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**STAFF REPORT**  
Conditional Use Permit Application 21-11  
Valley Wide Country Store

**HEARING DATE:** June 17, 2021  
**TO:** Planning and Zoning Commission  
**STAFF:** Cynda Herrick, AICP, CFM  
**APPLICANT/** Joseph Carson  
Valley Wide Cooperative  
2114 N 20th Street  
Nampa, ID 83687  
**OWNER:** Robert & Jean Goff  
P.O. Box 1984  
McCall, ID 83638  
**REPRESENTATIVE:** Kyle Hickman  
Crestline Engineers  
P.O. Box 2330  
McCall, ID 83638  
**LOCATION/SIZE:** 14014 Highway 55  
RP18N03E331807  
SENE Sec. 33, T.18N R.3E, Boise Meridian, Valley County, ID  
18 acres  
**REQUEST:** Mixed retail store, fuel sales, convenience store, farm store, and  
restaurant  
**EXISTING LAND USE:** Rural Parcel with existing storage sheds

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**BACKGROUND:**

Valley Wide Cooperative is requesting approval of a conditional use permit for a mixed retail store, fuel sales, convenience store, farm store, and restaurant.

The building would be approximately 23,900 sq.ft. on the first floor. About 1/3 of the main building footprint will accommodate a second floor with administrative offices, storage, and a mechanical area. The total building will include approximately 30,000 sq.ft. Fenced open-storage is requested. A covered storage area may be added.

Underground power, a public well, and a septic system are proposed. Two access points are proposed from Highway 55. The 18-acre site is addressed at 14014 Highway 55. A gas pump pricing signs is proposed adjacent to Highway 55.

Additional amenities may include pond with walking paths, sports fields, indoor/outdoor seating, RV fueling and accessories, and water & air for vehicles and RVs.

On June 1, 2021, additional application information was submitted. There are no changes to the preliminary design or concept.

1. Preliminary floor plans, schematic elevations, materials, and views.
2. Revised application drawings to include new aerial image and topographic contours.

The site has previously been approved for:

- C.U.P. 94-9 Frontier Days – Rodeo
- C.U.P. 96-5 Frontier Days – Rodeo
- C.U.P. 02-08 Dock Construction & Storage

#### **FINDINGS:**

1. Application was made to Planning and Zoning on April 30, 2021.
2. Potentially affected agencies were notified on May 11, 2021. Neighbors within 300 feet of the property lines were notified by fact sheet sent May 11, 2021. The application and notice were posted on the Valley County website “Public Hearing Information” on May 11, 2021.
3. The meeting date was changed to June 17, 2021. Both the applicant and representative were notified and agreed to the meeting date change. Legal notice was published in the Star News on May 27, 2021 and June 3, 2021. Potentially affected agencies were notified on May 26, 2021. Neighbors within 300 feet of the property lines were notified by fact sheet sent May 26, 2021. The site was posted on May 27, 2021. The revised agenda was posted on the Valley County website “Public Hearing Information” on May 26, 2021.
4. Agency comment received:

Central District Health stated there are issues with poor soils and high ground water at this site. CDH is working with the Engineer to see if a solution for the septic can be reached, but it is not looking good at this time. (May 12, 2021)

Idaho Department of Transportation replied that they had not received a Traffic Impact Study for this site (May 11, 2021)

Garrett deJong, McCall Fire & EMS Fire Chief replied June 4, 2021.

- In lieu of meeting the fire flow requirements in Appendix B of the 2018 International Fire Code: a minimum of 30,000 gallons of water shall be provided for fire

protection, installed in accordance with NFPA 22, inspected, and made operable prior to building construction.

- Because of the building size and use, it is required to have a monitored automatic fire sprinkler system installed and must have its own temporary water supply.
- A KNOXZ box is required.
- Fire extinguishers with a minimum rating of 2-A shall be located within 75 feet of travel distance throughout the building.
- Any security gates must have an approved emergency means of operation.

Lake Irrigation District stated that this property is within the Lake Irrigation District and does have district water assigned to it.

- A delivery ditch and easement run through the property.
- An irrigation easement includes the irrigation facility and enough land along banks to allow access for operation, cleaning, maintenance, and repair. Idaho statute 42-1209 prohibits the placement of any encroachment within an easement without approval from the irrigation district.
- Any water run-off from pavement, etc., cannot enter into an irrigation facility/ditch by law. (June 8, 2021)

5. Neighbor comment received:

Linda Paul Thompson, 14030 Hideaway Court, is opposed. The Irrigation Plan and Weed Control Agreement are incomplete. She is concerned with increasing the bottleneck of traffic that already exists. The noise and lighting will impact her neighborhood. No environmental information was provided concerning noise, mechanical waste, and air pollutions caused by large trucks. Large gas stations which support semi-trucks already exist in Lake Fork, New Meadows, and Cascade. Retail businesses south of town will impinge on small businesses that exist in and around McCall.

6. Physical characteristics of the site: relatively flat

7. The surrounding land use includes:

North: C.U.P. 12-10 McCall Donnelly School District Transportation Facility;  
C.U.P. 18-06, 20-08, & 20-14 – Rocky Mountain Crane / Pinetop Office; and  
C.U.P. 17-09 Kesler Storage

South: Single-family Residential

East: Single-family Residential and Agricultural

West: C.U.P. 87-4 High Mountain Cabinets, C.U.P. 12-11 ASAP Portables, Agricultural, and Rural Residential Parcels

8. Valley County Code (Title 9) in Table 9-3-1. This proposal is categorized under:

- 5. Commercial Uses c. Service Businesses

### **9-5-1: GENERAL PROVISIONS:**

A. Standards And Procedures: This chapter contains standards and procedures for those uses which may be incompatible with permitted uses in the multiple use district of the county and, therefore, are subject to review and evaluation by the commission and the public. Conditional uses may be allowed only after proper application, review, approval, and mitigation of impacts through conformance with the conditions of approval.

B. Conditional Uses Enumerated: Conditional uses are listed in section 9-3-1, table 3-A of this title, and in section 9-5-4, table 5-A of this chapter. If a land use is proposed which is not provided for within section 9-3-1, table 3-A of this title its status as a permitted or a conditional use shall be determined by the planning and zoning commission based upon its similarity and dissimilarity to uses that are listed, particularly with respect to its visual attributes, its demand for public services and facilities, and its external impacts or imposition upon adjacent properties (the latter determined with regard to the permitted uses on that adjacent property. (Ord. 10-06, 8-23-2010)

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

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

### **9-5A-2: ROADS AND DRIVEWAYS:**

E. Access To Highway 55: Access to Highway 55 shall be limited at all locations and may be prohibited where other access is available. An access permit from the Idaho transportation department may be required. (Ord. 10-06, 8-23-2010)

### **9-5A-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. (Ord. 10-06, 8-23-2010)

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

##### **A. Purpose And General Regulations:**

###### **1. Introduction:**

a. This section provides minimum standards for landscaping, walls, screening devices and lighting so as to promote the general welfare of the community. This is accomplished by encouraging the creation of an attractive appearance as well as screening from view any and all uses which may be unattractive to public view. Landscaping materials, including ground covers, shrubs and trees not only improve appearance, but also facilitate control of erosion, reduction of dust and glare, and visually soften building masses. Additionally, walls and screening devices allow for separation and aid in buffering incongruous and intense activities. Used together, landscaping, walls, screening devices and lighting help ensure privacy, aid in promoting logical land development and enhance property values.

b. The county encourages the use of low water plant material in such a way that a lush appearance is presented. Plant material that is high in pollen production is discouraged. Also, extreme care should be exercised when using plants that are known to be poisonous. Noxious weeds shall not be used.

c. Plants should be placed in such a way as to maximize survivability (i.e., low water use plants should not be placed in drainageways, and the use of frost tender plants should be limited to accent locations, not primary focal points).

###### **3. General Regulations 1 :**

a. Applicability: The provisions of this subsection A3 shall apply to all new buildings, all new uses of land, and any addition to existing buildings and uses requiring a conditional use permit. Maintenance requirements of this section shall apply to all sites and uses where a conditional use permit was issued.

b. Site Plan And Landscape Plan: The approved site plan and landscape plan shall be a part of the conditional use permit.

