

Valley County Planning and Zoning

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



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

STAFF REPORT: CUP 26-021 Gold Fork River Ranch Pond Borrow & Reclamation
MEETING DATE: August 13, 2026
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT: Gold Fork River Ranch LLC, PO Box 1001, Donnelly, ID 83615
PROPERTY OWNER: Peter Dinsdale, PO Box 357, Independence OR, 97351
REPRESENTATIVE: Crestline Engineers Inc, PO Box 2330, McCall ID 83638
LOCATION: 50 Davis Creek Lane
Parcels RP16N03E255310 & RP16N03E254804 in the SW ¼
Section 25, T.16N, R.3E, Boise Meridian, Valley County, Idaho
SIZE 25.83-acres
REQUEST: Commercial Sale of Aggregate from Excavating Ponds
EXISTING LAND USE: Bare Land approved for CUP 24-24 Gold Fork River Ranch

Gold Fork River Ranch LLC is requesting a conditional use permit to sell aggregates on site that would be extracted during the excavation of three pre-approved ponds. Two other ponds on the property have been completed.

The proposed excavation and reclamation are limited to the three proposed ponds located in Gold Fork River Ranch Phase 2. Total affected land associated, including pond footprints, stockpile and topsoil salvage areas, and internal haul paths, is 25.83 acres within the 160.88-acre parcel RP16N03E255310.

The excavated aggregated would be used, as follows:

- On-site for Phase 2 infrastructure and roadways (already approved through CUP 24-24);
- Used on other project sites owned by the applicant within Valley County; and
- Commercial sales to the public.

A short access road would be constructed connecting to Davis Creek Ln to access the proposed ponds. Truck traffic would use Koskella Road and Davis Creek Lane to haul off-site.

An application for Reclamation Plan Approval is being submitted to the Idaho Department of Lands concurrently with the CUP and all aggregate extraction activities would comply with requirements established by IDL and the Reclamation Plan.

Upon completion of excavation, the ponds would be reclaimed as permanent water features providing stormwater retention and treatment, fire protection water storage, irrigation water storage, and aesthetic/recreational benefit.

Proposed hours of operation are 7:00 a.m. to 7:00 p.m., Monday through Friday.

No blasting is anticipated. No crushing, asphalt, or concrete batch operations are proposed onsite.

Temporary equipment staging/parking area is shown on Drawing C-2, Sheet 3 of the application.

Existing wetlands are designated as open space and would not be impacted by the excavation. No fuels, lubricants, or chemicals would be stored within the pond excavation areas. Equipment fueling and maintenance would occur in designated upland areas with spill containment to protect groundwater quality.

Proposed Timeline:

Fall 2026	Phase 1	Pond 3 excavation and stormwater management improvements
Fall 2029	Phase 2	Pond 3 reclamation
	Phase 3	Pond 4 excavation and stormwater management improvements
Fall 2032	Phase 4	Pond 4 reclamation
	Phase 5	Pond 5 excavation and stormwater management improvements
Fall 2035	Phase 6	Pond 5 reclamation

Approximate Pond Extraction Volumes:

Pond 3	6.35 acres	111,000 cubic yards
Pond 4	6.16 acres	112,000 cubic yards
Pond 5	3.36 acres	55,000 cubic yards

Approximate annual removal is anticipated to be around 30,000 cubic yards per year. The expected life of the operation is 9 years at a minimum.

FINDINGS:

1. A pre-application meeting was held with Staff on June 25, 2026.
2. The application was submitted on June 29, 2026.
3. Legal notice was posted in the *Star News* on July 23, 2026, and July 30, 2026. The applicant was notified by letter on July 13, 2026. Potentially affected agencies were notified on July 14, 2026. Property owners within 300 feet of the property line were notified by fact sheet sent by mail on July 14, 2026. The notice was posted online at www.co.valley.id.us on July 14, 2026. The site was posted on July 30, 2026.
4. Agency comment received:

