



Cynda Herrick, AICP, CFM
VALLEY COUNTY
IDAHO

PO Box 1350
219 North Main Street
Cascade, Idaho 83611

Planning & Zoning Administrator
Floodplain Coordinator

Phone: 208.382.7115
Fax: 208.382.7119
Email: cherrick@co.valley.id.us
Web: www.co.valley.id.us

STAFF REPORT

Conditional Use Permit Application No. 20-14
RMC / Pinetop Office

HEARING DATE: August 13, 2020
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
APPLICANT/OWNER: ROCKY MOUNTAIN CRANE & EQUIPMENT RENTAL LLC
PO BOX 2888
MCCALL ID 83638
LOCATION/SIZE: The 3.6-acre site is addressed at 14032 Highway 55 and is Lot 1 of Karsyn Business Park located in the NENE Section 33, T.18N, R.3E, Boise Meridian Valley County, Idaho.
REQUEST: Office Expansion
EXISTING LAND USE: Single-Family Residential lots

BACKGROUND:

Rocky Mountain Crane is requesting a conditional use permit to expand their existing uses. In 2018, CUP 18-06 was issued that allowed for maintenance and equipment rental facility, shop, and an office.

The current request is for new office space, shop, parking lot, and covered parking structure. New structures will be a maximum of 12,000 sq. ft.

Access would continue to be from the existing shared approach for Rocky Mountain Crane and Kesler Storage at 14032 Highway 55.

FINDINGS:

1. Application was made to Planning and Zoning on June 3, 2020.
2. Legal notice was posted in the *Star News* on July 23, and 30, 2020. Potentially affected agencies were notified on July 9, 2020. Neighbors within 300 feet of the property line were notified by fact sheet sent July 20, 2020. The site was posted on July 22, 2020. The notice

and application were posted online at www.co.valley.id.us/public-hearing-information on July 9, 2020.

3. Agency comment received:

Central District Health stated that an Accessory Use Authorization is required to ensure that the proposed structures will not impact existing septic systems. If the new shop will have plumbing, a septic permit will be required. (July 9, 2020)

4. Neighbor comments received: None

5. Physical characteristics of the site: Relatively flat

6. The surrounding land use and zoning includes:

North: various commercial uses including C.U.P. 96-4 Vintage Boat Works, C.U.P. 20-08 RMC Equipment Storage, C.U.P. 04-13 Northwest Storage, and C.U.P. 11-01 Nez Perce Tribe Office

South: C.U.P. 12-10 M-D School District Transportation Facility

East: C.U.P. 17-09 Kesler Storage

West: Franklin Building Supply (multiple C.U.P.s), C.U.P. 17-03 EnergySeal, and C.U.P. 12-11 ASAP Portables

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.

Title 9 Valley County Code:

Planning and Zoning Commission determined this was an Area Business in Table 9-3-1. The Compatibility Rating was a +20.

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.

9-5F-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.

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.
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.

SUMMARY:

Compatibility Rating: Staff's compatibility rating is a +32. **The Planning and Zoning Commission should do their own compatibility rating prior to the meeting (form with directions attached).**

Staff Questions and Comments:

1. How many employees will be at this site?
2. Where will employees park?
3. Will customers be coming to this site?
4. Rear yard setback shall be 20'; this includes parking of vehicles.
5. Please describe all lighting at this site.
6. What is your total lot coverage?
7. Do you have employees living on-site?
8. What do you do for fire suppression in your offices and shops?
9. What is the estimated date of completion?

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation
- Compatibility Evaluation
- Vicinity Map
- Assessor Plat
- Karsyn Business Park Plat
- Site Plan and Building Plans
- Pictures taken July 22, 2020
- C.U.P. 18-06 Rocky Mountain Crane & Equipment Rental
- 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.
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. All lights shall be fully shielded so that there is no upward or horizontal projection of lights. The lights can only be a maximum of 20' in height.
6. The applicant shall provide and maintain orderly and proper disposal of waste including by-products of the operation, other solid waste, and sanitary waste.
7. Must comply with Central District Health requirements.
8. Must comply with requirements of the McCall Rural Fire District.
9. Parking must comply with setback standards: 10' side, 30' rear, and 100' from property line along Highway 55.
10. New structures, including fencing greater than 6-feet tall, must have building permits and

be approved as part of a conditional use permit.

11. The site must be kept neat and orderly.
12. Shall obtain a sign permit prior to installation of a sign.
13. Landscaping shall be installed prior to September 30, 2021. If landscaping dies, it must be replaced. Landscaping must be irrigated and maintained.
14. A minimum of one tree should be planted for every 25 feet of linear street frontage. The trees may be grouped or planted in groves.
15. Hours of operation are limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday.
16. A stormwater management plan shall be approved by the Valley County Engineer prior to excavation.

END OF STAFF REPORT

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

	YES/NO	X			Response Value
--	--------	---	--	--	-------------------

Use Matrix Values:

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

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

(+2/-2)	_____	X	2	_____	
---------	-------	---	---	-------	--

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

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

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

Site Specific Evaluation (Impacts and Proposed Mitigation)

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

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

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

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

(+2/-2)	_____	X	2	_____	
---------	-------	---	---	-------	--

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

(+2/-2)	_____	X	2	_____	
---------	-------	---	---	-------	--

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

(+2/-2)	_____	X	2	_____	
---------	-------	---	---	-------	--

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

(+2/-2)	_____	X	2	_____	
---------	-------	---	---	-------	--

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

Sub-Total		(+)		_____	
-----------	--	-----	--	-------	--

Sub-Total		(--)		_____	
-----------	--	------	--	-------	--

Total Score				_____	
-------------	--	--	--	-------	--

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

Compatibility Questions and Evaluation

Matrix Line # / Use: 19

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

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

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

Area Business

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

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

Same as #1

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

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

Ag beyond Commercial w/ Residential

Site Specific Evaluation (Impacts and Proposed Mitigation)

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

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

Adjacent Uses are the same.

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

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

*Large enough ... but little vegetative screening.
Yes - Bus Barn is larger*

(+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

(+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

(+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?

