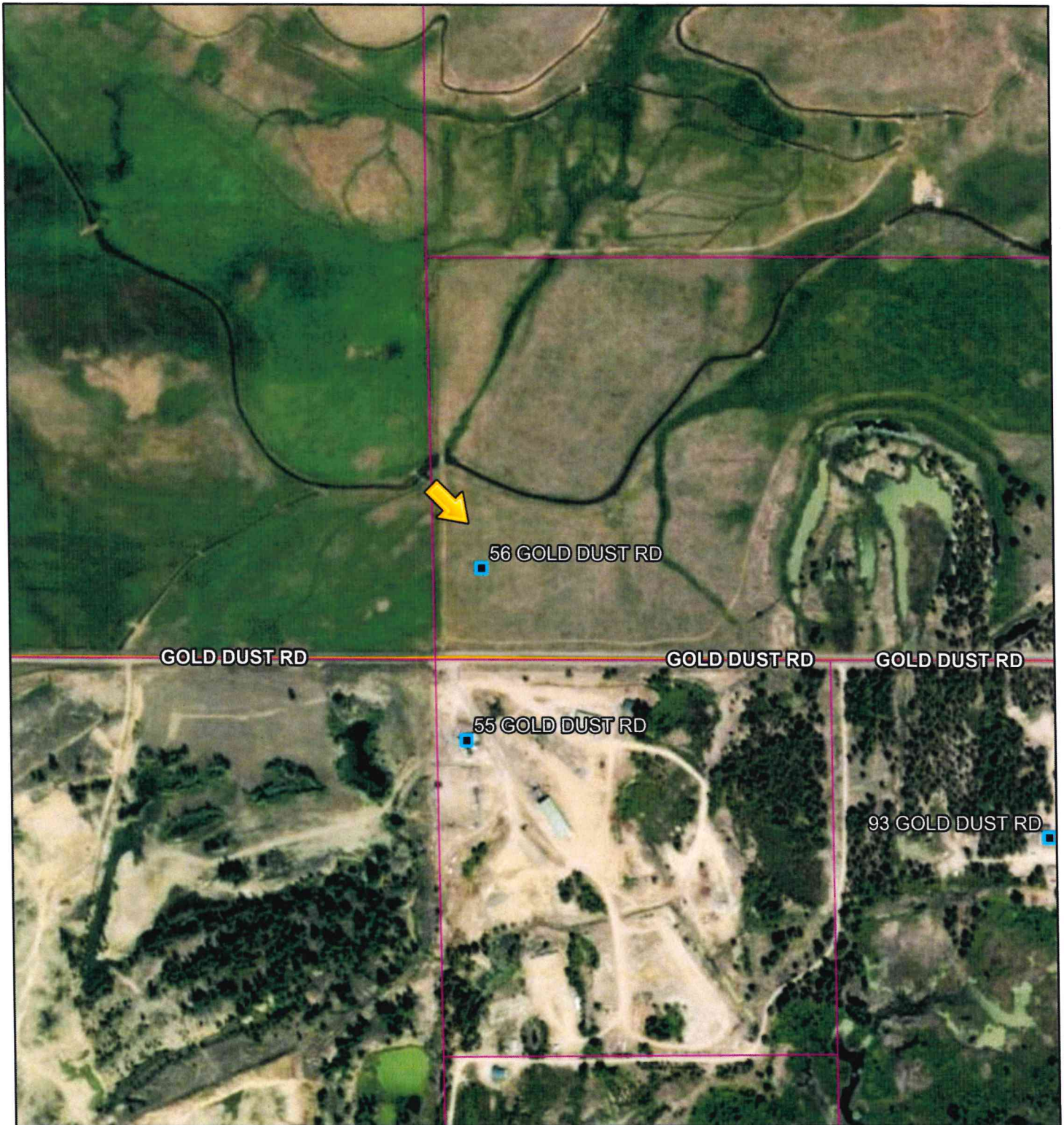
3/2/2026, 10:13:31 AM

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

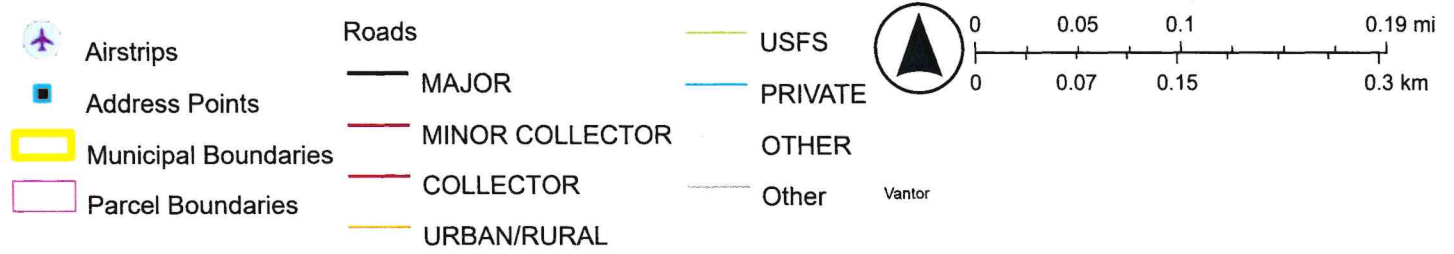


Earthstar Geographics