Paul Ashton, Parametrix and Valley County Engineer, stated driveways over 150 feet long shall be provided with turnarounds. Driveway connections to public roads shall meet the criteria outlined in the Valley County Minimum Standards for Private/Public Road Design and Construction and meet ITD setback requirements. Valley County Road & Bridge Department will assess county public road ROW requirements. Applicant shall provide Anticipated Trip-Generation estimates and coordinate with the Valley County Road & Bridge Department to

develop a proportionate-share agreement for impacts associated with additional haul traffic. A traffic impact study may be required if warranted by the projected trip generation. (August 5, 2026)

Brent Copes, Central District Health, has no objection to proposal. (July 31, 2026)

Emily Hart, McCall Airport Manager, had no comment. (July 20, 2026)

Jerry Holenbeck, Donnelly Fire Marshal, has no comments, concerns, or requirements at this time. (July 31, 2026)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, solid waste, hazardous waste, water quality, ground water contamination, and best management practices. (July 20, 2026)

Kendra Conder, Idaho Transportation Department, had no comments. (August 4, 2026)

5. Public comment received: *none*

6. Physical characteristics of the site: The area of excavation is relatively flat. There is steeper topography in the northwest portion of the parcels. The site is mostly bare ground and grassy areas with ponds and wetlands. There are scattered trees. An irrigation ditch runs through the property.

7. The surrounding land use and zoning includes:

North: Internal to Subdivision are SF Lots. Agricultural (Dry Grazing, Irrigated Farming, Irrigated Pasture, Meadow) with Home Sites

South: Agricultural (Irrigated Crop Land, Irrigated Grazing Land) and C.U.P. 19-25 Mountain Top Produce

East: Agricultural (Irrigated Pasture) with Home Site; CUP 05-47 Davis Creek Lane Gravel Source is approximately 0.5 mile to the east

West: Commercial (C.U.P. 22-20 CAT Rental Store, Grandfathered Concrete Batch Plant, Grandfathered Gestrin Well Drilling), Agricultural (Meadow), and Rural Residential

8. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:

- 5. Commercial Uses d. Area Business (3) Building materials, retail or wholesale
- 6. Industrial Uses c. Extractive Industry Uses (2) Gravel and other building or landscape materials

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

9-5-3: STANDARDS:

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

A. Lot Areas:

2. Minimum Lot Size And Configuration: The minimum lot size and configuration for any use shall be at least sufficient to accommodate water supply facilities, sewage disposal facilities, replacement sewage disposal facilities, buildings, parking areas, streets or driveways, stormwater containment, snow storage, open areas, accessory structures, and setbacks in accordance with provisions herein. All lots shall have a reasonable building site and access to that site.

3. Direct Frontage Along Public Or Private Road: All lots or parcels for conditional uses shall have direct frontage along a public or private road with minimum frontage distance as specified in the site or development standards for the specific use.

B. Setbacks:

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

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.
- B. Exemptions: Grading for bona fide agricultural activities, timber harvest, and similar permitted uses herein are exempt from this section.
- C. Flood Prone Areas: Grading within flood prone areas is regulated by provisions of section 9-6-2 of this title and title 11 of this code. A permit, if required, shall be a part of the conditional use permit.
- 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. The Valley County Engineer or assigns shall approve all site grading and stormwater management plans prior to earthwork being done on-site.
 3. For purposes of sizing stormwater basin permanent management facilities (excluding first flush water quality treatment facilities), Drainage Peak Flow Calculations shall use the soil conservation services (SCS) method as preferred, but the Rational Method is acceptable for smaller areas (generally one hundred (100) acres or less). See VCC 9-6-6C for requirements that apply to detention basins within the Riparian Area Overlays.
 - c. Site Development not directly specified shall use the twenty-five (25) storm event.
- 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.
- H. Riparian Area Overlay: Grading within the Riparian Area Overlay is regulated by provisions of section 9-6-6 of this title. A permit, if required, shall be part of the conditional use permit.