Will be some impact to Highway 55

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

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

Yes

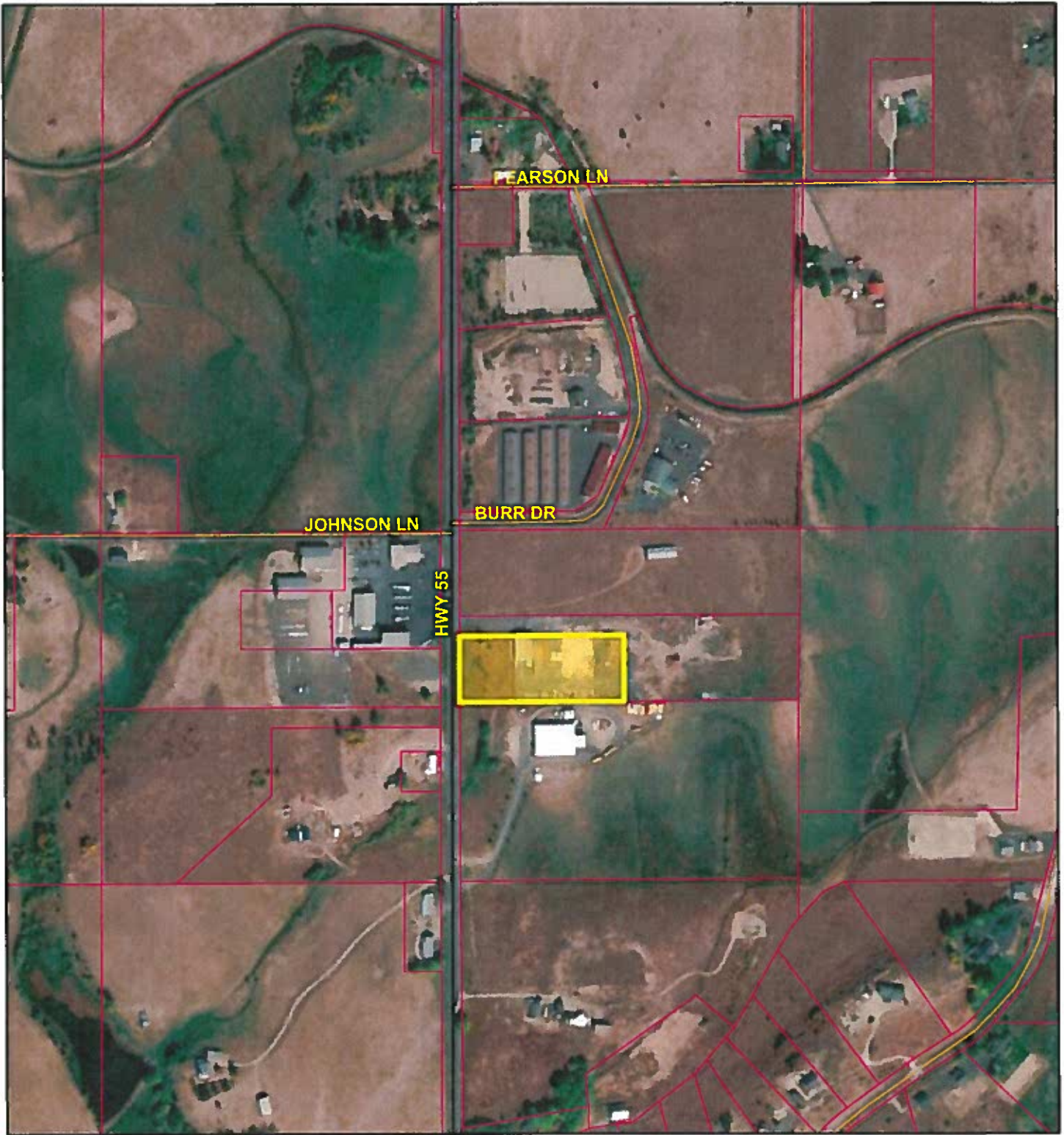
Sub-Total (+) 32

Sub-Total (--) _____

Total Score +32

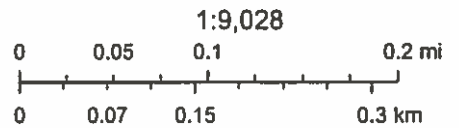
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

C.U.P. 20-14 at 14032 Highway 55



7/1/2020, 11:51:53 AM

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



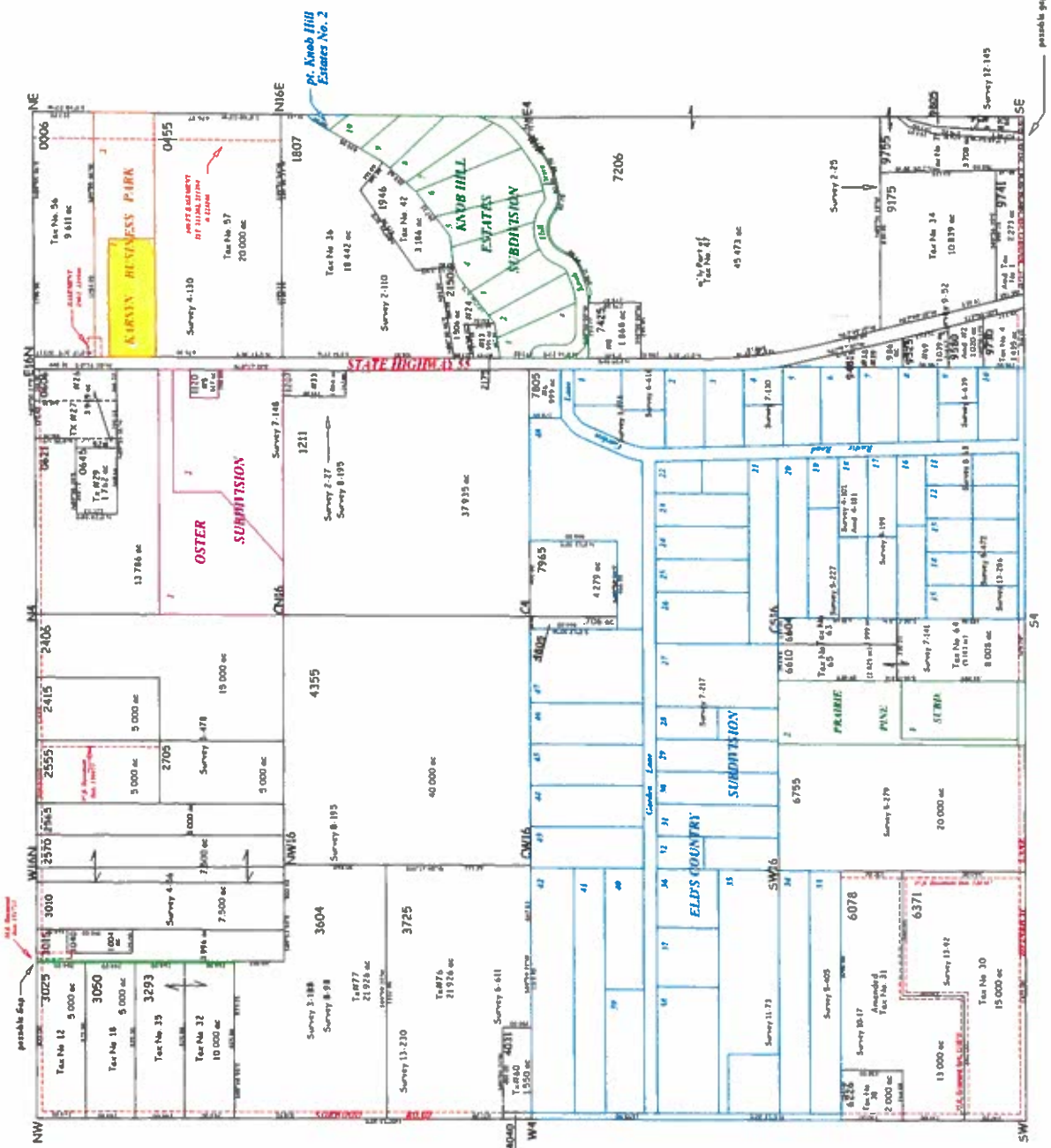
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PLAT TITLE