###### **c. Installation Of Walls, Screening Devices And Lighting:**

(1) Required Prior To Issuance Of Occupancy Permit: Prior to issuance of an occupancy permit, the walls, screening devices and lighting shall be installed in accordance with the approved construction plans.

(2) Cash Deposit Or Letter Of Credit In Lieu Of Installation: In lieu of the installation of plant material or public art prior to issuance of an occupancy permit, a cash deposit or an irrevocable letter of credit in an amount guaranteeing the complete installation of the plant material or public art within six (6) months may be accepted by the administrator. Failure to install the material in the six (6) month time period shall result in the forfeiture of the deposit or bond, and deemed to be a violation of this section.

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.

e. **Landscape Areas In Public Right Of Way:** Any landscape areas in the public right of way shall meet these requirements. A permit is required prior to any work.

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.

g. **Naturally Occurring Vegetation:** Naturally occurring vegetation in good condition and conforming with the goals for landscaping herein can be included as essential parts of the plan. The boundary of groves or masses of trees can be shown on the plan in lieu of showing the location of each individual tree.

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:

a. **Multi-Family Use:** Each site for a proposed multi-family use shall have a minimum of thirty percent (30%) of the net site/lot area in landscaping.

b. **Service/Commercial Use:** Each site for proposed service/commercial use shall have a minimum of fifteen percent (15%) of the net site/lot area in landscaping.

c. **Industrial Use:** Each site for a proposed industrial use shall have a minimum of ten percent (10%) of the net site 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.

2. **Future Commercial And Industrial Development:** Future commercial and industrial development sites shall be landscaped in the first phase of construction, unless a phased plan is approved by the commission.

3. Uses Adjacent To Multi-Family Residential Development: Fifteen (15) gallon size trees (of a nondeciduous variety) fifteen feet (15') on center shall be planted along any property lines of parcels developed for multi-family, commercial, office, or industrial uses which are adjacent to or separated by an alley from a multi-family residential development. Minimum width of landscape buffer shall be six feet (6') clear. For commercial/industrial users of over fifty thousand (50,000) square feet, see subsection B5 of this section.

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

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

A. Substituted For Planting Screens: Fencing may be substituted for planting screens subject to the approval of the staff and the commission.

B. Separation Or Screening: Fencing shall be installed to provide separation or screening as specified in the site or development standards for the specific use. A sight obscuring fence required by the commission for any conditional use shall be stained or painted a single solid color, shall not be used for advertising, and shall be maintained in good repair.



D. Random Entry: Fencing shall be installed to secure against random entry into hazardous areas or operations.

E. Construction And Materials: Fence construction and materials shall be in accordance with commonly accepted good practices to produce a neat appearing durable fence. The location, height, and materials used for constructing a fence shall be approved by the commission and specified in the conditional use permit. Fences required for any conditional use shall be maintained in good repair.

G. Obstruction Of Vision: Sight obscuring fences, hedges, walls, latticework, or screens shall not be constructed in such a manner that vision necessary for safe operation of motor vehicles or bicycles on or entering public roadways is obstructed. (Ord. 10-06, 8-23-2010)

#### **9-5A-6: UTILITIES:**

A. Direct Access Required: All lots or parcels, for or within conditional uses, shall be provided, or shall have direct access to, utility services including telephone, electrical power, water supply, and sewage disposal.

B. Central Water Supply And Sewage Systems: Central water supply and sewage systems serving three (3) or more separate users shall meet the requirements of design, operation, and maintenance for central water and sewage systems in the subdivision ordinance.

C. Probability Of Water Supply: Probability of water supply, as referred to in subsection A of this section, can be shown by well logs in the general area or by a determination of a professional engineer, hydrologist, or soil scientist.

D. Individual Septic Systems: If individual septic systems are proposed to show compliance with sewage disposal requirements in subsection A of this section, sanitary restrictions must be lifted on every lot prior to recordation unless it is designated as a lot where a building permit will never be issued for a residential unit, such as pasture lot, common area, open space, or a no build lot.

E. Easements Or Rights Of Way: Easements or rights of way shall be set aside or dedicated for the construction and maintenance of utilities in accordance with the provisions of the subdivision ordinance.

F. Utility Plan: A utility plan showing the schedule of construction or installation of proposed utilities shall be a part of the conditional use permit. (Ord. 10-06, 8-23-2010)

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

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

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

A. Purpose: These regulations are intended to establish standards that ensure minimal light pollution, reduce glare, increase energy conservation, and maintain the quality of the county's physical and aesthetic character.

B. Applicability: These standards shall apply to all outdoor lighting including, but not limited to, search, spot, or flood lights for:

1. Buildings and structures.
2. Recreational areas.
3. Parking lot lighting.
4. Landscape lighting.

5. Signage.
6. Other outdoor lighting.

C. Standards:

1. Prevention Required: All exterior lighting shall be designed, located and lamped in order to prevent:

- a. Over lighting or excessive lighting.
- b. Energy waste.
- c. Glare.
- d. Light trespass.
- e. Skyglow.

2. Turn Off Required: All nonessential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.

4. All Other Outdoor Lighting: All other outdoor lighting shall meet the following standards and at a minimum the standards in title 6, chapter 2 of this code: (Ord. 17-02, 2-13-2017)

- a. The height of any light fixture or illumination source shall not exceed twenty feet (20').
- b. All lighting or illumination units or sources shall be hooded or shielded in a downward direction so they do not produce glare or cause light trespass on any adjacent lot or real property as depicted in section 9-5-4 of this chapter.
- c. Lights or illumination units shall not direct light, either directly or through a reflecting device, upon any adjacent lot or real property. Lighting should not illuminate the sky or reflect off adjacent water bodies or produce glare or cause light trespass on any adjacent lot or real property.
- d. External lighting of the face of signs shall be placed above the sign and shielded and directed in a manner that the illumination source shall not be visible from any adjacent lot or real property. Sign lighting shall not reflect or glare beyond the face of the sign and immediately below the sign 1.

5. **Parking Areas, Walkways Or Similar Uses:** All outdoor lights used for parking areas, walkways, and similar uses mounted on poles eight feet (8') or greater in height shall be directed downward. The light source shall be shielded so that it will not produce glare or cause light trespass on any adjacent lot or real property.

6. **Searchlights:** Searchlights shall only be operated for special events or grand openings for a maximum of one week. Searchlights shall not be operated on residential or agricultural property.

7. **Mercury Vapor Lights:** The installation of mercury vapor lamps is hereby prohibited.

8. **Flashing, Intermittent Or Moving Lights Prohibited:** Flashing or intermittent lights, lights of changing degree of intensity, or moving lights shall not be permitted. This subsection shall not be construed so as to prohibit the flashing porch light signal used only while emergency services are responding to a call for assistance at the property, or holiday lights.

9. **Industrial And Exterior Lighting:** Industrial and exterior lighting shall not be used in such a manner that produces glare on public highways and neighboring property. Arc welding, acetylene torch cutting, or similar processes shall be performed so as not to be seen from any point beyond the property line. Exceptions will be made for necessary repairs to equipment.

10. **Sensor Activated Lights:** Sensor activated lights, provided:

- a. They are located in such a manner as to prevent glare and lighting onto properties of others or into a public right of way.
- b. They are set to only go on when activated and to go off within five (5) minutes after activation has ceased.

c. They shall not be triggered by activity off the property.

12. Outdoor Lighting Plan: All applications for a conditional use permit shall include an outdoor lighting plan for the entire site which indicates how the above standards are to be met. The approved permit shall be a part of the conditional use permit and/or the building permit. (Ord. 10-06, 8-23-2010)

#### **9-5B-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. (Ord. 10-06, 8-23-2010)

#### **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.

C. Wood Burning Devices: Wood burning devices shall be limited to one per site. Wood burning devices shall be certified for low emissions in accordance with EPA standards. (Ord. 10-06, 8-23-2010)

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

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

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

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

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

#### A. Minimum Lot Area:

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

#### B. Minimum Setbacks:

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.