C.U.P. 26-005 Aerial Map



3/2/2026, 10:10:43 AM

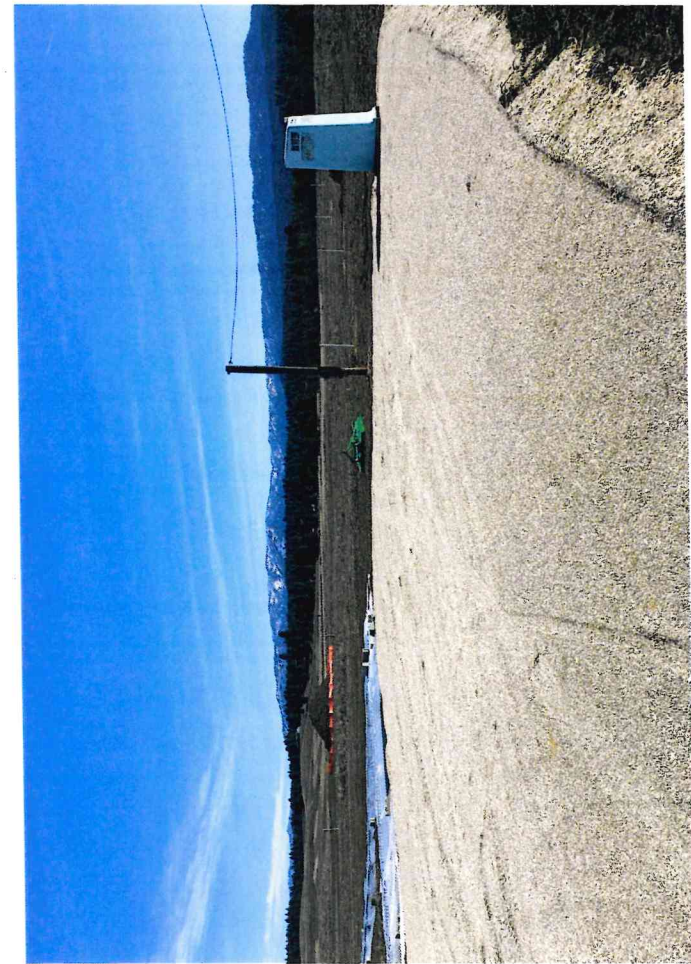
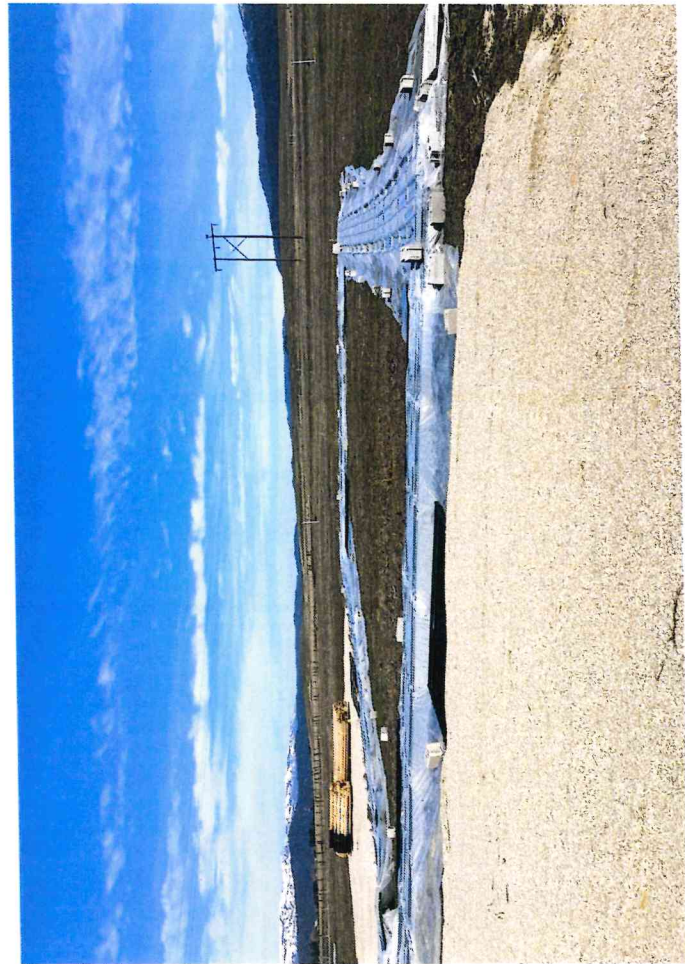
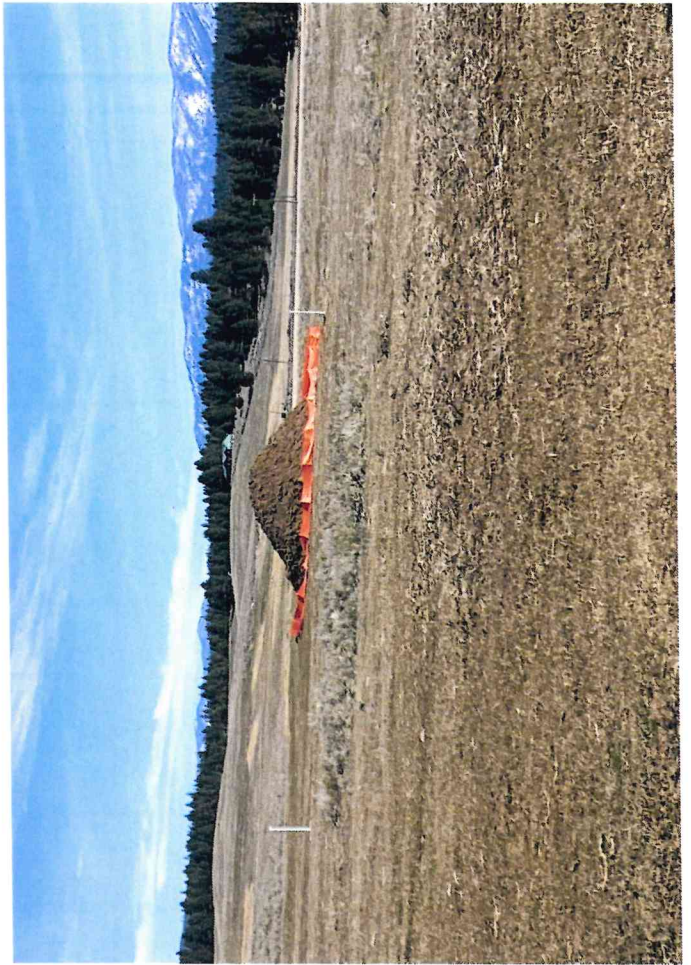