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

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

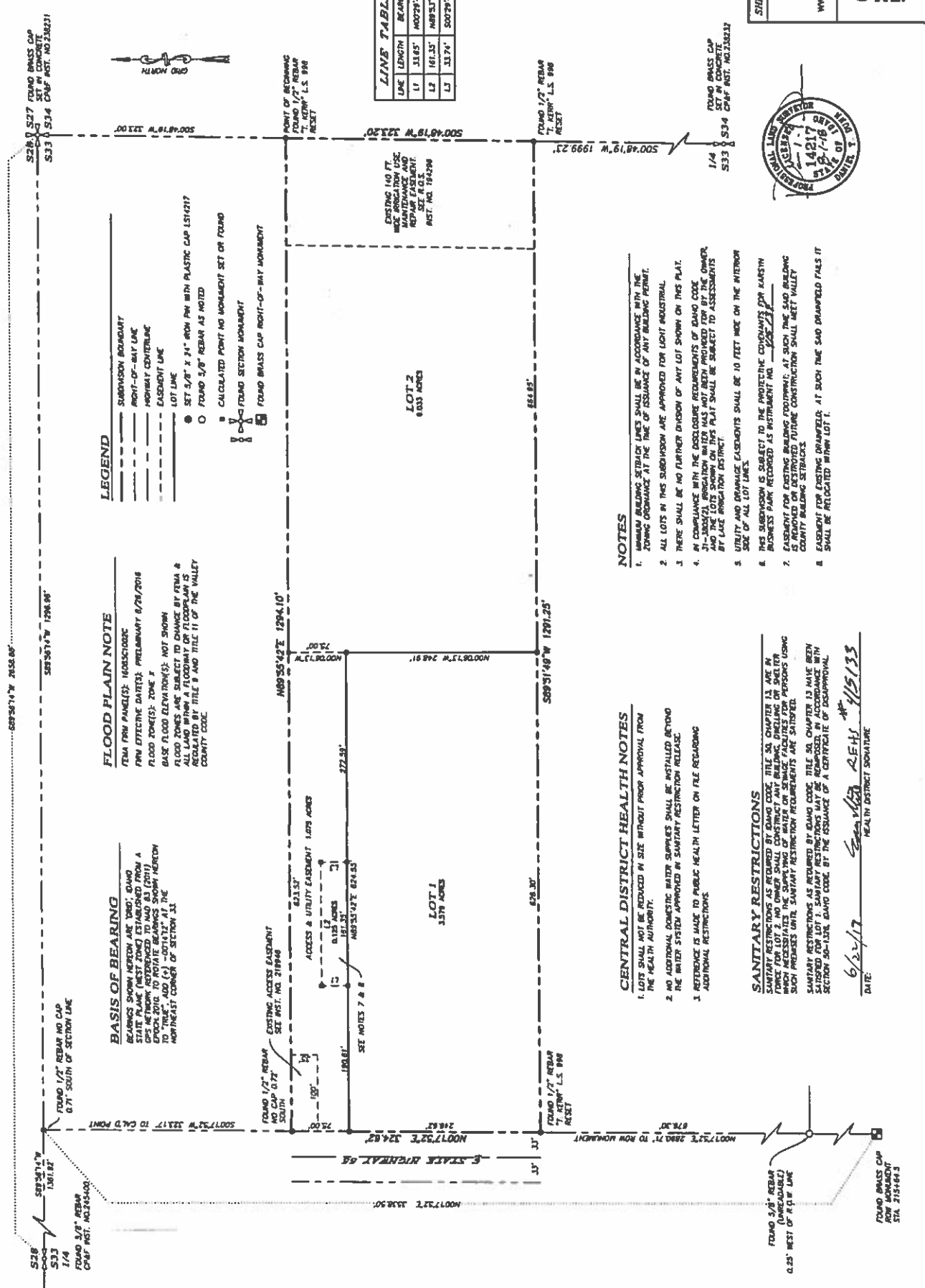
Filename: Valley County Base Map
Scale: **1" = 400 ft.**
Date: **2/18/2020**
Drawn by: **LFrederick**



KARSYN BUSINESS PARK

A SUBDIVISION LOCATED IN THE
N.E. 1/4 OF THE N.E. 1/4, SECTION 33,
T.18N., R.3E., B.M. VALLEY COUNTY, IDAHO,
2018

Instrument # 418132
PLAT COUNTY OF IDAHO
418132-001
Prepared for: DANIEL CLARK
DANIEL CLARK
1000 S. 11th St.
Coeur d'Alene, ID 83814



LINE	LENGTH	BEARING
L1	31.85'	N007°34' W
L2	161.35'	N005°14' E
L3	31.74'	S007°34' E



SHEET 1 OF 2

- ### NOTES
1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
 2. ALL LOTS IN THIS SUBDIVISION ARE APPROVED FOR LIGHT INDUSTRIAL.
 3. THERE SHALL BE NO FURTHER DIVISION OF ANY LOT SHOWN ON THIS PLAT.
 4. IN COMPLIANCE WITH THE DISCLOSURE REQUIREMENTS OF IDAHO CODE §31-1003(A), IRRIGATION WATER HAS NOT BEEN PROVIDED FOR BY THE OWNER, AND THE LOTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO ASSESSMENTS BY LAKE BRINGTON DISTRICT.
 5. UTILITY AND DRAINAGE EASEMENTS SHALL BE 10 FEET WIDE ON THE INTERIOR SIDE OF ALL LOT LINES.
 6. THIS SUBDIVISION IS SUBJECT TO THE PROTECTIVE COVENANTS FOR KARSYN BUSINESS PARK RECORDED AS INSTRUMENT NO. 418132-001.
 7. EASEMENT FOR EXISTING BUILDING FOOTPRINT: AT SUCH TIME SAID BUILDING IS REMOVED OR DESTROYED, FUTURE CONSTRUCTION SHALL MEET VALLEY COUNTY BUILDING SETBACKS.
 8. EASEMENT FOR EXISTING DRAINFIELD: AT SUCH TIME SAID DRAINFIELD FAILS IT SHALL BE RELOCATED WITHIN LOT 1.

- ### CENTRAL DISTRICT HEALTH NOTES
1. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
 2. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
 3. REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.

SANITARY RESTRICTIONS

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 30, CHAPTER 13, ARE IN FULL COMPLIANCE WITH THE REQUIREMENTS OF IDAHO CODE. THE SANITARY RESTRICTIONS WHICH NECESSITATED THE SHARING OF WATER OR SEWAGE FACILITIES FOR PROPOUNDS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 30, CHAPTER 13 HAVE BEEN SATISFIED FOR LOT 1. SANITARY RESTRICTIONS MAY BE REIMPOSED IN ACCORDANCE WITH SECTION 50-1106, IDAHO CODE BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

6/22/17
Sara V. DeHaven
HEALTH DISTRICT SONSUARE

FLOOD PLAIN NOTE

FEMA PANEL(S): 50505C00C
FPM DETERMINING DATE(S): PRELIMINARY 8/26/2018
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): NOT SHOWN
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOODPLAIN OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE TRUE; IDAHO STATE PLANE (WEST ZONE) ESTABLISHED FROM A STATE PLANE (WEST ZONE) ESTABLISHED FROM A POINT IN THE NE 1/4 OF SECTION 33, T.18N., R.3E., B.M. VALLEY COUNTY, IDAHO TO "TRUE", AND (2) -001°17' AT THE NORTHEAST CORNER OF SECTION 33.