9-5A-2: ROADS AND DRIVEWAYS:

- A. Roads For Public Dedication And Maintenance: Roads for public dedication and maintenance shall be designed and constructed in accordance with title 10 of this code and in accordance with "Construction Specifications And Standards For Roads And Streets In Valley County, Idaho".
- B. Access Roads Or Driveways: Residential developments, civic or community service uses, and commercial uses shall have at least two (2) access roads or driveways to a public street wherever practicable.
- C. Private Roads: Private roads shall meet the provisions of the Valley County subdivision ordinance and any policies adopted by the board of county commissioners.
- D. Cattle Guards: Cattle guards shall not be installed in public roads within residential developments.
- E. Access To Highway 55: Access to Highway 55 shall be limited at all locations and may be prohibited where other access is available. An access permit from the Idaho transportation department may be required.

9-5A-3: PARKING AND OFF STREET LOADING FACILITIES:

- A. Site Plan: The site plan for a conditional use permit shall include a detailed scale drawing showing the parking area plan including driveways, parking spaces, setbacks, landscaping, buildings, vehicle maneuver areas including firetrucks and refuse collection trucks, snow storage, and drainage.
- B. Accessory Parking And Loading Facilities Required: Accessory parking and loading facilities shall be provided as required herein for every building and structure erected, and every land use established after the effective date hereof; unless the commission or the board determines that the proposed parking is adequate.
- C. Required Spaces: The minimum number of spaces required is specified herein under the site and development standards for the specific use.
- D. Parking Space, Maneuvering Area And Aisle Dimensions: All parking spaces and on site vehicular circulation areas shall comply with the following minimum sizes ¹:
 - 1. Parking Area Dimensions:
 - a. Minimum size parking spaces shall measure eight feet six inches by eighteen feet (8'6" x 18').
 - b. All parallel parking spaces shall measure a minimum of eight feet six inches by twenty two feet (8'6" x 22').
 - c. Recreational vehicle parking spaces shall measure a minimum of ten feet by twenty four feet (10' x 24').
 - 2. End Parking Space Maneuvering: A three foot (3') wide maneuvering area shall be provided for end parking spaces in single access parking areas as shown below.
 - 3. Vehicle Overhang:
 - a. Recreational Vehicles And Parking Spaces: Recreational vehicles and parking spaces are not allowed to overhang sidewalks, curbs or landscape areas.
 - b. Standard Size Parking Spaces:
 - (1) Landscaped Areas: Standard size parking spaces are allowed to overhang landscaped areas and curbs but this overhang shall not encroach into any required setback and this area shall not be considered in meeting any required percentage of lot to be landscaped.
 - c. Access To And From Streets: Parking areas must have safe, convenient, and unobstructed access to and from streets by means of a driveway not less than ten feet (10') wide nor more than forty feet (40') wide that extends onto the private property at least twenty feet (20') beyond the property line. Driveways to loading facilities will enable vehicles to leave and enter streets in a forward direction.
 - d. Driveways: All driveways shall be designed and constructed in accordance with the county approach policies.
 - e. Surface: Parking areas and driveways shall be surfaced with asphalt, concrete, compacted gravel, and crushed rock, or other dust free, durable material.
 - f. Surface Water Drainage: Drainage of surface water shall be provided that will be adequate to drain the surface of the parking area while preventing flows of water onto adjacent properties. Surface waters shall be managed in accordance with best management practices to protect or improve water quality.

- g. Screening: Parking areas containing more than ten (10) spaces shall be effectively screened on all sides adjoining residential uses by a wall, fence, or plantings not less than four feet (4') in height.
- h. Prohibited In Setback Zone: No part of a parking area shall be located within a required setback zone such as a side, front, or rear yard.
- i. Off Street Loading Facilities: Off street loading facilities shall be provided separately from parking spaces for commercial, industrial, and institutional uses. The facilities shall be adequate to provide loading and unloading without obstruction to the street or parking areas.
- j. Maintenance: Parking areas and off street loading facilities shall be maintained in good order, clear of debris, and shall not be used for any other use that interferes with or limits the intended use.
- k. Lighting: Only indirect lighting may be used to illuminate a parking area. See other lighting regulations in section 9-5B-2 of this chapter.

9-5A-4: LANDSCAPING:

A. Purpose And General Regulations:

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).

2. Definitions:

3. General Regulations

- 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.