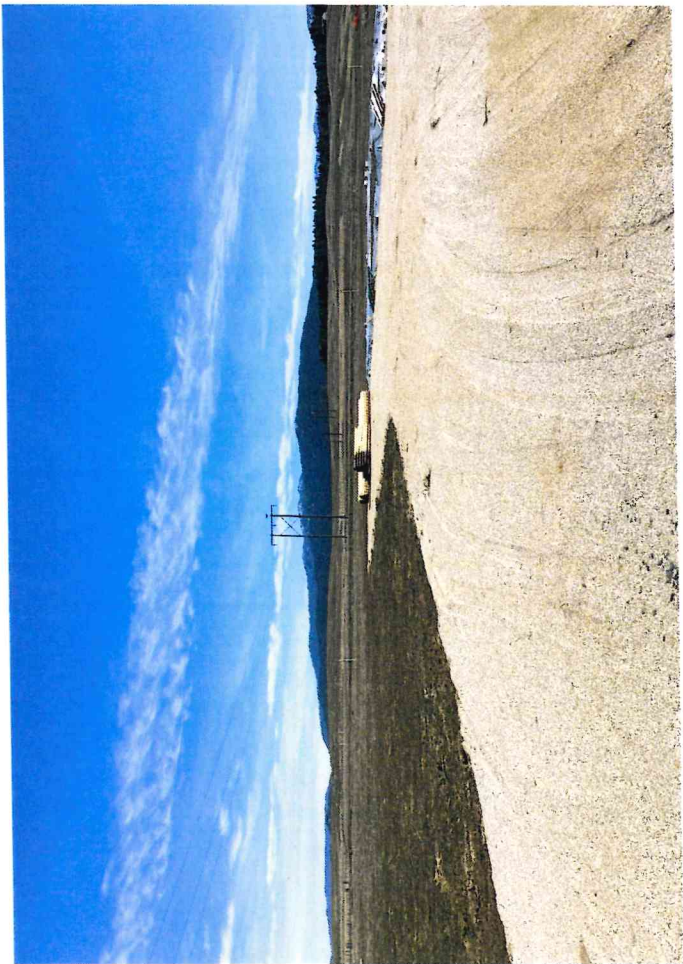
Google Maps – Aerial View



Looking Northerly from Gold Dust Road
(Source Google Maps – Street View, August 2024)