FOUND 1/2" REBAR
CAP 0.72'
6.71' SOUTH
TO C&G POINT

FOUND 1/2" REBAR
T. KEMP, L.S. 198

ACCESS & UTILITY EASEMENT 1.078 ACRES
0.133 ACRES
0.133 ACRES
0.813 ACRES
0.6435 ACRES

FOUND 3/8" REBAR
(UNRECOVERED)
0.25' WEST OF R.O.W. LINE

FOUND BRASS CAP
ROW MONUMENT
STA. 215+64.3



6000

6000

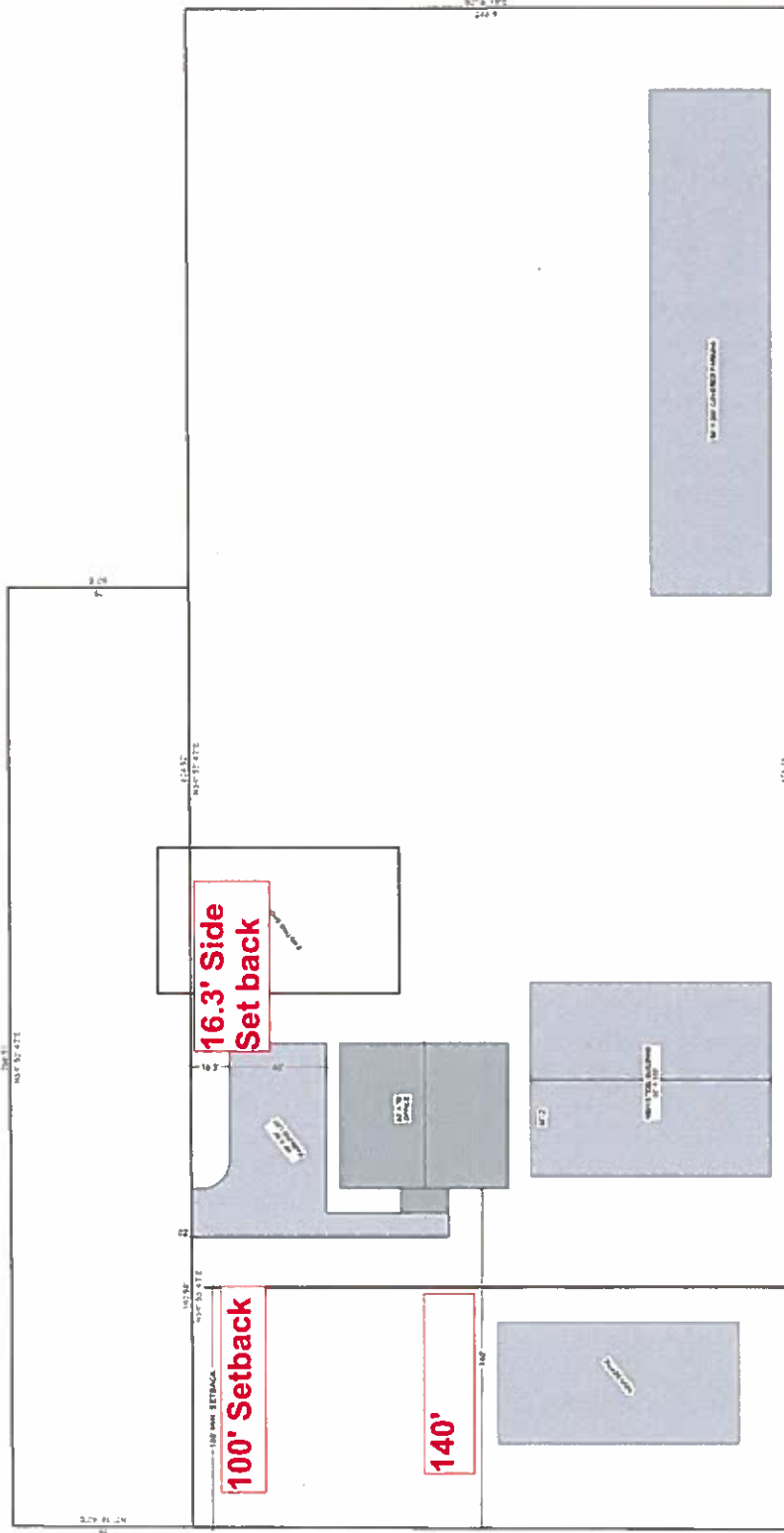
6000

6000

6000

55

PRELIMINARY
NOT FOR CONSTRUCTION



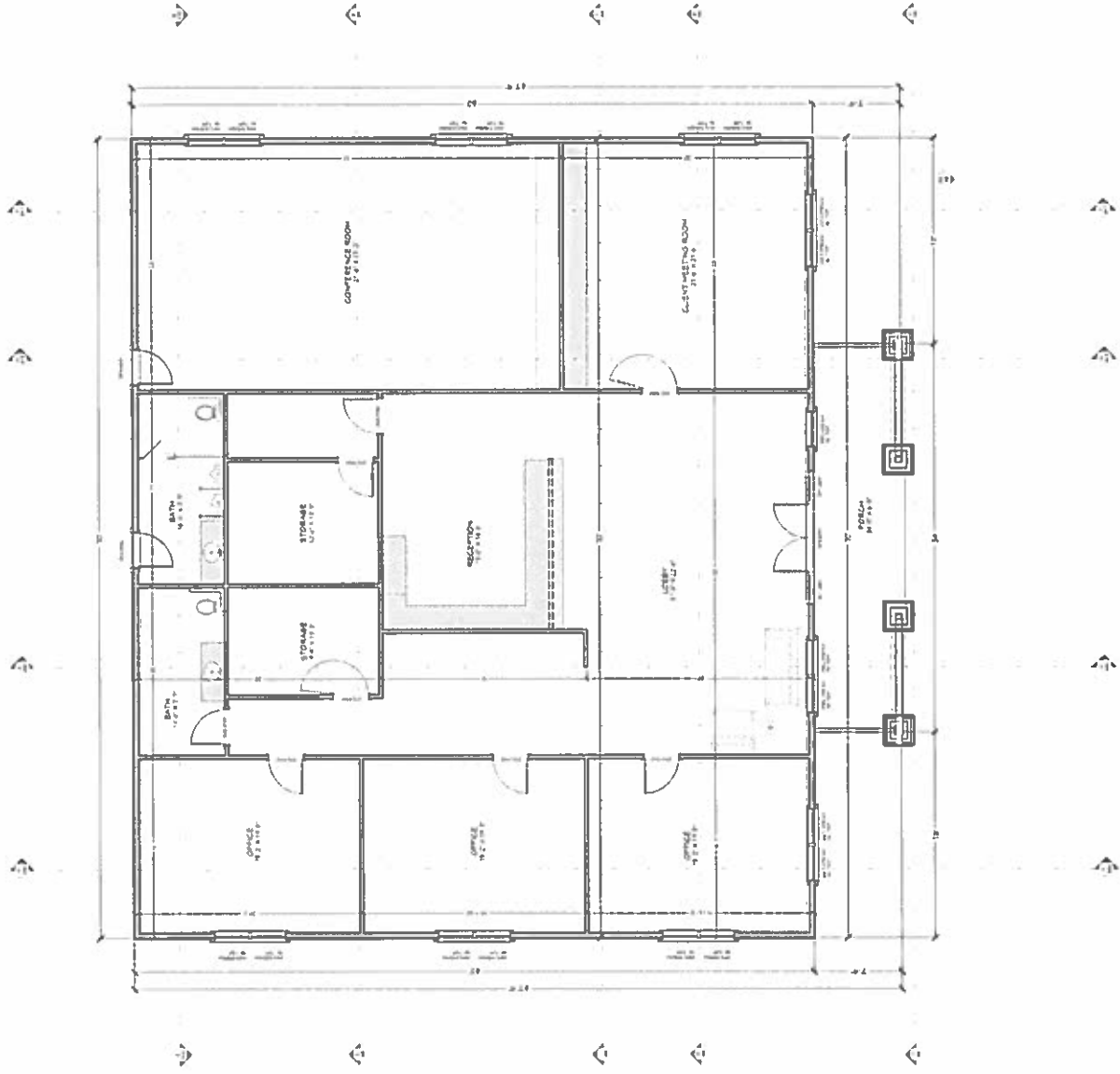
PLOT PLAN - SCALE: 1" = 20'-0"