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.
- C. Livestock In Residential Development: If livestock are allowed in a residential development, then fencing shall be installed to keep livestock out of public street rights of way. Cattle guards shall not be installed in public roads within residential developments.
- 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.

9-5B PERFORMANCE STANDARDS

9-5B-1: NOISE:

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

9-5B-2: LIGHTING:

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.
3. Recreational Facilities: Recreational facilities such as baseball, softball, soccer, volleyball or football fields; driving ranges; outdoor arenas and amphitheaters; ski trails; or other outdoor field recreation facilities are exempt from height restrictions provided the lights are used only while the field is in use.
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:
 - 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.
11. Towers, Power Lines And Power Poles: Lighting of radio, communication and navigation towers along with power lines and power poles, provided the owner or occupant demonstrates that the federal aviation administration (FAA) regulations can only be met through the use of lighting.

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.

9-5B-3: ELECTRICAL INTERFERENCE:

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

9-5B-4: EMISSIONS:

- A. Obnoxious Odors; Toxic Or Corrosive Fumes Or Gases: The emission of obnoxious odors of any kind shall not be permitted, nor the emission of any toxic or corrosive fumes or gases.
- B. Dust: Dust created by an industrial, commercial, or recreational operation shall not be exhausted or wasted into the air. All operations shall be subject to the standards in appendix C, fugitive dust 1. State air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission.
- 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.

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 dust¹ along with state air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission.

9-5B-6: OPEN STORAGE:

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

9-5B-7: FIRE PROTECTION:

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

9-5F-2: INDUSTRIAL USES; SITE OR DEVELOPMENT STANDARDS:

Industrial uses requiring a conditional use permit shall meet the following site or development standards:

- A. Minimum Lot Area:
 1. The minimum lot area shall be adequate to accommodate the use, associated activities or use, and to adequately contain adverse impacts.
 2. The minimum frontage along a public or private road shall not be less than seventy five feet (75').
- B. Minimum Setbacks:
 3. Extractive Industry Uses: The minimum building setbacks for extractive industry uses shall be thirty feet (30') from front, rear, and side street property lines and ten feet (10') from side property lines. Extractive industry uses shall be located not less than one thousand feet (1,000') from any residential development, civic or community service use, or 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. The extractive use shall be set back at least ten feet (10') from all property lines unless the adjacent land use is permitted as an extractive industry and there is an agreement that is approved by the county engineer between the two (2) property owners to excavate to the property line.
- C. Maximum Building Height And Floor Area:

1. Building heights shall not exceed forty five feet (45') for light industrial uses, and shall be unlimited herein for extractive industrial uses. Building heights for heavy industrial uses shall not exceed forty five feet (45').
 2. The building size or floor area shall not exceed the limitations of subsections 9-5-3A and C of this chapter.
 3. No building or combination of buildings may cover more than forty percent (40%) of a lot for light industrial uses and thirty percent (30%) of a lot for heavy industrial uses.
- D. Site Improvements:
1. Applications for extractive industry uses proposing excavations exceeding fifteen feet (15') below the average surface grade shall include an operations plan and a final reclamation plan according to the guidelines in subsection E of this section.
 2. Fencing shall be installed in heavy industrial and extractive industry uses where hazardous conditions or operations are proposed. The fencing shall be adequate in height and construction to secure against random entry into such areas.
 3. Parking spaces shall be provided at the rate of one plus one per two hundred fifty (250) square feet of floor area where applicable for light industrial uses; and one plus one per four hundred (400) square feet of floor area for heavy industrial uses. In any event the parking area shall be adequate to provide parking for employees and visitors.
- E. **Extractive Industrial Requirements; Reclamation Plan:** The operation and final reclamation plan for a proposed new extraction operation where excavations exceeding five feet (5') in depth are proposed shall be submitted with an application for a conditional use permit and shall contain the following:
1. Location of the site and its area in acres. Location of the proposed extraction. Show setbacks from each property line to the use limits.
 2. Existing contour lines at not more than five foot (5') intervals.
 3. Proposed contour lines after extraction is complete. Maximum slope on excavations may be vertical but maximum abandoned slope shall not exceed one and one-half to one (1 1/2:1). An abandoned slope is where the resource is exhausted or where excavation will be abandoned for a period of one year or longer. Reclaimed slopes shall be stabilized by seeding.
 4. Where water will fill the abandoned pit, the sides may be left vertical, except the perimeter shall be graded to a five to one (5:1) slope or flatter to a depth at least ten feet (10') below the high water level.
 5. Indicate an approximate total volume to be extracted, approximate annual removal, and estimated life of operation. The conditional use permit shall be void and final reclamation will have been completed by the date specified. A new conditional use permit shall be required to continue the operation.
 6. Indicate private and public roads that will be used including intended destination of the extracted materials and maximum trips per day. Indicate normal hours of operation.
 7. Indicate equipment type and number that will be used in connection with the operation including excavation, processing, handling, or delivering. Show locations of permanent or semipermanent equipment including parking areas.
 8. Indicate incidental structures such as offices, toolsheds, storage sheds, fuels, etc.
 9. Indicate method of sanitary provisions for employees, water supply, solid waste disposal, telephone, electrical power, and other utilities.
 10. If dewatering is required, indicate location, method, point of discharge, and estimated volume. If discharge is to a stream, river, lake, or reservoir, provide approval of the department of water resources.
 11. If material is to be hauled to fill the site, indicate where and how it will be hauled. Demolition or excavation wastes shall constitute a sanitary landfill and a separate conditional use permit shall be required. No materials that would potentially adversely affect the quality of the permanent water table may be placed in the excavation.
 12. Indicate the method of securing the site including gates and fencing.

