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STAFF REPORT
Conditional Use Permit Application 21-16
South Fork Excavation

HEARING DATE: July 8, 2021

TO: Planning and Zoning Commission

STAFF: Cynda Herrick, AICP, CFM

APPLICANT: South Fork Excavation LLC
Nick and Britanie Pieratt
PO Box 1109
McCall ID 83638

LOCATION/SIZE: 4 Pleasant Acres Drive
Pleasant Acres Subdivision Lot 8B
NWSW Sec. 3, T.17N R.3E, Boise Meridian, Valley County, ID
1.5 acres, RP00204000008B

REQUEST: Office and Equipment Storage

EXISTING LAND USE: Bare Lane

BACKGROUND:

South Fork Excavation LLC is requesting approval of a conditional use permit for an office and storage of tools and equipment for an excavation company. The building and covered parking would have footprint of approximately 50-ft x 138-ft. There would be fenced open storage.

There will be no residential dwellings. Non-employee visitors to the location would be minimal.

Proposed hours of operation are Monday – Friday, 7:00 a.m. to 5:00 p.m. Electrical power, an individual well, and a septic system are proposed.

Access will be from Pleasant Acres Drive, not Highway 55.

The 1.5-acre site is Pleasant Acres Subdivision parcel.

C.U.P. 05-44 Payette Plaza with four units of office space and condominiums was previously approved for this site. No construction was started. The approval expired in 2006.

The site plan shows residential setbacks of 20' front, 20' rear, and 7 ½' on side.

FINDINGS:

1. Application was made to Planning and Zoning on May 27, 2021.
2. Legal notice was published in the Star News on June 17, 2021, and June 24, 2021. Potentially affected agencies were notified on June 8, 2021. Neighbors within 300 feet of the property lines were notified by fact sheet sent June 10, 2021. The application and notice were posted on the Valley County website "Public Hearing Information" on June 8, 2021. The site was posted on June 24, 2021.
3. Agency comment received:

Central District Health will require an accessory use application to ensure septic system for the dwelling on Lot 8 will not be impacted by this use. (June 8, 2021)

4. Neighbor comments received:

Krista L Rauch, 8 Pleasant Acres, owns and lives immediately east of the proposed site. The plan indicates an industrial building and large parking area with industrial excavation equipment. As this area was originally planned residential, she did not purchase the property with the intent of her home being right next to a loud large and industrial looking commercial lot. There is no landscaping to shield the new building. She would like help with the cost of installing a privacy fence between her and the proposed site. There is an access road on the north side of the proposed site to her property for access to garage, RV storage, and Idaho Power access. This is not represented in the site plan. (June 18, 2021)

5. Physical characteristics of the site: Flat
6. The surrounding land use and zoning includes:
 - North: Irrigated Grazing Land
 - South: Currently bare land – approved for C.U.P. 21-05 Lake Fork Industrial Area, April 2021
 - East: Single-Family Residential
 - West: Single-Family Residential
7. Valley County Code (Title 9) in Table 9-3-1. This proposal is categorized under:
 - 5. Commercial Uses, d. Area Business

Review of Title 9, Chapter 5 Conditional Uses should be done.

TABLE 5-A STANDARDS FOR CONDITIONAL USES

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

9-5-3: STANDARDS

B. Setbacks:

2. Highway 55: All structures shall be set back one hundred feet (100') from the right of way line of Highway 55 unless a more restrictive setback is required within other sections of this title.

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-4: LANDSCAPING:

B. Landscaping; Standards Of Design:

1. Minimum Requirements: Each site to be developed under a conditional use permit shall be required to provide landscape areas equal to or exceeding the following minimum amounts:

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

- d. Additional Landscaping: In addition to the minimum on site landscaping, there shall be landscaping in the entire area of the right of way, between street property line and back of street curb, road, back slope, or fill slope, except for approved driveways, walkways, bike paths, and snow storage areas.

4. Use Adjacent To Single-Family Residential Development: Where multi-family, commercial, office or industrial uses are adjacent to or separated by an alley or lesser separation from a single-family residential development, such trees shall be planted at ten feet (10') on center, with every other tree being a minimum twenty four inch (24") box size.