PROJECT NO. PT. 20	RMC / PINETOP HEADQUARTERS PINETOP VALLEY CO. ID	SITE PLAN	
		DESIGNER: SMC SMC Design 202 249 7200 Hempel, ID	DATE: 10/20/2023 ARCH: E1 (130' x 47')
CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND SPECIFICATIONS FROM COMPLETION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO SMC DESIGN. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.		DESIGNER: SMC SMC Design 202 249 7200 Hempel, ID	DATE: 10/20/2023 ARCH: E1 (130' x 47')

PRELIMINARY
NOT FOR CONSTRUCTION

A1
PAGE 1 OF 1

PRELIMINARY
NOT FOR CONSTRUCTION



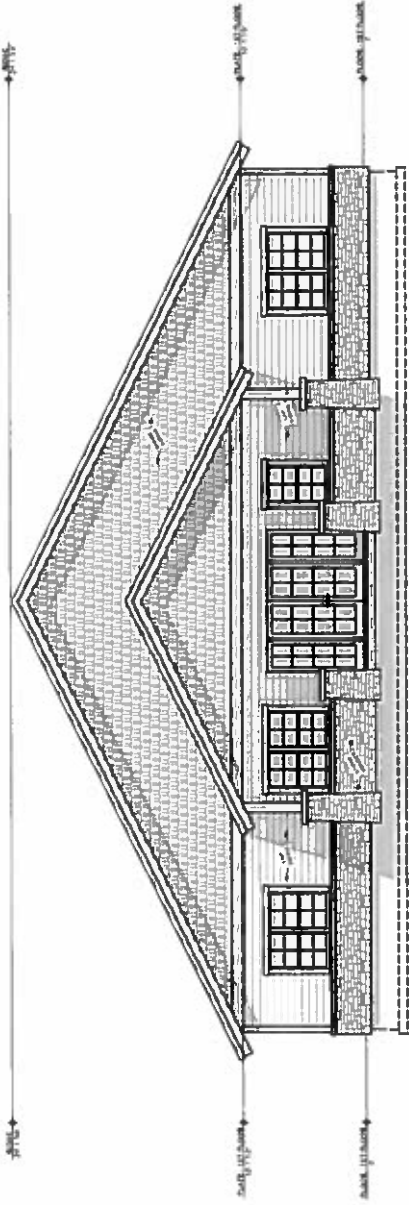
FLOOR PLAN - 1ST LEVEL - 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

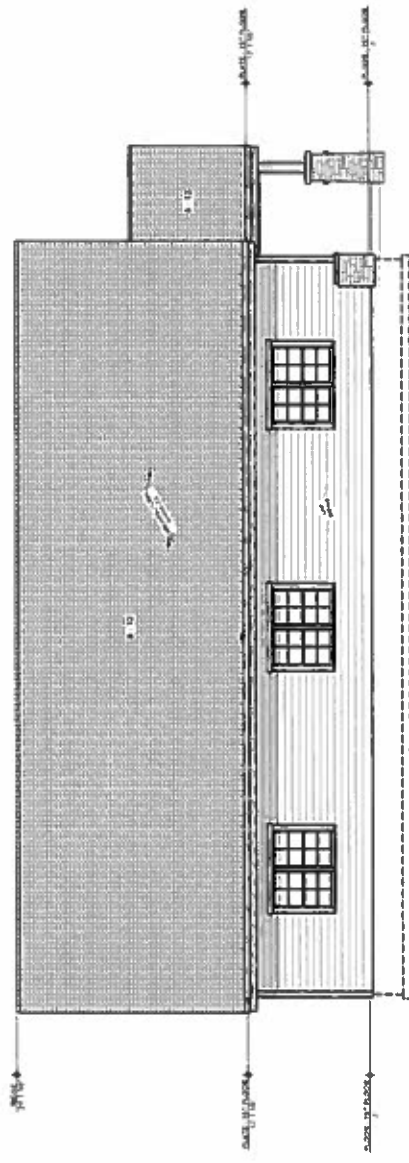
PROJECT NO. PT-37	RMC / PINETOP VALLEY CO. ID	ARCH. DATE: 10/2020	ARCH. BY: (20' x 42')	OFFICE FLOOR PLAN	
				DESIGNER: SMC Design 202 249 7200 Nampa, ID	DATE: 10/2020
RMC / PINETOP VALLEY CO. ID		ARCH. DATE: 10/2020	ARCH. BY: (20' x 42')	OFFICE FLOOR PLAN	
RMC / PINETOP VALLEY CO. ID		ARCH. DATE: 10/2020	ARCH. BY: (20' x 42')	OFFICE FLOOR PLAN	

CONTRACTOR TO VERIFY ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO SMC DESIGN. THE PURCHASER OR BUILDER OF THIS PLAN RELEASES SMC DESIGN FROM ANY CLAIM, LITIGATION OR SUITS THAT MAY ARISE DURING CONSTRUCTION OR ANYTIME THEREAFTER.

PRELIMINARY
NOT FOR CONSTRUCTION



WEST ELEVATION - 1/4" = 1'-0"

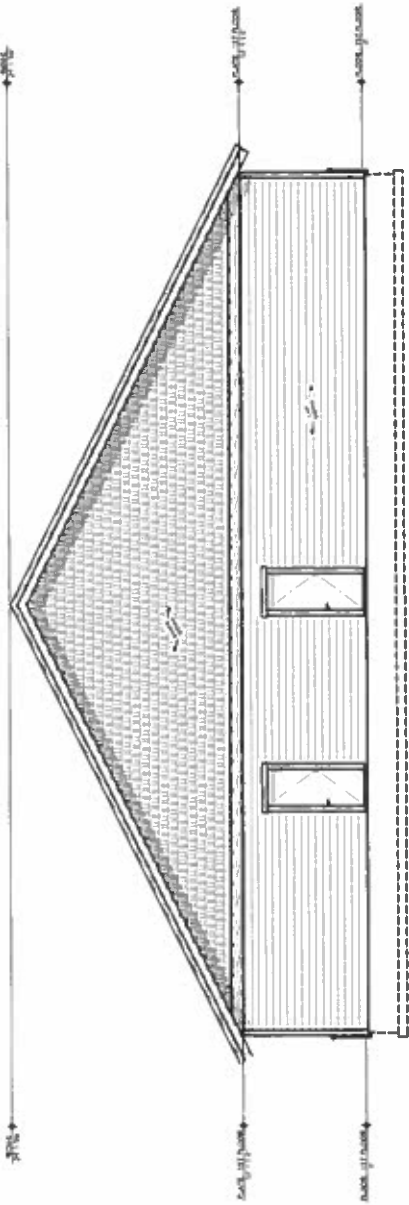


LEFT ELEVATION - 1/4" = 1'-0"