#### 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.

3. Parking spaces for service businesses shall be provided as follows:

<u>Use</u>	<u>Required Spaces</u>
Gas and service stations	1 for each 2 gas pumps and 2 for each service bay
Motel, hotel, etc.	1 per sleeping room, plus 1 for each 2 employees
Restaurant	1 for each 200 square feet of gross floor area
Other service business	To be determined by staff

### SUMMARY:

Compatibility Rating: Staff's compatibility rating is a +22 1/2.

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

### Staff Comments:

1. If the sign with gas prices needs to be a specific type, it should be part of the conditional use permit. Digital reader signs are not allowed.

2. Where is your snow storage?
3. Will need to work with Lake Irrigation District concerning irrigation ditch.
4. What type of exterior lighting is proposed? An exterior lighting plan is required.
5. Will gas tanks be accessible 24/7 and will they have a lighted canopy? If a canopy lights should not protrude below the canopy and cannot exceed 3000 Kelvin.
6. You will need to discuss fire protection and possibility of sprinklers with the fire department and building official.
7. What will you do with the existing structures?
8. Will the 6' tall chain link fence have slats and if so what color?
9. What items will be stored outside?
10. Where will the sports field and walking paths be located?
11. Will parking areas be screened?

#### **ATTACHMENTS:**

- Conditions of Approval
- Blank Compatibility Evaluation Form
- Compatibility Evaluation
- Vicinity Map
- Aerial Map
- Assessors Plat – T.18N R.3E Section 33
- Record of Survey 2-110
- Site Plan – Original Submittal
- Additional Submittal from Applicant – June 1, 2021
- Pictures of Site taken May 27, 2021
- Responses

#### **Conditions of Approval**

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit. This includes recreation uses and outdoor storage.

3. The use shall be established by December 31, 2023, or this permit shall be null and void.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. Must comply with requirements of the McCall Fire & EMS District. A letter of approval is required.
6. Must comply with requirements of the Lake Irrigation District. A letter of approval is required.
7. Lighting must comply with Valley County Standards. A lighting plan is required.
8. The site must be kept in a neat and orderly manner.
9. The site grading and stormwater management plan shall be approved by the Valley County Engineer prior to excavation of the site. The fee for engineering review shall be reimbursed at 105%.
10. A wetland delineation shall be required.
11. Must have approval from Idaho Transportation Department prior to any changes to the property.
12. Must have approval of the septic systems prior to issuance of any building permits.
13. Approval will be required from Idaho Dept. of Water Resources prior to construction of the pond.
14. Landscaping shall be placed prior to occupancy of the building and must be maintained. Trees shall be of the size required by Valley County Code.

**END OF STAFF REPORT**

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

A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.

### B. Purpose; Use:

1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.
2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.

### C. General Evaluation: Completing the compatibility questions and evaluation (form):

1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:

Plus 2 - assigned for full compatibility (adjacency encouraged).

Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).

0 - assigned if not applicable or neutral.

Minus 1 - assigned for minimal compatibility (adjacency not discouraged).

Minus 2 - assigned for no compatibility (adjacency not acceptable).

2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:

x4 - Indicates major relative importance.

x3 - Indicates above average relative importance.

x2 - Indicates below average relative importance.

x1 - Indicates minor relative importance.

D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.

### E. Terms:

**DOMINANT ADJACENT LAND USE:** Any use which is within three hundred feet (300') of the use boundary being proposed; and

1. Comprises at least one-half ( $1/2$ ) 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

MATRIX FOR RATING QUESTIONS 1, 2, and 3																							
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
1. AGRICULTURAL		+2	-1	-2	-2	-2	-2		+1	+1	+1	+2	+1	+1	-1	-1	-1	+2	-1	-2	+1	+2	+2
2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+2	+1	-1	+2	+1	-2	-2
4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2		+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
7. P.U.D., RES.																							
8. REL., EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1		+1	+1	-1	+2	-2	-1	-1	+2	+2	+1	+1	-1	+1	-2	-1
9. FRAT or GOVT	+1	+1	+1	+1	+1	+1	+1	+1		+1	-1	+2	-2	-1	-1	+1	+1	+1	+1	-1	+1	-2	-2
10. PUBLIC UTIL. (1A-3.1)	+1	-1	-1	-1	-1	-1	-1	+1	+1		+1	+1	-1	+1	+1	+1	-1	+1	+1	+1	+1	+2	+2
11. PUBLIC REC	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1	+1	+1	+1	+2	+1	+1	+1	+2	+1	+1
12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	+1
13. LANDFILL or SWR. PLANT	+1	-2	-2	-2	-2	-2	-2	-2	-2	-1	-1	+1		-1	-1	-2	-2	-2	-2	-1	+2	+2	+2
14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1		+1	+1	+1	+2	+1	+2	+2	-1	+1
15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	+1	-1	+1		-2	-2	-1	-2	-2	+2	-1	+1
16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2	+1	-2		+1	+2	+2	+1	+2	-1	-1
17. RESIDENCE BUS.	+2	+2	+2	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2	+1	-2	+1		+1	-1	+1	+1	-2	-2
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1		+2	+2		+1	+1
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2	+2	-1	+2		+1	+2	-2	-2
20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+2	-2	+1	+1	+2	+1		+2	-2	+1
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2	+2	+2	+2		+1	+1
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	+2	-1	+1	+2	-1	-1	-1	-1	-1	-2	-2	+1		+2
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2	+1	+1	+1	-1	-1	-2	-1	+1	+2	23



## 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.

# Compatibility Questions and Evaluation

Matrix Line # / Use: 18

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?

Commercial

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

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

S.F. Residential

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

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

Commercial, S.F. Residential, Agricultural

## Site Specific Evaluation (Impacts and Proposed Mitigation)

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

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?

Yes, it is large enough, but sits below residential area. it has no trees

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

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

Yes, bus barns + storage

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

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

No, there will be a service type business traffic.

(+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 impact, no fire, etc.

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

Yes, will affect 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, will increase tax revenue