5. Commercial, Office Or Industrial Use Adjacent To Residence: Where a commercial, office or industrial user of over fifty thousand (50,000) square feet building area is located adjacent to a residence, the landscape buffer described in subsection B3 of this section shall be increased to fifteen feet (15') (adjacent to that user), with two (2) rows of trees along the interior side of the property line. Each row is to contain minimum fifteen (15) gallon trees spaced fifteen feet (15') on center, staggered for maximum effect in buffering the two (2) uses.

6. Criteria For Trees Along Street Frontage: Trees shall be required along all street frontages according to the following criteria:

- a. A minimum of one tree shall be planted for every twenty five feet (25') of linear street frontage. The trees may be grouped or planted in groves;

- b. Fifty percent (50%) shall be twenty four inch (24") box size or larger with the balance being minimum fifteen (15) gallon size;

- c. The trees selected shall be compatible with the overall site and landscape plan as well as adjacent sites.

9. Mounding And Berming: All mounding and berming shall have slopes no steeper than three to one (3:1).

10. Ground Cover: A minimum of fifty percent (50%) of the landscaped areas is to be planted with vegetative ground cover. Minimum size and spacing to be one gallon size plants at a maximum three feet (3') on center.

9-5A-5: FENCING:

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

- B. Separation Or Screening: Fencing shall be installed to provide separation or screening as specified in the site or development standards for the specific use. A sight obscuring fence required by the commission for any conditional use shall be stained or painted a single solid color, shall not be used for advertising, and shall be maintained in good repair.
- E. Construction And Materials: Fence construction and materials shall be in accordance with commonly accepted good practices to produce a neat appearing durable fence. The location, height, and materials used for constructing a fence shall be approved by the commission and specified in the conditional use permit. Fences required for any conditional use shall be maintained in good repair.
- F. Conditional Use Adjoins Agricultural Uses: Where a conditional use adjoins an agricultural use where animal grazing is known to occur for more than thirty (30) consecutive days per year, the permittee shall cause a fence to be constructed so as to prevent the animals from entering the use area. The permittee shall provide for the maintenance of said fence through covenants, association documents, agreement(s) with the adjoining owner(s), or other form acceptable to the commission prior to approval of the permit so that there is reasonable assurance that the fence will be maintained in functional condition so long as the conflicting uses continue.
- G. Obstruction Of Vision: Sight obscuring fences, hedges, walls, latticework, or screens shall not be constructed in such a manner that vision necessary for safe operation of motor vehicles or bicycles on or entering public roadways is obstructed. (Ord. 10-06, 8-23-2010)

9-5B-1: NOISE:

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

9-5B-2: LIGHTING:

- C. Standards:
 - 2. Turn Off Required: All nonessential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.
 - 4. All Other Outdoor Lighting: All other outdoor lighting shall meet the following standards and at a minimum the standards in title 6, chapter 2 of this code: (Ord. 17-02, 2-13-2017)
 - a. The height of any light fixture or illumination source shall not exceed twenty feet (20').
 - b. All lighting or illumination units or sources shall be hooded or shielded in a downward direction so they do not produce glare or cause light trespass on any adjacent lot or real property as depicted in section 9-5-4 of this chapter.
 - c. Lights or illumination units shall not direct light, either directly or through a reflecting device, upon any adjacent lot or real property. Lighting should not illuminate the sky or reflect off adjacent water bodies or produce glare or cause light trespass on any adjacent lot or real property.
 - d. External lighting of the face of signs shall be placed above the sign and shielded and directed in a manner that the illumination source shall not be visible from any adjacent lot or real property. Sign lighting shall not reflect or glare beyond the face of the sign and immediately below the sign 1 .