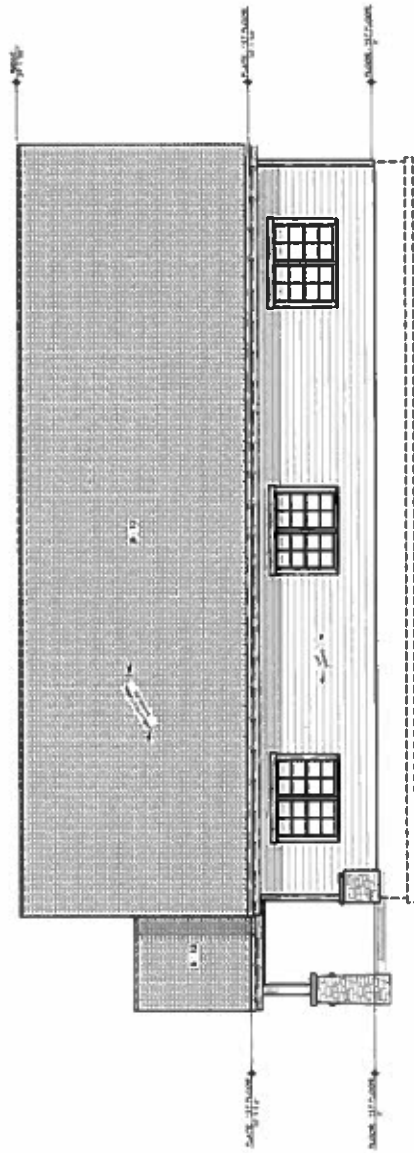
PROJECT NO. PT. 20	RMC / PINETOP VALLEY CO. ID	OFFICE ELEVATIONS		
		DESIGN BY: SMC Design	DATE: 04/20/20	SHEET: 5/22
CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND SPECIFICATIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES OR OMISSIONS TO SMC DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON SITE THAT MAY ARISE DURING CONSTRUCTION OR ANYTIME THEREAFTER.		SCALE:	PRINT DATE: 10/22/20	ARCH. E.I. (007 + 47)
SMC Design 202 249 7200 Nampa, ID		SHEET NO. 5/22		
SHEET NO. 5/22		PAGE 01		

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY
NOT FOR CONSTRUCTION



EAST ELEVATION 1/4" = 1'-0"

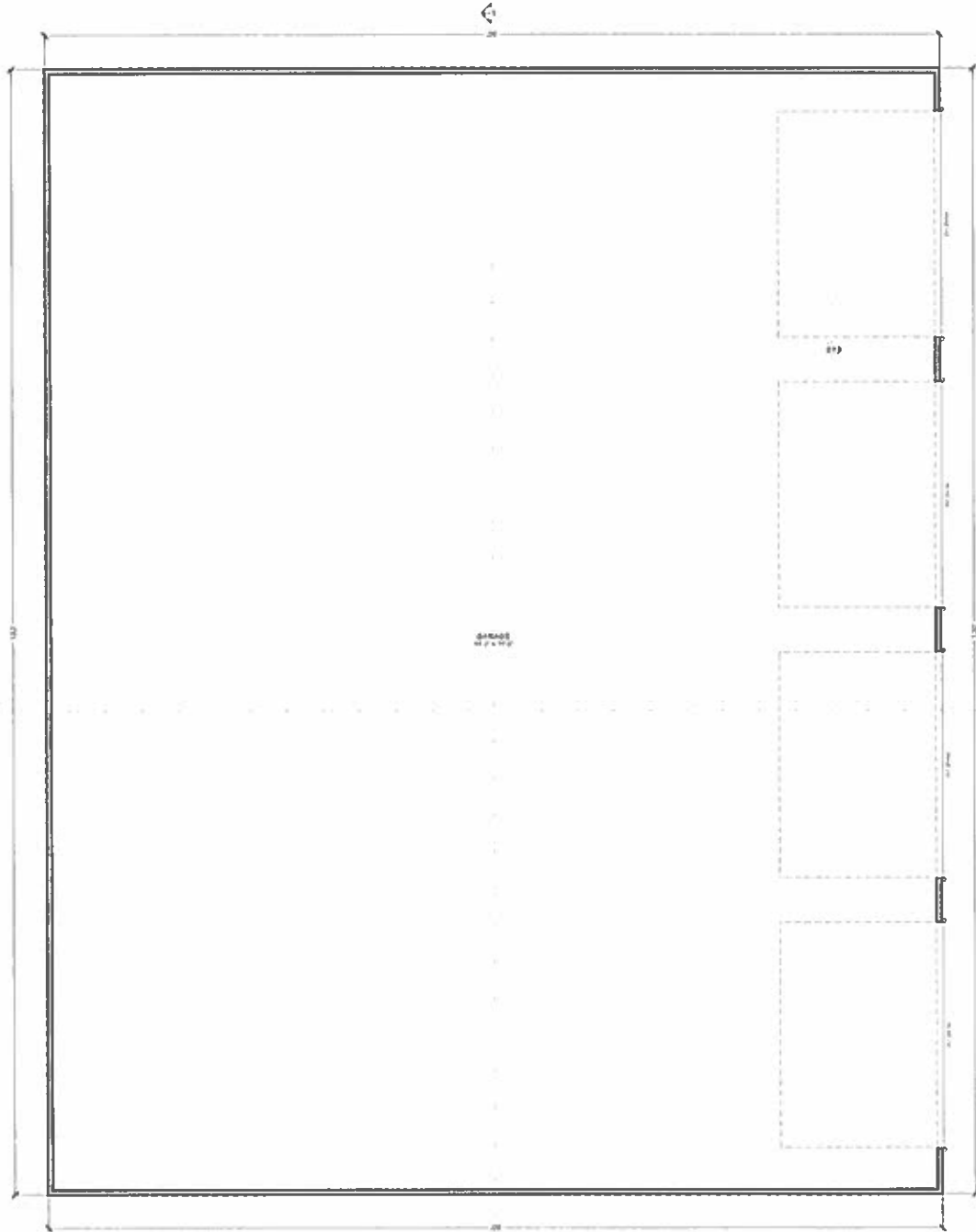


SIGHT ELEVATION 1/4" = 1'-0"

PROJECT NO. 11020	RMC / PINETOP HEADQUARTERS  PINETOP VALLEY CO. ID	OFFICE ELEVATIONS		
		SHEET 9128	ARCH. EST. (90% = 47%)	SCALE
		DATE: 10/20/20	REVISIONS	DATE: 10/20/20
CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS AND PERMITS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES AND/OR ERRORS TO SMC DESIGN. THIS PURCHASE OR USE OF THIS PLAN IS FOR THE PROJECT AND NOT FOR ANY OTHER PROJECTS OR SITES THAT MAY ARISE DURING CONSTRUCTION OR ANYTIME THEREAFTER.		SMC Design 208 244 7268 Nampa, ID		EXCELLENCE A4 PAGE 4 OF 7