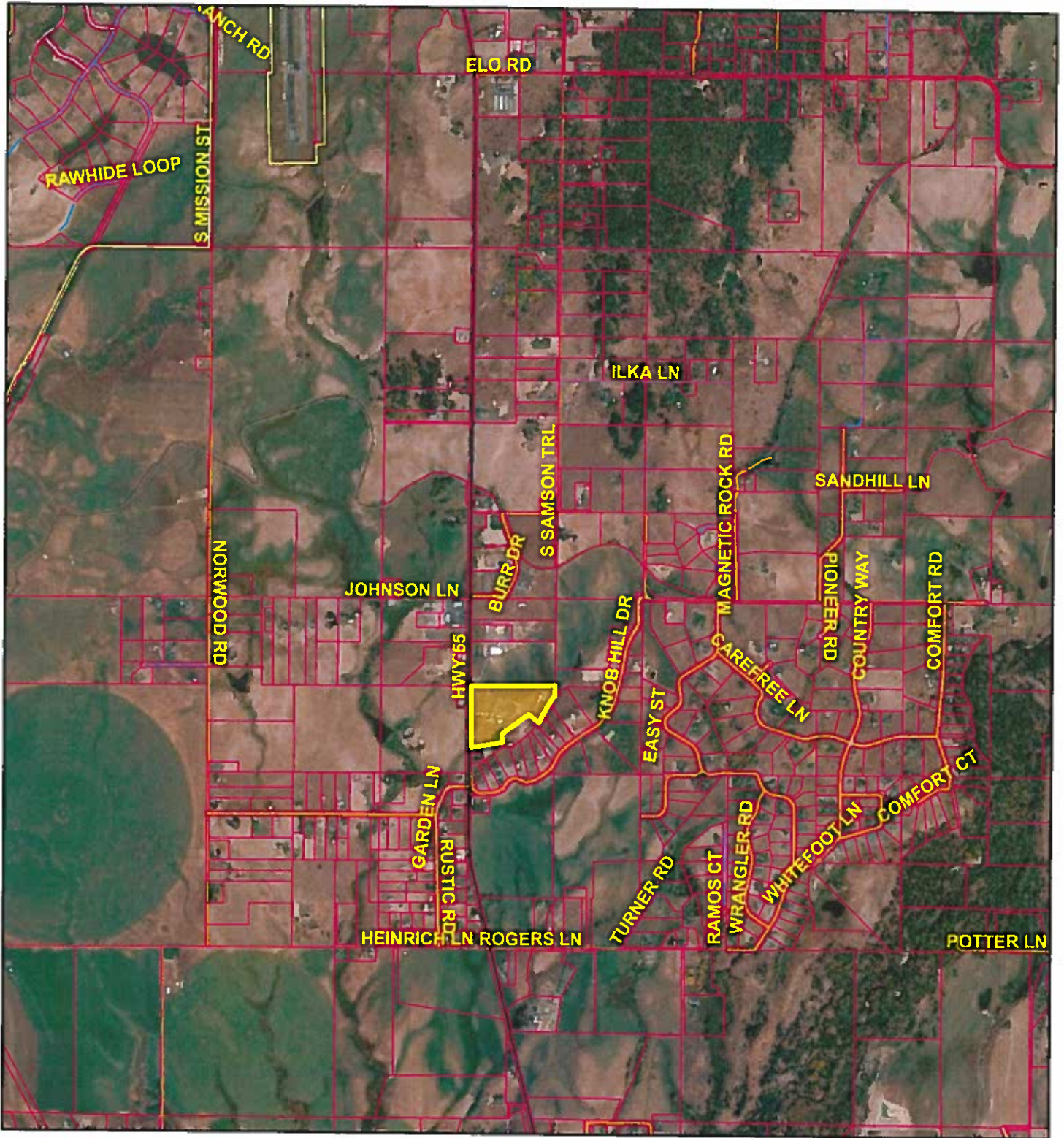
Sub-Total (+) 24 1/2

Sub-Total (--) 2

Total Score +22 1/2

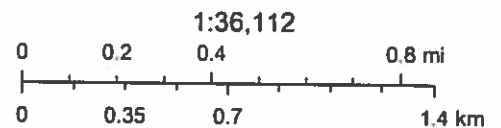
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

# C.U.P. 21-11 at 14014 Highway 55



4/30/2021, 3:03:15 PM

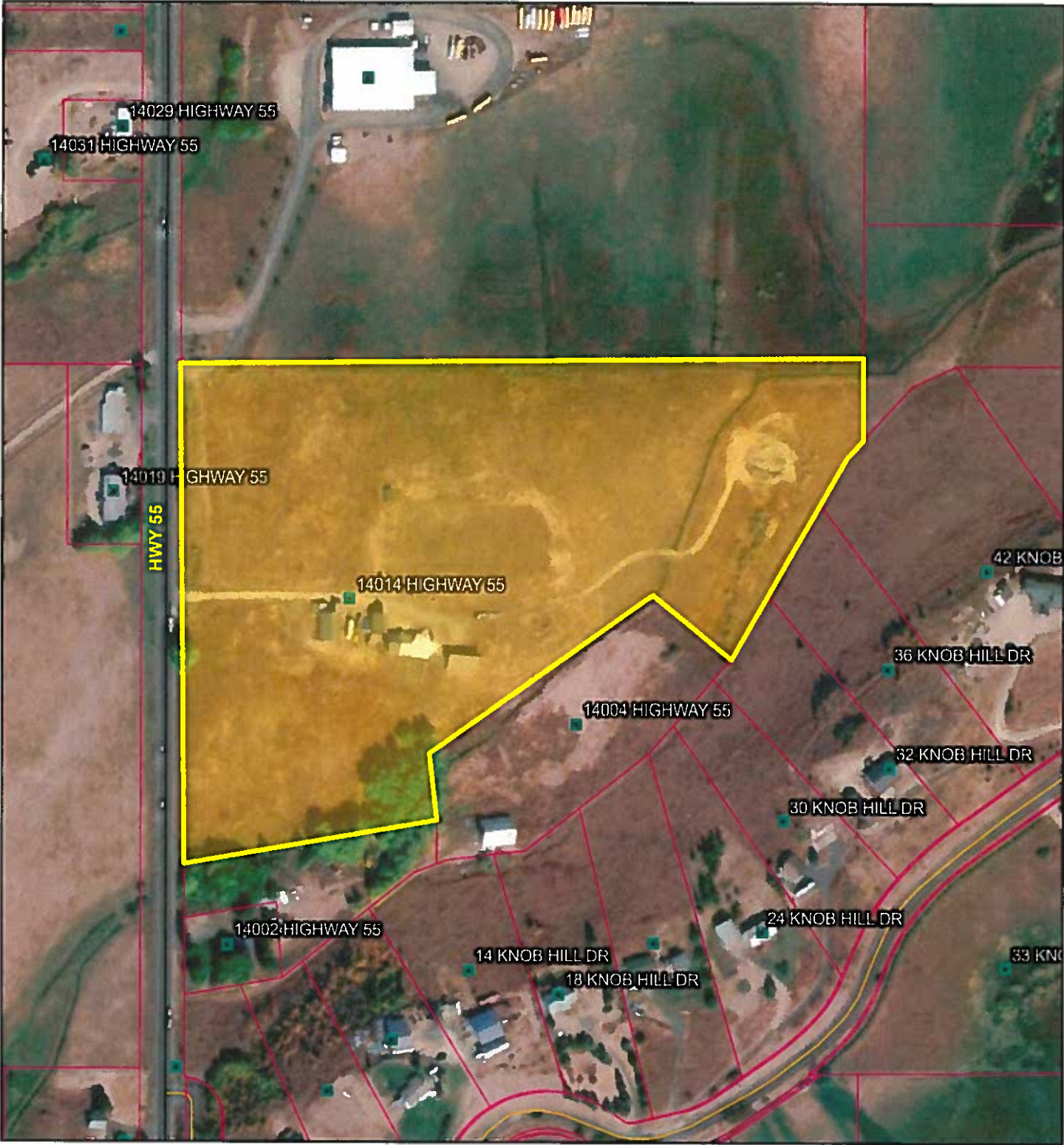
- Municipalities
- Parcel Boundaries
- All Road Labels
- Roads
  - MAJOR
- COLLECTOR
- URBAN/RURAL
- PRIVATE
- OTHER



Maxar



# C.U.P. 21-11 at 14014 Highway 55



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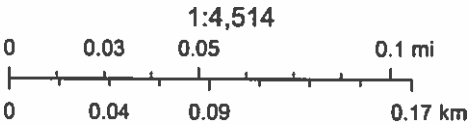
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Addresses