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

9-5B-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)

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

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

A. Minimum Lot Area:

2. Frontage on a public or private road shall not be less than seventy five feet (75') for each lot or parcel.

B. Minimum Setbacks:

1. The minimum setbacks for neighborhood businesses shall be thirty feet (30') from front, rear, and side street property lines and ten feet (10') from all side property lines.
2. The minimum setbacks for service and recreation businesses shall be fifty feet (50') from rear, front, and side street property lines and thirty feet (30') from side property lines.
3. The minimum setbacks for area businesses shall be the same as those for neighborhood businesses. Salvage yards, auto wrecking yards, or commercial agricultural businesses shall be located not less than one thousand feet (1,000') from

any residential development, civic or community service use, or other noncompatible commercial use, unless the impacts are adequately mitigated by implementation of standards as approved by the commission. The setbacks will be determined in relation to impact mitigation.

C. Maximum Building Height And Floor Area:

1. Building heights shall not exceed thirty five feet (35') above the lower of the existing or finished grade.
3. No building or combination of buildings may cover more than forty percent (40%) of the lot or parcel, except recreation business buildings may not cover more than one percent (1%) of the lot and agricultural business buildings may not cover more than twenty percent (20%) of the lot or parcel.

D. Site Improvements:

1. Where commercial uses are proposed on a lot or parcel having frontage on Highway 55 and a side street, the access shall be limited to the side street.
2. Parking spaces for neighborhood and area businesses shall be provided at the rate of one, plus one per each two hundred fifty (250) square feet of floor area.

SUMMARY:

Compatibility Rating: Staff's compatibility rating is a +19.

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

Staff Questions and Comments:

1. Landscaping should be provided in specific areas along the eastern property line to screen structure.
2. Will need to comply with commercial setbacks of 30' from the front and rear, 10' from the side.
3. The well cannot be located in the setback area if there is any portion over 3' in height.

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation Form
- Compatibility Evaluation
- Vicinity Map
- Aerial Map
- Assessor's Plat – T.17N R.3E Sec. 3
- Assessor's Plat – Pleasant Acres Subdivision
- Site Plan
- Pictures taken June 24, 2021
- Responses

Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities approved in the application shall require an additional Conditional Use Permit.
3. The use shall be established within one year of the date of approval, or this permit shall be null and void.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. Must comply with requirements of the McCall Rural Fire District. A letter of approval is required.
6. Lighting must comply with Valley County Standards. All lighting must be full cut-off. Lights cannot project onto other properties.
7. The site must be kept in a neat and orderly manner.
8. There shall be no outside storage that is not screened.
9. The stormwater management plan shall be approved prior to excavation of the site. The fee for engineering review shall be reimbursed at 105%.
10. Shall obtain Central District Health approval prior to issuance of building permits.
11. Landscaping shall be installed prior to October 1, 2022. If landscaping dies, it must be replaced.
12. A minimum of one tree should be planted for every 25 feet of linear street frontage along the north, east, and west properties lines. The trees may be grouped or planted in groves.
13. There shall be only one ground-mounted sign in the 100-foot setback. Signage can also be located on the buildings.
14. Parking is not allowed in the 100' setback area.
15. Must have an approach permits from the Valley County Road Department for the driveway.
16. Hours of operation are limited to 7:00 a.m. to 5:00 p.m., Monday through Friday.

END OF STAFF REPORT

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response
Value

Use Matrix Values:

(+2/-2) X 4 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 1 _____

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

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) X 3 _____

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

(+2/-2) X 1 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

Sub-Total (+) _____

Sub-Total (-) _____

Total Score _____

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

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

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

B. Purpose, Use:

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

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

1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:
 - Plus 2 - assigned for full compatibility (adjacency encouraged).
 - Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).
 - 0 - assigned if not applicable or neutral.
 - Minus 1 - assigned for minimal compatibility (adjacency not discouraged).
 - Minus 2 - assigned for no compatibility (adjacency not acceptable).
2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:
 - x4 - indicates major relative importance.
 - x3 - indicates above average relative importance.
 - x2 - indicates below average relative importance.
 - x1 - indicates minor relative importance.

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

E. Terms:

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

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

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

F. Questions 4 Through 9:

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

APPENDIX A

MATRIX FOR RATING QUESTIONS 1, 2, and 3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
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	+2	-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	+1	+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	-2	-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	-1	-2	+1		+2
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2	+1	+1	+1	-1	-1	-1	-2	+1	+1	+2

THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: 19

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

(+2/-2) -1 X 4 -4

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

S.F. Residential

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

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

Area Business

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

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

1 & 2 with agricultural

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +2 X 3 +6

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

It is large enough, has a line of trees on east property line.