PLAT TITLE

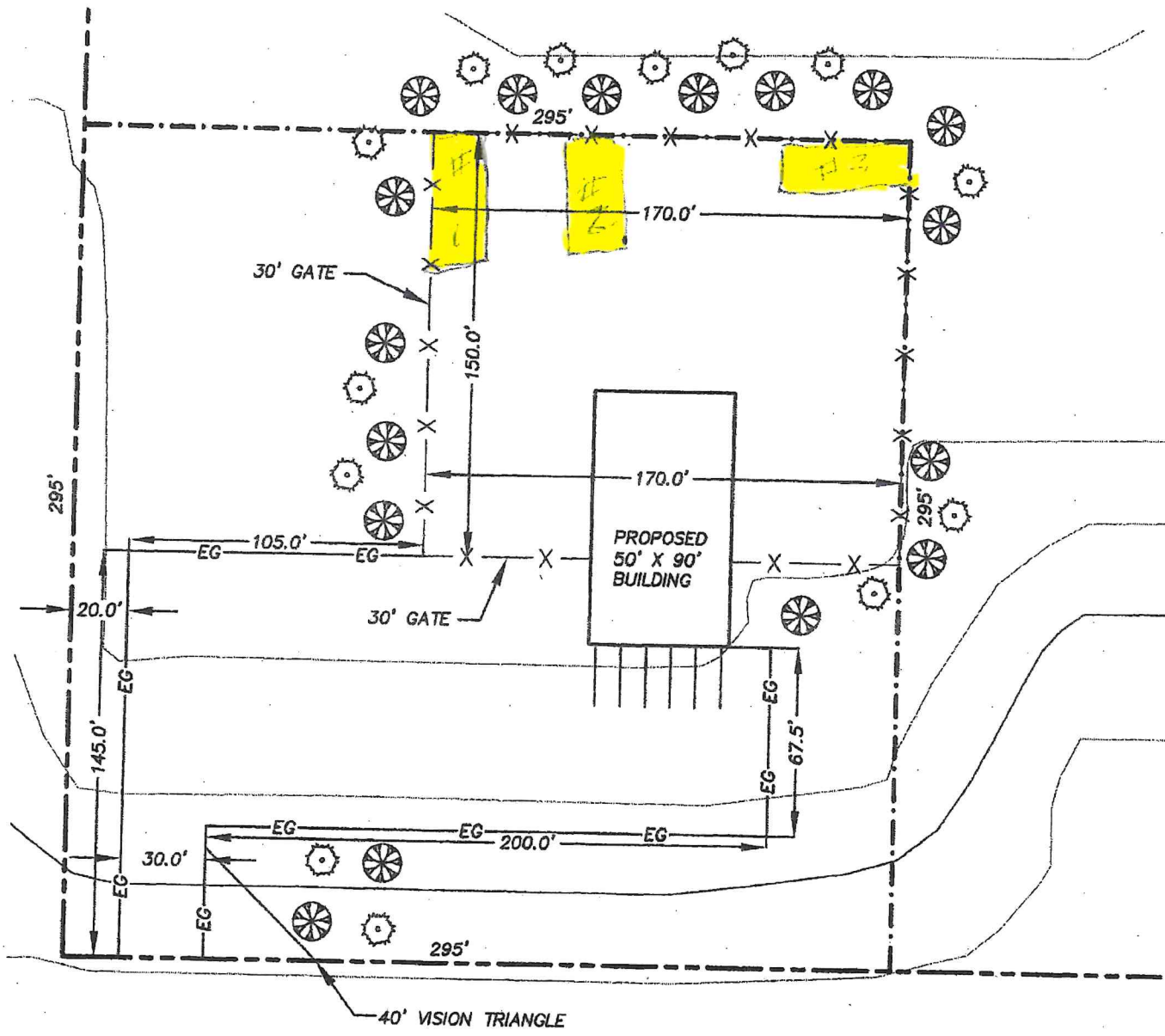
T W P . 1 3 N R O 4 E S E C . 0 4

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

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



This Drawing is to be Used for Reference Purposes ONLY. The County is NOT Responsible for Any Inaccuracies Contained Herein.



GOLD DUST ROAD



Valley County Transmittal
Division of Community and Environmental Health

- Return to:
- Cascade
 - Donnelly
 - McCall
 - McCall Impact
 - Valley County

Rezone # _____
 Conditional Use # CUP 26-005 Amendment to CUP 25-025
 Preliminary / Final / Short Plat _____
Intermountain Sports Rentals and Repair

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

Reviewed By: Brian Cooper
 Date: 3/27/26

Parametrix No. 314-4875-001

Kerstin Dettrich
Valley County Road and Bridge Director
520 South Front Street
P.O. Box 672
Cascade, ID 83611

Re: April 9, 2026, Planning and Zoning Commission Agenda Items

Dear Kerstin:

We have reviewed the items listed in the April 9, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the following comments for your consideration:

Old Business:

1. C.U.P. 25-032 McClellan/Smith Solar Panels

Not reviewed (No information attached).

2. SUB 25-021 Hummingbird Haven Subdivision – Preliminary and Final Plat

Not reviewed (No information attached).

New Business:

1. SUB 26-003 Green Acres Subdivision – Preliminary Plat

Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements to Vickery Court and Green Acres Drive (both private roads) are required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

All proposed roadways within the development shall meet the criteria outlined in the Valley County Minimum Standards for Private/Public Road Design and Construction. The proposed 26-foot width for Green Acres Drive does not meet the 28-foot minimum required by the Valley County Road Standards; therefore, a variance will be required.

A traffic impact study is not required for this 4-lot subdivision; however, a development agreement identifying public road impacts may be required.

2. C.U.P. 26-003 Lamon Solar Panels

The solar panels have already been installed so there are no new changes to site topography and no impacts to roads. Not reviewed.

3. C.U.P. 26-004 Maxton Short-Term Rental

Not reviewed (Postponed to May 14, 2026)