All Road Labels
- Roads

MAJOR

URBAN/RURAL




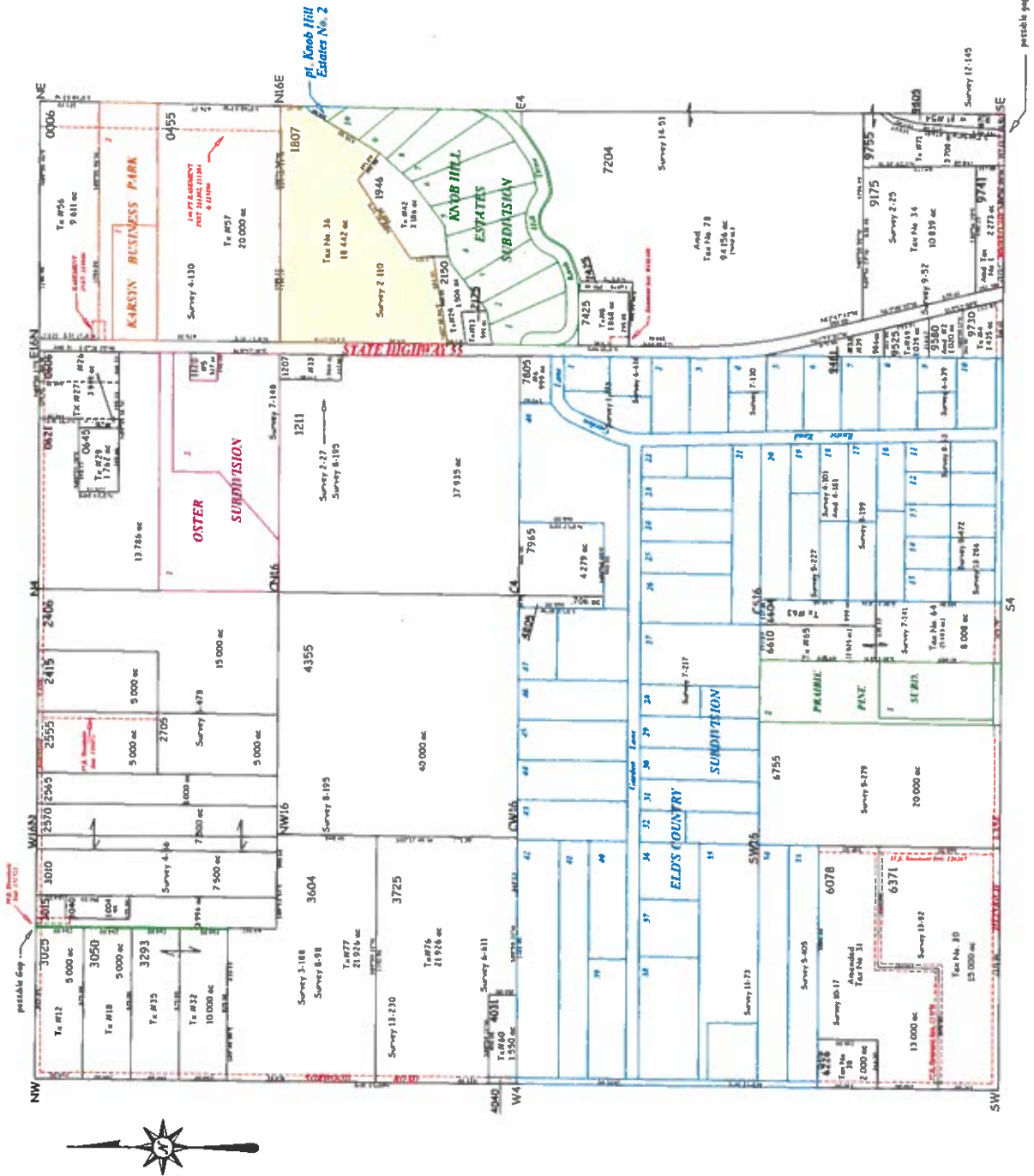
Maxar

PLAT TITLE

T W P . 1 8 N R O S E S E C . 3 3

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

Filename:  
Valley County Base Map  
State:   
Date: 3/23/2021  
Drawn by: L. Frederick



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

88-27 Found brass cap  
33-34 RLS 906

Book 2, Page 110  
of Records of Survey.  
Instrument No. 15323

Filed and recorded at the request of John Kerr  
137 object P. M. No. 20<sup>th</sup> day of January, 1986  
By John Kerr  
Deputy  
Ex-Officio Auditor and Recorder  
Valley County, Idaho

Page 3 of 162

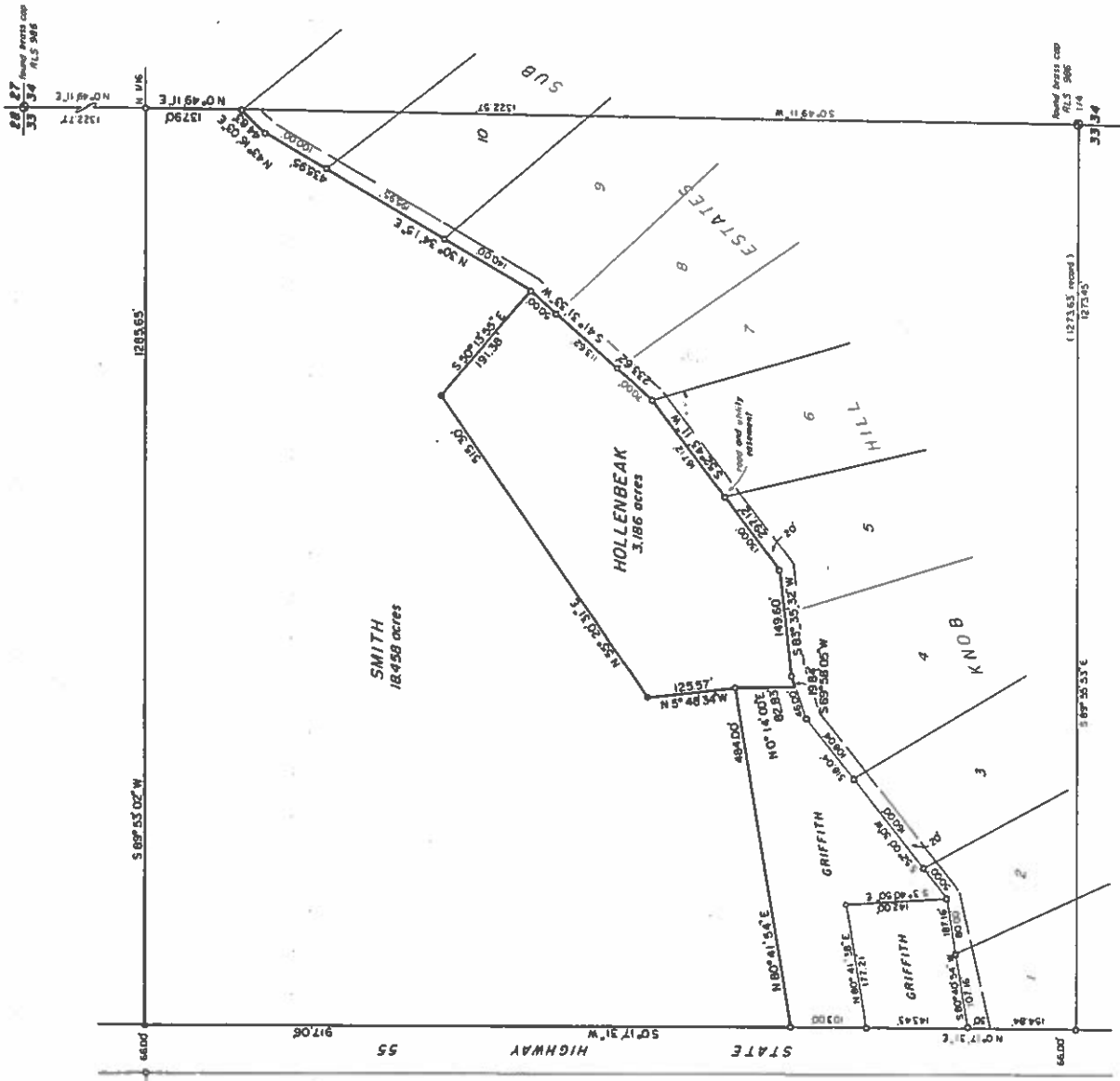
I, Thomas W. Kerr, a Registered Land Surveyor, do hereby certify that this plat was prepared from notes taken during an actual survey made under my direct supervision in June, 1986, and that it is a true and correct representation of the facts as recorded in said plat book.



# LEGEND

- Set 5/8" x 30" rebar with plastic cap
- Found 5/8" rebar
- Found 1/2" rebar

Bearings based on State Plane Grid.  
Scale: 1" = 100'



Record of Survey  
of a portion of

SE 4 NE 4, Section 33,  
T 18 N., R 3 E., Valley Co., Id.

for  
**HOLLENBEAK - SMITH**

Kerr Surveying — McCall, Id  
June, 1986





**From:** Gregg Tankersley <gtankersley@crestline-eng.com>

**Sent:** Tuesday, June 1, 2021 11:54 AM

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

**Cc:** Joe Carson (joseph.carson@valleywidecoop.com) <joseph.carson@valleywidecoop.com>; Christine Aiken <christine@brsarchitects.com>; Kyle Hickman <khickman@crestline-eng.com>; Brett Jones <bjones@crestline-eng.com>

**Subject:** Valley Wide Country Store Application - Supplemental Drawings/Figures

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

Hi again Cynda,

Please find attached to this email, supplemental drawings and figures for the Valley Wide Country Store project. Included/attached are as follows:

1. Preliminary floor plans, schematic elevations, materials and views.
2. Revised application drawings to include new aerial image and topographic contours. No changes do preliminary design or concept.