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY
NOT FOR CONSTRUCTION



FLOOR PLAN - 1ST LEVEL - 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NO. PT-37	CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS AND SPECIFICATIONS BEFORE CONSTRUCTION AND REPORT ANY CHANGES AND/OR ERRORS TO SMC DESIGN. THE PURCHASER OR USER OF THIS PLAN RELEASES SMC DESIGN FROM ANY CLAIM, LIABILITY OR RISK THAT MAY ARISE DURING CONSTRUCTION OR ANYTIME THEREAFTER.	SHOP FLOOR PLAN			
		DATE: 10/22/20	REVISION: 01	SCALE: 1/4" = 1'-0"	SHEET SIZE: 11x17
RMC / PINETOP VALLEY CO. ID		SHEET NO. 10/22/20		SHEET DATE: 10/22/20	
PINETOP VALLEY CO. ID		SHEET NO. 10/22/20		SHEET DATE: 10/22/20	

SMC Design
205 244 1250
Nampa, ID

PROJECT NO. PT-37

CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS AND SPECIFICATIONS BEFORE CONSTRUCTION AND REPORT ANY CHANGES AND/OR ERRORS TO SMC DESIGN. THE PURCHASER OR USER OF THIS PLAN RELEASES SMC DESIGN FROM ANY CLAIM, LIABILITY OR RISK THAT MAY ARISE DURING CONSTRUCTION OR ANYTIME THEREAFTER.

RMC / PINETOP VALLEY CO. ID

PINETOP VALLEY CO. ID

DATE: 10/22/20

REVISION: 01

SCALE: 1/4" = 1'-0"

SHEET SIZE: 11x17

SHEET NO. 10/22/20

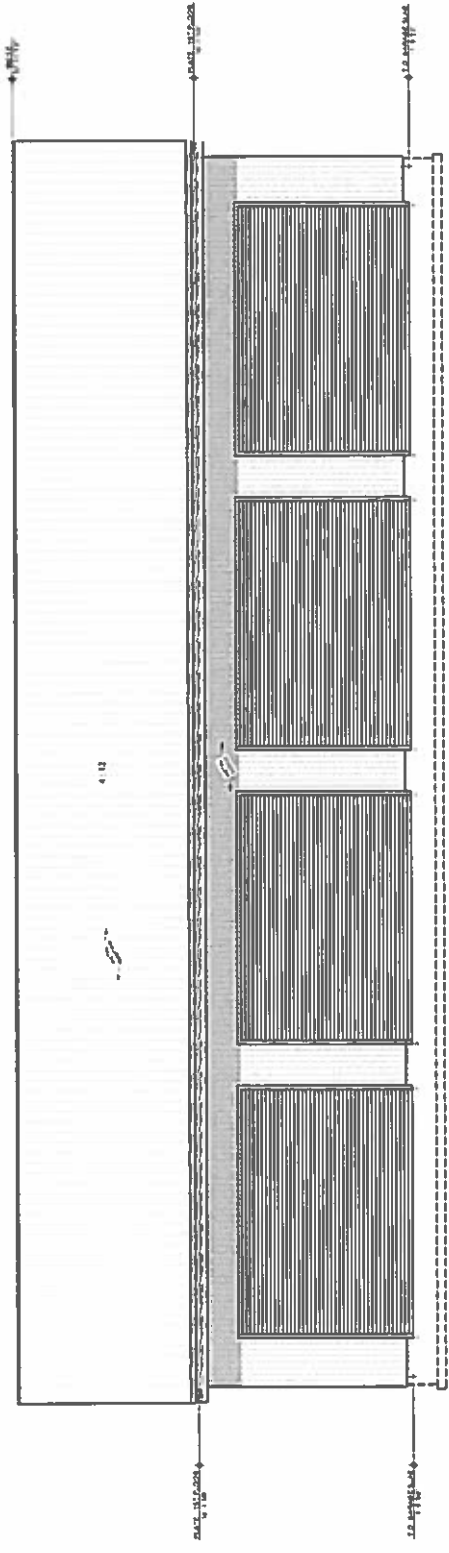
SHEET DATE: 10/22/20

SMC Design

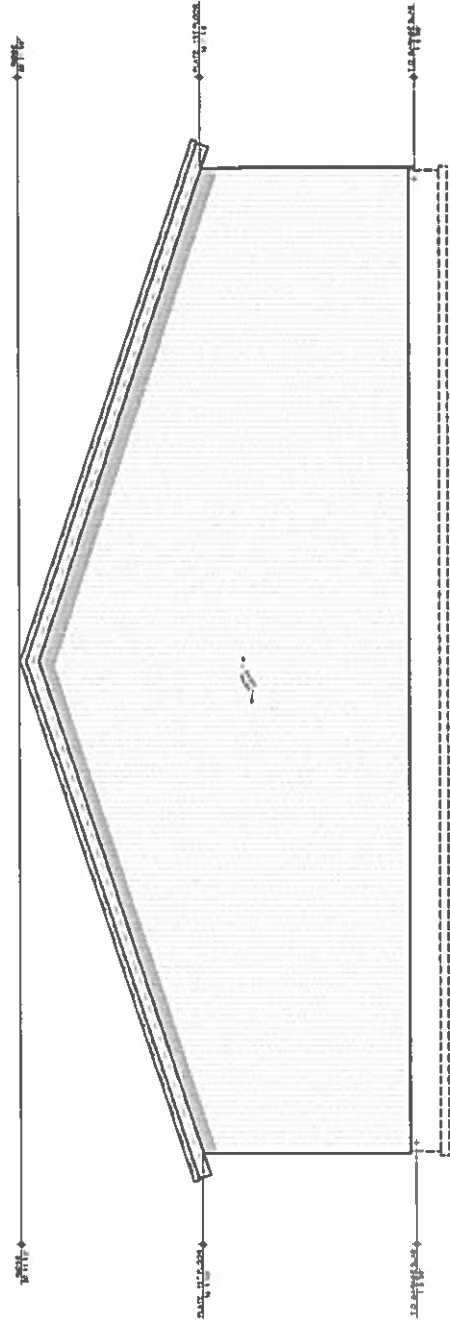
205 244 1250

Nampa, ID

PRELIMINARY
NOT FOR CONSTRUCTION



EAST ELEVATION 1/4" = 1'-0"