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

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

Yes

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

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

Yes - no impact

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

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

May be noise & dust

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

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

Yes -

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

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

Yes -

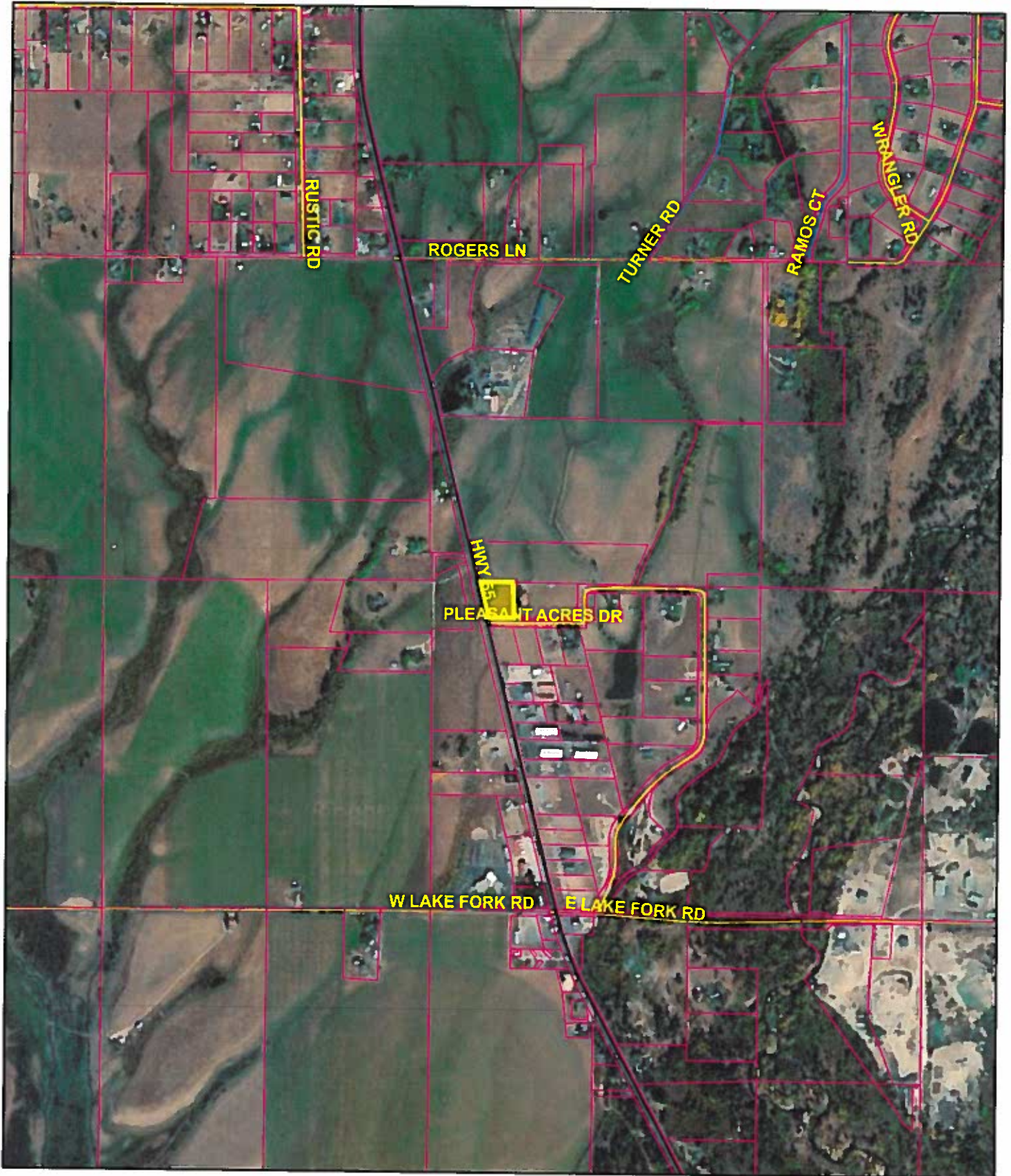
Sub-Total (+) 25

Sub-Total (--) 6

Total Score +19

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. 21-16

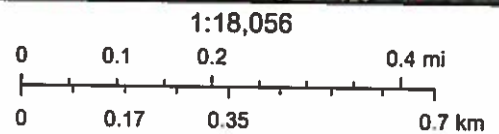


6/2/2021, 11:36:05 AM

Parcel Boundaries URBAN/RURAL

All Road Labels PRIVATE

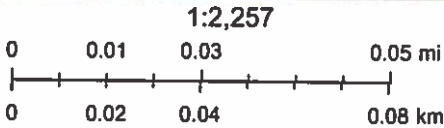
Roads





6/2/2021, 11:32:28 AM

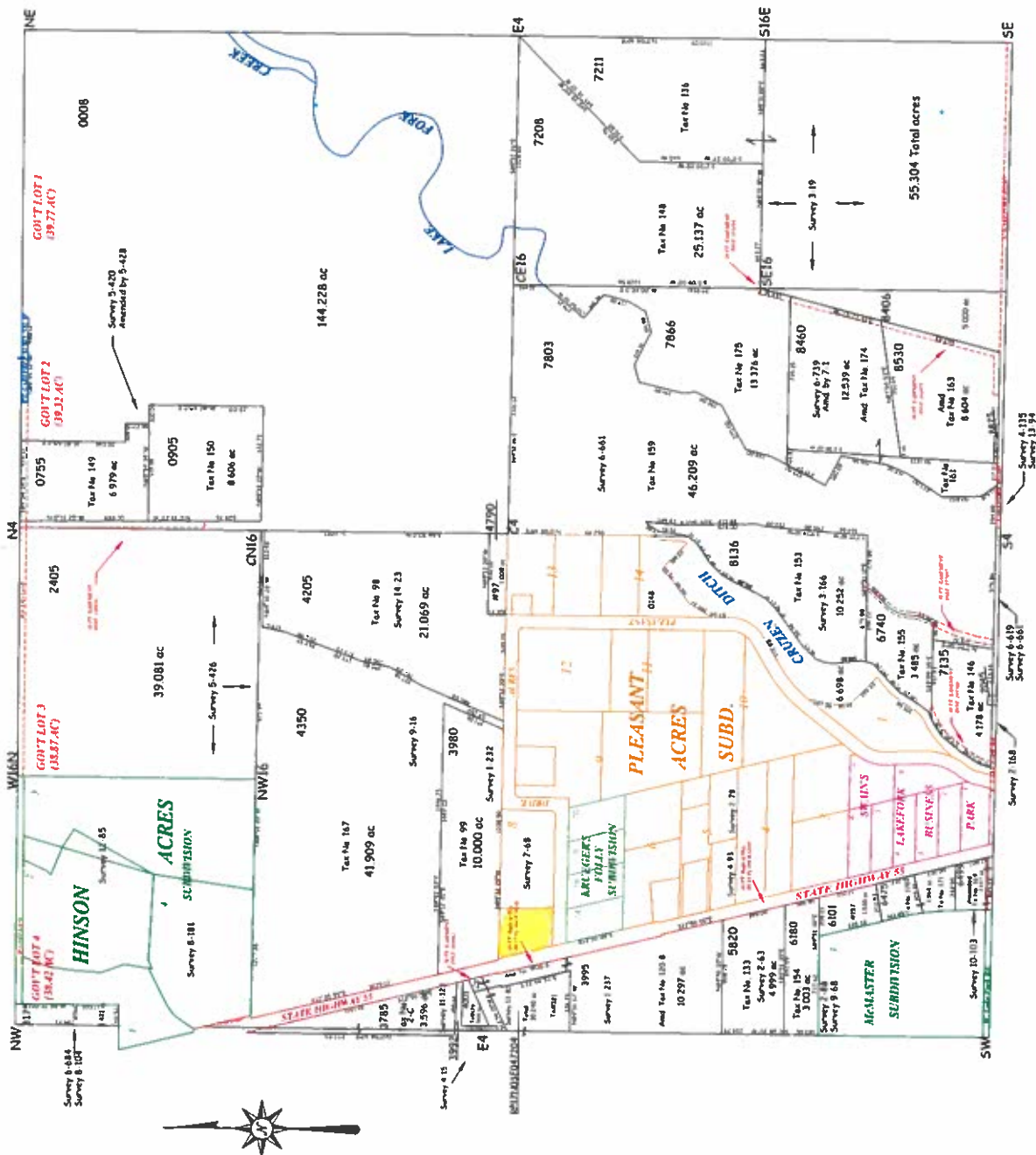
- Parcel Boundaries
- Addresses
- All Road Labels
- MAJOR
- URBAN/RURAL