Thank you for allowing us to provided these supplements. If you'd like additional hard copies, please let me know how many and we will deliver later today or tomorrow if that's ok.

Best regards,

Gregg

---

Gregg Tankersley, P.E. | Principal Engineer

**Crestline Engineers, Inc.**

323 Deinhard Lane, Suite C

PO Box 2330 | McCall, Idaho 83638

T 208.634.4140 | C 208.989.1051 | F 208.634.4146

[www.crestline-eng.com](http://www.crestline-eng.com)



NO.	REVISIONS	DATE

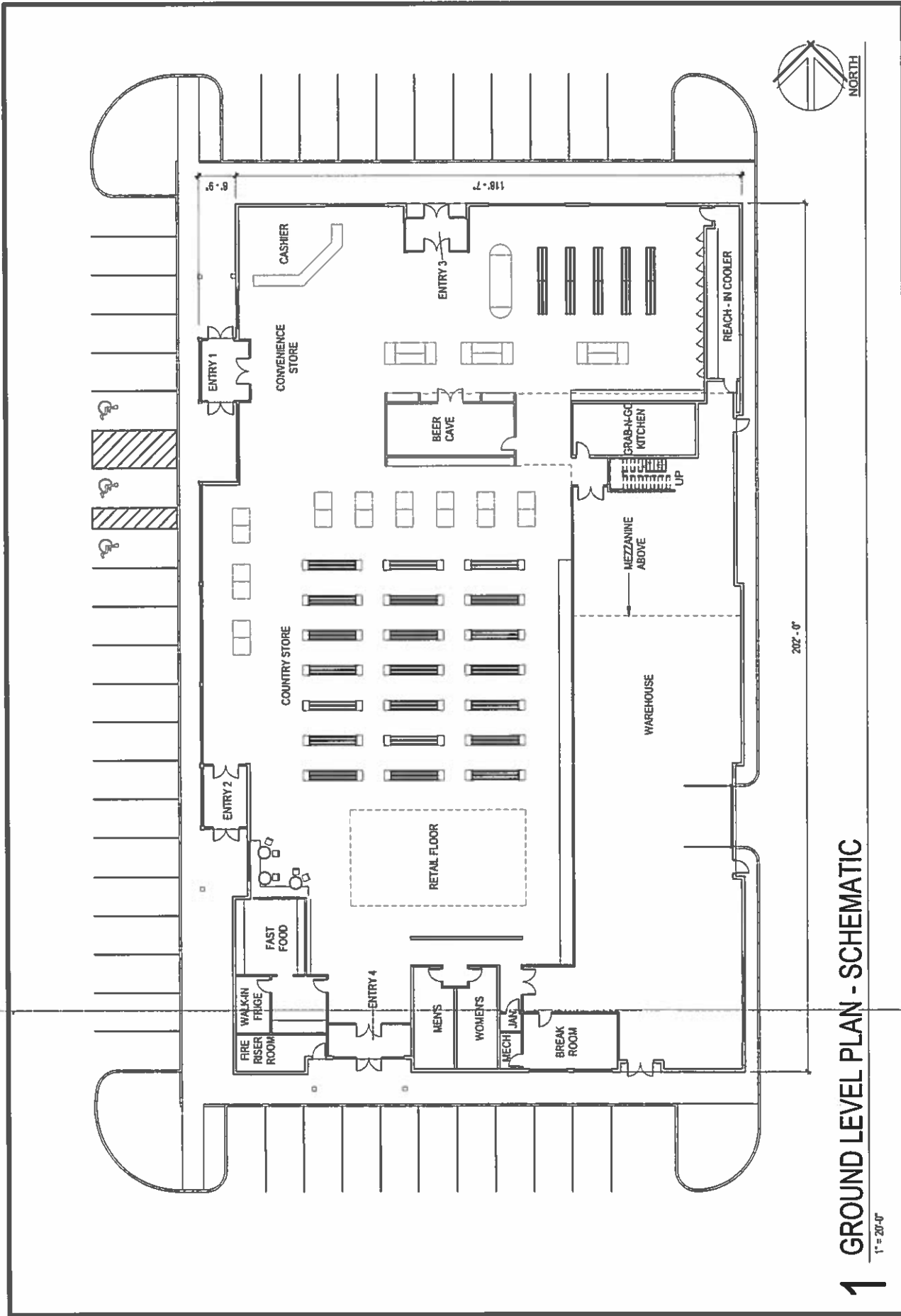
1210 S. ALVAREZ PL.  
SUITE 100  
BOISE, IDAHO 83709  
(208) 338-8370  
FAX (208) 338-8380



PROPOSED DEVELOPMENT & GROUND  
VALLEY WIDE COUNTRY STORE  
VALLEY COUNTY  
MEDICAL ID B3238

14014 HWY 55  
CEA  
DATE: 08/01/2021  
DRAWN BY: 21050

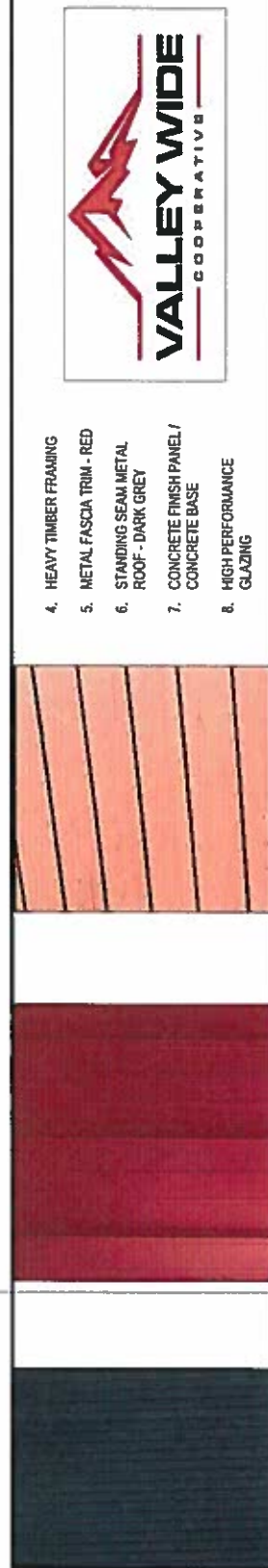
FLOOR PLAN -  
GROUND  
A1-1



# 1 GROUND LEVEL PLAN - SCHEMATIC

1" = 20'-0"





9. SCHEMATIC SIGNAGE - BASED ON COMPANY LOGO. (SIGNAGE TO BE APPROVED THROUGH SEPARATE REVIEW PROCESS)

SCHEMATIC AERIAL VIEW



SCHEMATIC VIEW FROM HWY 55



NO.	REVISIONS	DATE

1010 S. ALLAYNE PL.  
SUITE 100  
BOISE, IDAHO 83709  
(208) 336-4370  
FAX (208) 336-8380



PROPOSED DEVELOPMENT FOR:  
**VALLEY WIDE COUNTRY STORE**  
VALLEY COUNTY

Project: CEA  
Date: 06/01/2021  
Drawn:   
Checked:   
App. No.: 210200

SCHEMATIC  
VIEWS

A3-1









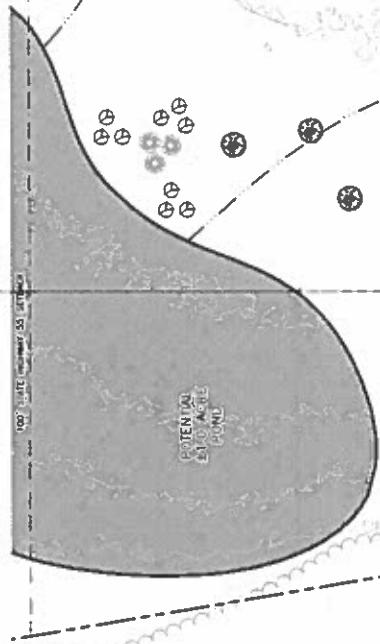
# LANDSCAPING NOTES:

1. THE EXISTING SITE VEGETATION CONSISTS OF PASTURE/WHOLE GRASS/CLIP. EXISTING VEGETATION SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE DURING PROJECT CONSTRUCTION.
2. MAINTENANCE, ASPENS/OTHER DECIDUOUS TREES, AND SHRUBS SHALL BE PLANTED AS SHOWN WITHIN THE EXISTING SITE VEGETATION. THE PLANTING OF THESE SPECIES SHALL BE PLANNED AS INDICATED BECAUSE THIS PLAN IS PRELIMINARY IN NATURE. THERE MAY BE FUTURE PLANTING OF OTHER SPECIES THAT WILL NOT BE A REDUCTION IN TOTAL NUMBER OF PLANTINGS.
3. CONIFER TREES AS SHOWN WILL BE SPURGE, PINKWOOD, PINE, OR LARCH, AND SHALL BE 6"-8" TALL, MINIMUM.
4. ASPENS OR DECIDUOUS TREES ADJACENT TO BUILDINGS WILL POTENTIALLY INCLUDE MOUNTAIN SOUTHERN, ASPEN, BALSAM POPLAR, AND OTHER SPECIES SUITABLE TO THE LOCAL CLIMATE.
5. DECIDUOUS TREES WILL POTENTIALLY INCLUDE ALBURN, BLAZE MARK, PINKWOOD, ASH, OR COLUMBIA BLUE, AND OTHER SPECIES SUITABLE TO THE LOCAL CLIMATE. THESE TREES SHOULD BE AS DESIGNED IN THIS OWNER. DECIDUOUS TREES MAY BE SUBSTITUTED WITH ADDITIONAL CONIFER TREES.
6. SMALLER ORNAMENTAL AND FLOWERING TREES WILL POTENTIALLY INCLUDE CANADA RED CEDAR, WHITE BURNING BUSH, AND OTHER SPECIES SUITABLE TO THE LOCAL CLIMATE.
7. TREES TO BE PLANTED TO VALLEY COUNTY AND DROUGHT TOLERANT WHERE PRACTICAL. EXAMPLE SPECIES INCLUDE: TORO, PINKWOOD, MOUNTAIN SOUTHERN, ASPEN, OR BALSAM POPLAR. MAINTENANCE, ASPENS/OTHER DECIDUOUS TREES, AND SHRUBS SHOULD BE PLANNED AS INDICATED BECAUSE THIS PLAN IS PRELIMINARY IN NATURE. THERE MAY BE FUTURE PLANTING OF OTHER SPECIES THAT WILL NOT BE A REDUCTION IN TOTAL NUMBER OF PLANTINGS.
8. ALL REMAINING DISTURBED AREAS WILL BE RECLAIMED USING TOLERANT SEED MIXTURE MATCHING EXISTING OR A DROUGHT TOLERANT SEED MIXTURE SUITABLE TO VALLEY COUNTY.
9. ALL LANDSCAPED AREAS WITHIN THE EXISTING SITE VEGETATION SHALL BE MAINTAINED BY A SPRINKLER/IRRIGATION SYSTEM.
10. OPEN OUTDOOR STORAGE AREAS SHALL BE OCEANIC BY 6" (6") FOOT TALL CHAIN LINK FENCING.



STATE HIGHWAY 55

POTENTIAL SEPTIC DRAINFIELD/REPLACEMENT AREA  
SHALLOW ROOTED PLANTS ONLY  
NO TREES OR SHRUBS



## LEGEND:

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED BUILDING FOOTPRINT
- PROPOSED ROAD/DRIVEWAY/PARKING AREA
- EXISTING TREES (APPROXIMATE)
- PROPOSED CONIFER TREE (11' 8"-12' TALL)
- PROPOSED DECIDUOUS TREE (8' 2"-12' CLUMP)
- PROPOSED ORNAMENTAL & FLOWERING TREE (16' 1"-17' CLUMP)
- PROPOSED ASPEN OR COLUMBIA BLUE (11' 5' CALIBER)
- PROPOSED PINKWOOD (14' 5' CALIBER)
- PROPOSED GRASS CLUSTER (1' PBT)
- PROPOSED LANDSCAPE ROCK/PAVING
- PROPOSED BARRICADE/RETAINMENT WALL
- PROPOSED STORMWATER DETENTION AREA

NO.	REVISION	DATE	BY	DESIGN	QTY	APPROVED
1	PRELIMINARY VALLEY COUNTY ENGINEERING SUBMITTAL		MC	MC		
				DESIGN		
				CHECKED		
				APPROVED		

PRELIMINARY FOR  
CONSTRUCTION

**CRESTLINE**  
ENGINEERS  
323 DENHARD LANE, SUITE C - PO BOX 2330  
MC-CALL, IDAHO 83638  
208.634.4140 • 208.634.4148 FAX

VALLEY WIDE COUNTRY STORE - McCALL  
VALLEY COUNTY, IDAHO  
PRELIMINARY LANDSCAPE PLAN

PROJECT	3230
DATE	12/11
ENGINEER	MC
SHEET NO.	2 OF 3





NOTES:

1. STORMWATER TREATMENT TO BE COMPLETED PRIOR TO CONSTRUCTION. FLOW TO LANDSCAPED DETENTION BASIN ON POND SLOPE TO BE MAINTAINED THROUGHOUT CONSTRUCTION. NO RELEASE TO THE RECEIVING DRAINAGE.
2. PRELIMINARY STORMWATER CALCULATIONS CAN BE PROVIDED UPON REQUEST.
3. THE GRADING AND STORMWATER DRAINAGE AS SHOWN ON THIS DRAWING IS CONCEPTUAL. FINAL CONSTRUCTION DRAINAGE SHALL BE DETERMINED BY THE ENGINEER FOR RECORD. A DETAILED DRAINAGE PLAN SHALL BE SUBMITTED TO THE CITY OF VALLEY WIDE COUNTY PRIOR TO THE START OF ANY PROJECT CONSTRUCTION.
4. STORMWATER MANAGEMENT INCLUDING EROSION AND SEDIMENT CONTROL FOR THE PROJECT WILL BE PROVIDED FOR VALLEY COUNTY COMPLIANCE.
5. THE CITY OF VALLEY WIDE COUNTY HAS REQUESTED THE ENGINEER TO PROVIDE FURTHER DETAILS ON BMP IMPLEMENTATION AND INSTALLATION.
6. ALL EROSION AND SEDIMENT CONTROL BMP'S SHALL BE CONSTRUCTED AND MAINTAINED THROUGHOUT CONSTRUCTION. CONSTRUCTION OF EARTH DISTURBING ACTIVITIES AND EROSION AND SEDIMENT CONTROL BMP'S SHALL BE COMPLETED PRIOR TO THE START OF ANY PROJECT CONSTRUCTION.
7. CONSTRUCTION SHALL BE RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL EXISTING UTILITIES, LOCAL, STATE AND FEDERAL RESOURCES.
8. EROSION AND SEDIMENT CONTROL BMP'S SHALL BE CONSTRUCTED AND MAINTAINED THROUGHOUT CONSTRUCTION. CONSTRUCTION OF EARTH DISTURBING ACTIVITIES AND EROSION AND SEDIMENT CONTROL BMP'S SHALL BE COMPLETED PRIOR TO THE START OF ANY PROJECT CONSTRUCTION.
9. THE IMPLEMENTATION OF THESE EROSION AND SEDIMENT CONTROL BMP'S SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CITY OF VALLEY WIDE COUNTY HAS REQUESTED THE ENGINEER TO PROVIDE FURTHER DETAILS ON BMP IMPLEMENTATION AND INSTALLATION.
10. IN GENERAL, ALL SITE CHANGES ADJACENT TO ANY EXISTING UTILITY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CITY OF VALLEY WIDE COUNTY HAS REQUESTED THE ENGINEER TO PROVIDE FURTHER DETAILS ON BMP IMPLEMENTATION AND INSTALLATION.