4. **C.U.P. 21-07 Jug Mountain Ranch Storage Units – Extension Request**
Extension request. Original CUP conditions and review apply.
5. **SUB 26-004 Orange Sky Subdivision – Preliminary Plat**
Not reviewed (Postponed to May 14, 2026)
6. **SUB 26-005 Pine Creek Ranck South Subdivision – Preliminary Plat**
Not reviewed (Postponed to May 14, 2026)
7. **C.U.P. 21-05 Lake Fork Industrial Center – Extension Request**
Extension request. Original CUP conditions and review apply.
8. **C.U.P. 26-005 Amendment to C.U.P. 25-025 Intermountain Sports Rentals and Repair**
Placement of the containers does not require site grading and drainage plans. No further review required.

Final Plats:

1. **C.U.P. 24-13 Saddle Rock Subdivision Phase 4 – Final Plat**
Further review not required.
2. **C.U.P. 24-02 River Fork Ranch – Final Plat**
Further review not required.
3. **SUB 25-04 Herrick North – Final Plat**
Further review not required.

Please contact me if you have any questions.

Sincerely,

Parametrix



Paul Ashton, PE





March 16, 2026

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

Subject: VC PZ Commission - April 9, 2026

Dear Cynda Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:

<https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

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

1. AIR QUALITY

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

2. WASTEWATER AND RECYLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.

- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

4. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.

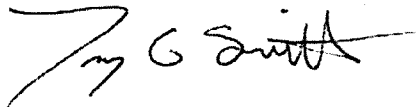
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
 - The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
 - The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
 - For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.
- 5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION**
- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
 - **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
 - **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
 - **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
 - For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

6. ADDITIONAL NOTES

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

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

Sincerely,



Troy Smith
Regional Administrator