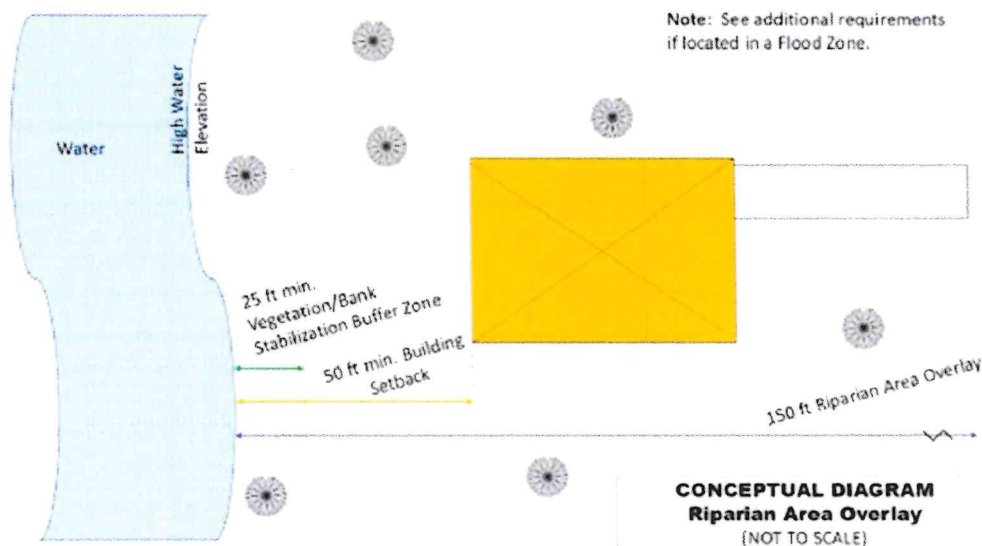
9-6-6: RIPARIAN AREA OVERLAY:

- A. Purpose: The purpose of this special overlay is to protect the health and safety of the public, and to minimize damage to property and fragile ecologies by preventing surface and ground water pollution along with protection of waterbodies. It will also serve to protect water quality.
- B. Areas of Application: The standards and procedures for riparian areas shall apply to those lands which

are within one hundred fifty (150) feet of any lake, pond, river, or year-round flowing creek or stream.