LEGEND:

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED KEEP AREA
- PROPOSED ASPHALT AREA
- PROPOSED CONCRETE AREA
- PROPOSED DRAINAGE SHALE/FLUM LINE
- PROPOSED DRAINAGE BRIDGE LINE
- SET FORCE
- CLEARING/CONSTRUCTION LIMITS
- PILOT PROTECTION
- PROPOSED EXISTING VEGETATION
- PROPOSED EXISTING DRAINAGE FLOW DIRECTION ARROW
- PROPOSED BMP PROTECTION
- SPOT ELEVATION (10/10)
- DRAINAGE FLOW ARROW W/FLUME
- FINISHED GRADE
- EXISTING GRADE
- TOP/BOTTOM OF WALL
- HIGH POINT
- LOW POINT
- GRADE BREAK
- FL



NORTH



FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

**CRESTLINE**  
ENGINEERS  
323 DEINWARD LANE, SUITE C - PO BOX 2330  
MCALL, IDAHO 83638  
208.634.4140 - 208.634.4146 FAX

**VALLEY WIDE COUNTRY STORE - McCall**  
VALLEY COUNTY, IDAHO  
PRELIMINARY GRADING, DRAINAGE  
AND STORMWATER MANAGEMENT PLAN

PROJECT NO.	EX-3
SHEET NO.	3 OF 3















Valley County Transmittal  
Division of Community and Environmental Health

Return to:

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

Rezone # \_\_\_\_\_

Conditional Use # CUP 21-11

Preliminary / Final / Short Plat Valley Wide Country Store

Sec 33

14014 Highway 55

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

- ☒ 14. There are issues with poor soils and high ground water at this site. CDH is working with the Engineer to see if a solution for septic can be reached, but it is not looking good at this time.  
Reviewed By: Mike HVR

Date: 5/12/21



**RE: [EXTERNAL] Re: hearing notice for June 10, 2021 CUP-21-11**

**D3 Development Services <D3Development.Services@itd.idaho.gov>**

Tue 5/11/2021 3:26 PM

**To:** Lori Hunter <lhunter@co.valley.id.us>

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

Sorry about the confusion. The Valley Wide Cooperative project was originally looking at a project off of Krahn Lane. Valley Wide Coop is the project that we have not received a Traffic Impact Study for their new site.

Thank you,

*Sarah Arjona*  
*Development Services Coordinator*  
*ITD District 3*  
*(208) 334-8338*

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**From:** Lori Hunter <lhunter@co.valley.id.us>

**Sent:** Tuesday, May 11, 2021 11:05 AM

**To:** D3 Development Services <D3Development.Services@itd.idaho.gov>

**Subject:** [EXTERNAL] Re: hearing notice for June 10, 2021 CUP-21-11

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---

umm... Are you referring to the Maverick project in McCall city limits OR the proposed Valley Wide Cooperative Project at 14014 HWY 55.

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**From:** D3 Development Services <[D3Development.Services@itd.idaho.gov](mailto:D3Development.Services@itd.idaho.gov)>

**Sent:** Tuesday, May 11, 2021 10:37 AM

**To:** Lori Hunter <[lhunter@co.valley.id.us](mailto:lhunter@co.valley.id.us)>

**Subject:** hearing notice for June 10, 2021 CUP-21-11

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

Lori,

I wanted to give you a heads up on the review for the Maverick project. ITD has received the application for the Maverick project for review but has not received a Traffic Impact Study for the development. Current review times for incoming Traffic Impact Studies are in August and so ITD will likely be unable to provide comment by the hearing date listed on the notice.

Thank you,

*Sarah Arjona*  
*Development Services Coordinator*  
*ITD District 3*  
*(208) 334-8338*

**From:** Garrett de Jong <garrett@mccallfire.com>  
**Sent:** Friday, June 4, 2021 7:57 AM  
**To:** Cynda Herrick <cherrick@co.valley.id.us>  
**Subject:** CUP 21-11 Valley Wide Country Store

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

Hi Cynda,

I have been working on the CUP 21-11 project with Joe Carson (Valley Wide), and Gregg Tankersley (Crestline Engineering) on this project concerning fire protection and water supply. They are aware of these requirements and are working on plans for implementation.

In lieu of meeting the fire flow requirements in Appendix B of the 2018IFC (International Fire Code), a minimum of 30,000 gallons of water shall be provided for fire protection, installed in accordance with NFPA 22, inspected, and made operable prior to building construction (501.4, IFC2018) . Because the building of the buildings size and use, it is required to have a monitored automatic fire sprinkler system installed in accordance with Section 903 of the 2018IFC and must have its own temporary water supply. A KNOX box is required on any monitored building (506.1, 2018IFC). Fire extinguishers with a minimum rating of 2-A shall be located within 75 feet of travel distance throughout the building. In the event that any security gates are added, they will need to have an approved emergency means of operation (501.4, 2018IFC).

Thank you,

Garrett

**Garrett de Jong**  
**Fire Chief - McCall Fire & EMS**  
**"Excellence Driven – Impactful Service"**



# **LAKE IRRIGATION DISTRICT**

PO BOX 3126  
MCCALL ID 83638

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June 8, 2021

Valley County Planning and Zoning Commission  
PO Box 1350  
Cascade, ID 83611

Re: C.U.P. 21-11 Valley Wide Country Store

To Whom It May Concern;

The land on which this permit is being requested is within the Lake Irrigation District, and does have district water assigned to the parcel to be used for beneficial use. A delivery ditch does run through the property, in which Lake Irrigation District does have an easement/right of way.

1. An irrigation easement includes the irrigation facility and enough land along banks to allow access for operation, cleaning, maintenance, and repair. Idaho statue 42-1209 prohibits the placement of any encroachment within an easement without approval from the irrigation district.
2. Any water run off from pavement, etc. cannot enter into an irrigation facility/ditch by law.

For questions, feel free to contact John Leedom 634-9672 or Shirley Florence 634-7209.

Thank you for your time in this matter.

Shirley Florence  
Secretary

**From:** Linda Thompson <lindathompson700@gmail.com>  
**Sent:** Friday, May 21, 2021 7:08 AM  
**To:** Cynda Herrick <cherrick@co.valley.id.us>  
**Subject:** Conditional Use Permit 21-11

Dear Ms. Herrick,

I am writing to you to express my concern and opposition to the above referenced C.U.P which is described as a fueling station for cars and semi-trucks, a retail store, and a fast food/deli operation. In addition, a warehouse and mechanical area is referenced.

My first objection is that the information in the C.U.P. is incomplete. The Irrigation Plan is incomplete; the Weed Control Agreement is not approved by Valley County Weed Control.

The proposed area is along Highway 55, a two lane highway that is already overburdened with traffic. Trucks and cars turning in and out of this business could create an even greater bottleneck of traffic than already exists south of McCall. Undoubtedly the safety concerns should be addressed by the Department of Roads to determine if they would create turn lanes and appropriate traffic lights/guidance. I do not see this addressed in the application.

My residence is one mile east of the proposed site. On a quiet evening I can hear traffic moving along Highway 55. Adding a huge gas station/business would increase that noise. Even approved lighting can be seen from my home and I do not welcome additional noise or light. There is definitely an impact to our neighborhood if this is approved. While the Hwy 55 corridor may be a commercial area, this business belongs in the proposed area even less than in the previously proposed area in town.

Environmentally, this proposal is an insult to our environment and I saw no environmental information provided about noise, mechanical waste, air pollution caused by large trucks moving in and out of the business. A larger gas station exists in Lake Fork that can service semi-trucks and there is also one in New Meadows, and outside of Cascade. I feel this is enough and support for these services is adequately provided already in the County. Placing retail business south of town will impinge on the small businesses that exist in and around McCall. They are the lifeblood of our community. The McCall area is a uniquely designed town that is enhanced by small business and small community. Placing this albatross nearby is an insult to our beautiful community and county.

Please consider my input in opposition to this C.U.P. It is my understanding that this proposal was rejected by the City of McCall. I think we should do the same.

Thank you,  
Linda Paul Thompson  
14030 Hideaway Court  
McCall, ID 83638