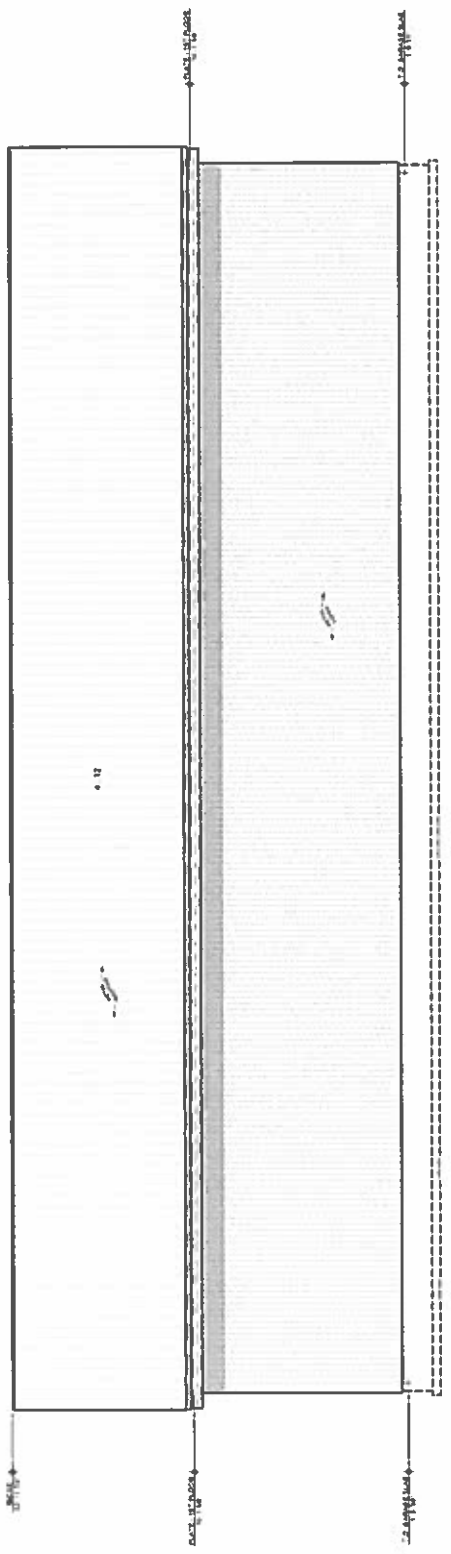
SOUTH ELEVATION 1/4" = 1'-0"

PROJECT NO. PT-20	RMC / PINETOP HEADQUARTERS PINETOP VALLEY CO. ID	SHOP ELEVATIONS	
		DESIGNER SVC Design 209 249 1200 Hartford, ID	DATE 10/22/20
CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND SPECIFICATIONS BEFORE CONSTRUCTION AND REPORT ANY DISCREPANCIES OR ERRORS TO SMC DESIGN. THE PURCHASER OR BUILDER SHALL BE RESPONSIBLE FOR ANY CHANGES AND/OR ERRORS TO SMC DESIGN. THIS PLAN SHALL BE USED AS A REFERENCE ONLY. SMC DESIGN SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR ERRORS TO SMC DESIGN.		ARCHITECT SVC 1007 N. 47th	SCALE AS SHOWN
PROJECT NO. PT-20		DATE 10/22/20	SCALE AS SHOWN

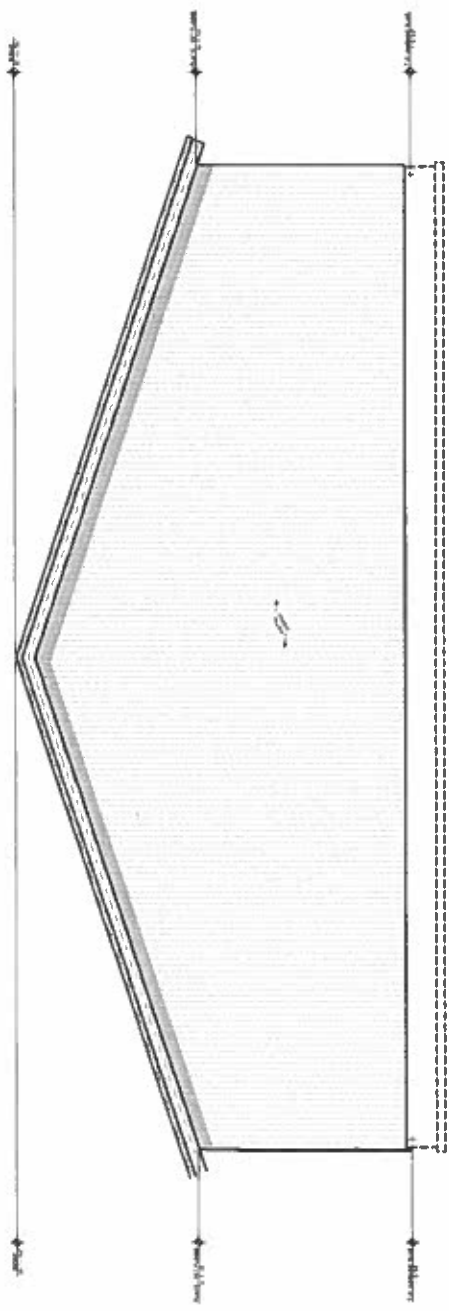
PRELIMINARY
NOT FOR CONSTRUCTION

A6
2-SEP-2011

PRELIMINARY
NOT FOR CONSTRUCTION



WEST ELEVATION 1/4" = 1'-0"



NORTH ELEVATION 1/4" = 1'-0"

PROJECT NO. PT-201	 RMC / PINETOP HEADQUARTERS PINETOP VALLEY CO. ID	SHOP ELEVATIONS			 SMC Design 200 249 1200 Nampa, ID	SHEET NUMBER A7 PAGE 7 OF 1
		DESIGN BY Steve	DATE DATE 9/6/2020	ARCH E1 (20' x 42')		

PRELIMINARY
NOT FOR CONSTRUCTION



7-22-2020



Planning and Zoning Commission
VALLEY COUNTY
IDAHO

P.O. Box 1350/219 North Main Street/Cascade, Idaho 83611-1350

Phone: 208.382.7115
FAX: 208.382.7119

Date June 26, 2018

Approved by [Signature]

Instrument # 414303

VALLEY COUNTY, CASCADE, IDAHO
6-26-2018 09:02:11 AM No. of Pages: 2
Recorded for : VALLEY COUNTY P & Z
DOUGLAS A. MILLER Fee: 0.00
Ex-Officio Recorder Deputy
Index to: COUNTY MISC

A handwritten signature or initials, possibly "P", enclosed in a circle.

**CONDITIONAL USE PERMIT
NO. 18-06
Rocky Mountain Crane
& Equipment Rental**

Issued to: Rocky Mountain Crane
c/o Dusty Bitton
PO Box 4110
McCall ID 83638

Property Location: The site is 3.6 acres addressed at 14032 Highway 55, in the NENE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of June 14, 2018. The Commission's decision stands and you are hereby issued Conditional Use Permit No. 18-06 with Conditions for establishing an equipment rental business as described in the application, staff report, and minutes.

The effective date of this permit is June 26, 2018.

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.
3. The proposed occupancies described in the application and in this report shall be established, and in use according to the phasing plan 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. The applicant shall provide and maintain orderly and proper disposal of waste including by products of the operation, other solid waste, and sanitary waste.
6. All uses, including parking lots, must comply with setback standards.
7. New structures must have building permits.
8. Must comply with McCall Fire District Requirements.
9. The site must be kept neat and orderly.
10. All lighting must comply with the Valley County Lighting Ordinance.
11. Landscaping shall be maintained.

END CONDITIONAL USE PERMIT



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 20-14

Preliminary / Final / Short Plat PINE TOP OFFICE

LOT 1 KARSYN Business Park
14032 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. An Accessory Use Authorization is required to ensure proposed structures will not impact existing septic system. If new shop will have plumbing, a septic permit will be required. Reviewed By: [Signature] Date: 7.19.20