T W P. 17 N R O S E S E C. 03

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

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



4-40

6/25/15
J. J. Jones, 10, # 79447

PLEASANT ACRES SUBDIVISION

BEING A PORTION OF THE SW⁴ OF SECTION 3, T. 17 N., R. 3 E., B. M.

VALLEY COUNTY, IDAHO

McCARTER & TULLER

CONSULTING ENGINEERS

1923

CURVE DATA		ROAD		CHORD
STATION	ANGLE	STATION	ANGLE	
1	115	1	115	115
2	115	2	115	115
3	115	3	115	115
4	115	4	115	115
5	115	5	115	115
6	115	6	115	115
7	115	7	115	115
8	115	8	115	115
9	115	9	115	115
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11	115	11	115	115
12	115	12	115	115
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91	115	91	115	115
92	115	92	115	115
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96	115	96	115	115
97	115	97	115	115
98	115	98	115	115
99	115	99	115	115
100	115	100	115	115

LEGEND

STATE OF IDAHO) ss.
COUNTY OF _____)

being first duly sworn, deposes and says that he is a professional engineer, licensed to practice by the State of Idaho, that he has compared the above copy with the original plot and that the same is a true and correct copy of said plot.

Subscribed and sworn to before me this 19 day of May, 1961.

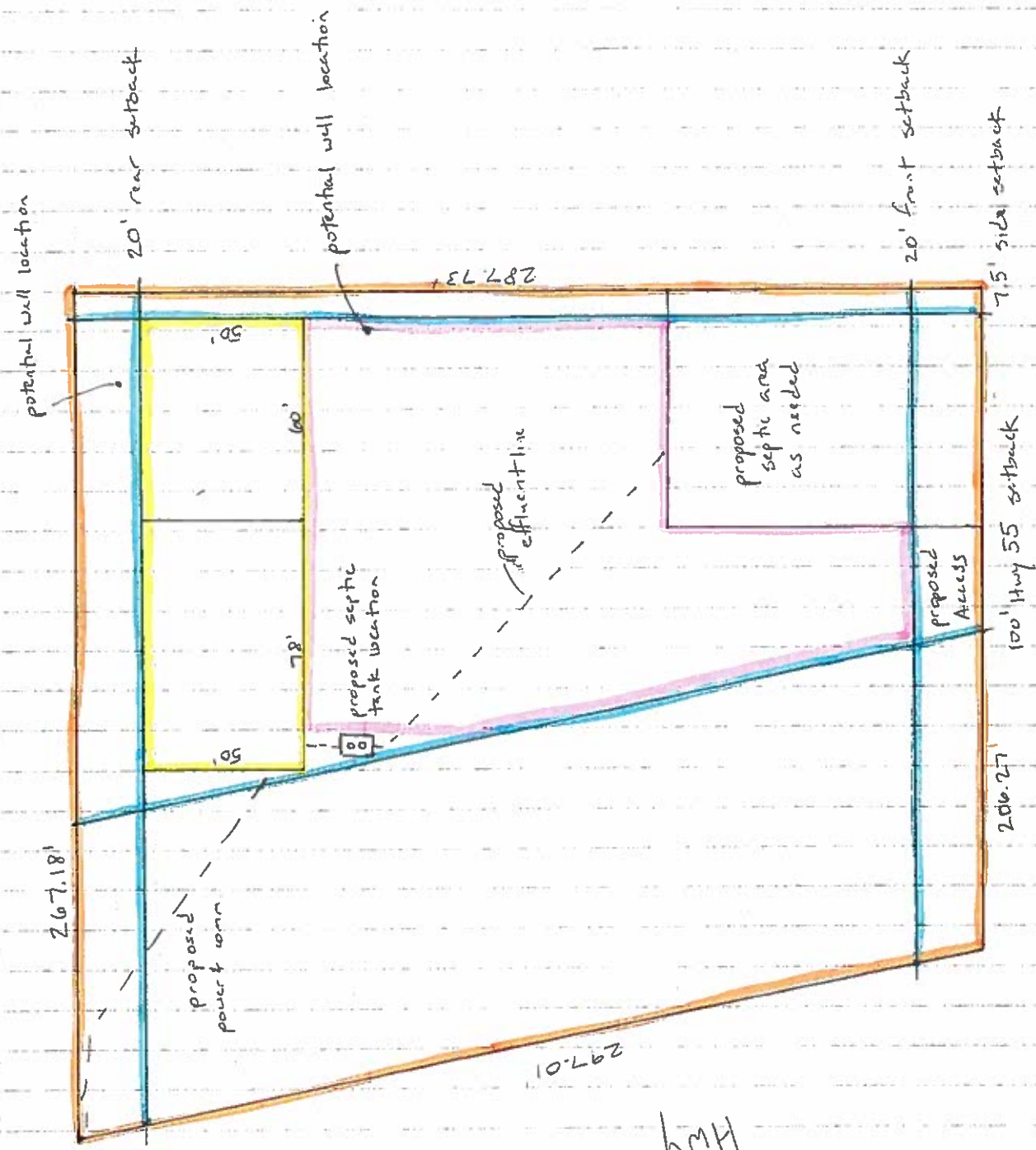
Secretary Public for Idaho My Commission Expires

JUN 19 1973

- Property line
- Setbacks
- building footprint
- parking area / turn around

Site Plan

1" = 50'



Hwy 55

Pleasant Acres Dr











Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 21-16

Preliminary / Final / Short Plat South Fork Excavation

Part of Lot B Pleasant Acres Subdivision

- ☐ 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. CDH will require an accessory use Application to ensure
Septic system for the dwelling on lot B will not be impacted
by this use.

Reviewed By: [Signature]

Date: 6/8/21

From: Krista Rauch <krista.lee.rauch@gmail.com>
Sent: Friday, June 18, 2021 12:55 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: C.U.P. 21-16

R.E. C.U.P. 21-16 South Fork Excavation

Dear Ms. Herrick and the Planning & Zoning Commissioners:

My name is Krista Rauch and my husband and I own and live at 8 Pleasant Acres east of TBD Pleasant acres drive, the location of the conditional use permit for South Fork Excavation LLC. And we have some concerns.

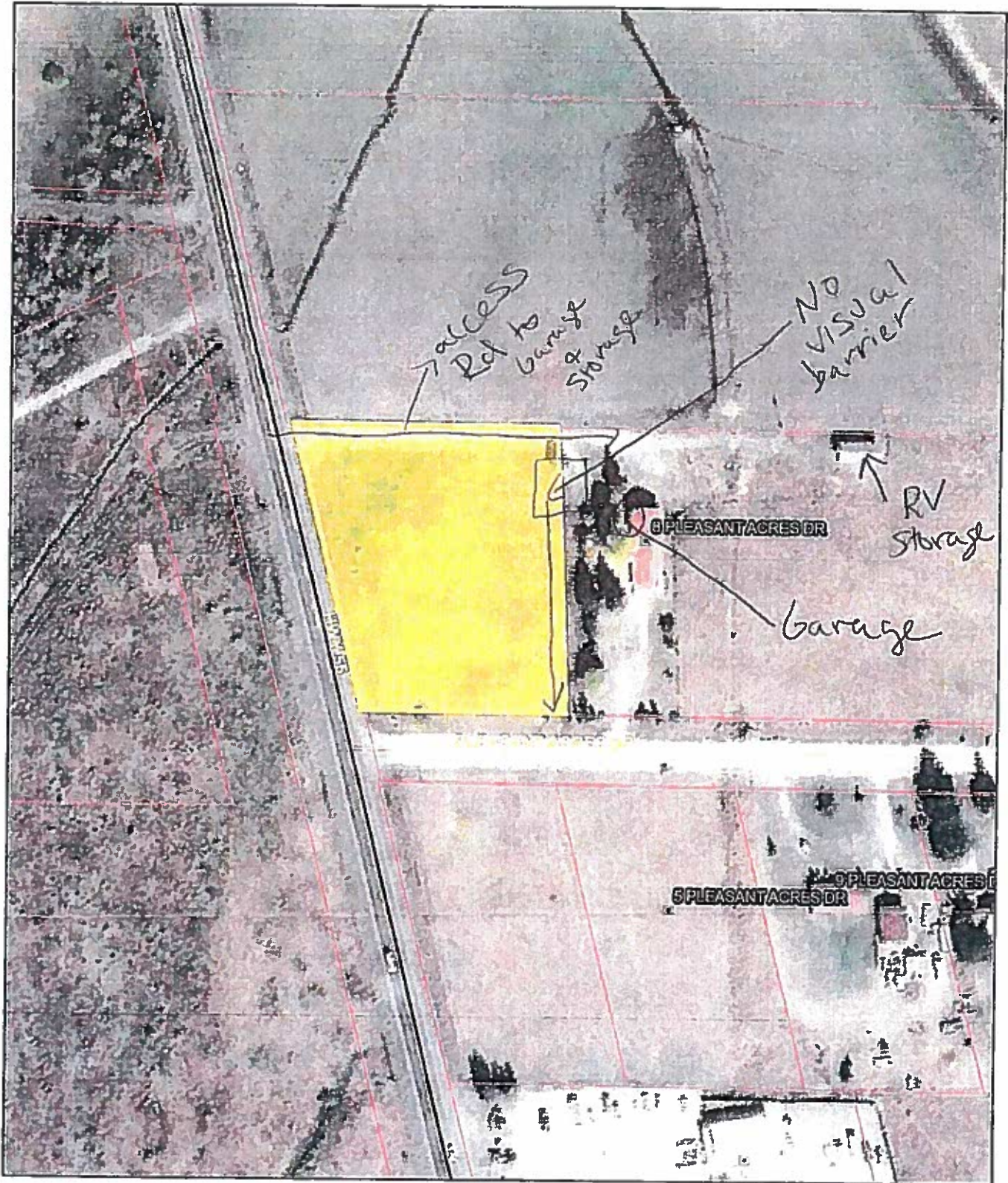
1. As the plan indicates along my fence line right next to my home will be an industrial building and a large parking area with industrial excavation equipment. As this area was originally planned residential, I did not purchase the property with the intent of my home being right next to loud large and industrial looking commercial lot. I can see how this property lines up with commercial use of the Lake Fork commercial area but this is still my home. I have two young children and a dog. Right where the building is placed I have no tree cover. They have already started running large equipment there and I am concerned. I would like to request help with the cost of installing a privacy fence between me and this property. I have contacted C&M lumber and have been quoted \$8,612.16 ($43 \text{ posts} \times 12.72 = 546.96$, $480 \text{ } 1 \times 8 \times 28.04 = 6,729.60$, $72 \text{ } 12' \text{ } 2 \times 4 \times 18.55 = 1,335.60$) for the cost of putting up a privacy fence. This number does not include labor or miscellaneous expenses (nails, etc.). Please see attached PDF and attached photos for visual.
2. Secondly there is an access road on the North side of this property that runs to my property. There is no indication of this road in their plans. This is how I access my garage, RV storage and where the power line run to my home (Idaho Power would have to use this road to access my property to get to power poles). This is extremely concerning. See PDF and attached photos for visual.

Thank you for reading my concerns. I would also like to voice my concerns during the meeting.

Sincerely,

Krista L. Rauch

C.U.P. 21-16



6/2/2021, 11:32:28 AM

Parcel Boundaries Roads

Addresses

All Road Labels

MAJOR

URBAN/RURAL