C. Standards:

1. Setback shall be fifty feet (50') from high water line for residential buildings and appurtenant structures and one hundred feet (100') for all other buildings and appurtenant structures. If a lot was platted prior to adoption of this standard and there is no area to construct, a variance may be granted by administrators if runoff control measures as prepared by the applicant are recommended for approval by the Valley County Engineer based on stormwater standards.
2. Prior to any excavation or construction, the property owner, general contractor or the responsible party shall provide proof of stormwater certification training or responsible person training. Training and certification must be on an approved training provider list that can be obtained at the Valley County Building Department.
3. Stormwater detention basins, retention basins, swales or other techniques shall be used when recommended or required by the Valley County Engineer.
 - a. Basins must be designed and sized to filter or infiltrate runoff from the construction site and permanent drainage.
 - b. Basins must be designed to accommodate the "first-flush" volume sized to capture the runoff from the initial rainfall depth most responsible for pollutant loading. The "first-flush" volume design storm depth is defined herein as zero point seventy-seven (0.77) inch of rainfall (twenty-four (24) hour ninety-fifth (95th) percentile storm).
 - c. For purposes of sizing stormwater basin permanent management facilities (excluding first flush water quality treatment facilities), Drainage Peak Flow Calculations shall use the Soil Conservation Service (SCS) method as preferred, but the rational method is acceptable for smaller areas (generally one hundred (100) acres or less)
 - d. The storm duration is a one (1) hour event when using the Rational Method, or a twenty-four (24) hour event when using the SCS method.
 - e. Basin design shall be approved by the Valley County Engineer and inspected by the Valley County building department or other qualified inspectors assigned to such duties. Special inspections may be needed in some instances. The applicant's engineer shall also submit a certification that the approved plan was implemented prior to final occupancy.
 - f. Basin design shall comply with Idaho Department of Water Resources (IDWR) water rights requirements.
4. There shall be no filling or dredging of lake bottoms, rivers, or wetlands without proper jurisdictional permits, i.e. IDWR, USACE, Valley County, etc.
5. There shall be no excessive clearing of vegetation.
6. Stormwater harvest and infiltration techniques are encouraged.
7. Riprap for shoreline protection is allowed with the proper turbidity controls and permits from appropriate jurisdictions (IDWR, USACE, USBR, IDL, etc.), including a Floodplain Development Permit from Valley County when required.



9-11-3: APPENDIX C, FUGITIVE DUST:

- A. Purpose: To reduce the amount of particulate matter entrained in the ambient air, or discharged into the ambient air, as a result of anthropogenic (manmade) fugitive dust sources by requiring actions to prevent, reduce or mitigate fugitive dust emissions.
- B. Applicability: The provisions of this rule shall apply to any conditional use application capable of generating fugitive dust. These rules specifically apply to quarrying and surface mining operations, or to sand and gravel mining, rock crushing, and aggregate and sand processing operations; provided, that a permit has been issued by Valley County, general permit requirements, for such operations.
- C. Exemptions: The provisions of this rule shall not apply to:
1. Agricultural activities conducted and maintained for commercial agricultural purposes.
 2. Active operations conducted during emergency life threatening situations, or in conjunction with any officially declared disaster or state of emergency, or to attend to uncontrolled fires.
 3. Active operations conducted by essential service utilities to provide electricity, natural gas, telephone, water and sewer during periods of service outages and emergency disruptions.
 4. Active operations conducted at solid waste landfills.
 5. Active operations within state and federal lands.
 6. Unpaved roads, unless such roads:
 - a. Are within and part of a property undergoing development or construction; or
 - b. Are public unpaved roads being constructed or undergoing a maintenance activity.
 7. Weed abatement operations, fire hazard abatement, or vegetation clearing for fire defense purposes ordered or conducted by a county department, or any state, county, or municipal fire department, or that is required by local ordinance.
- D. Definitions:
- ACTIVE OPERATIONS: Any activity capable of generating fugitive dust, including, but not limited to, earthmoving activities, construction/demolition activities, or heavy duty and light duty vehicular movement on disturbed surface areas, including inactive disturbed surface areas, and unpaved roads within a construction or development project.
- BOUNDARY LINE: The boundaries of an area in which either a person causing the emission or a person allowing the emission has the legal use or possession. This may include all or portions of legal parcels as defined by the county assessor.
- BULK MATERIAL: Any material, which can emit dust when stored, disturbed, or handled and is generally unpacked, including sand, gravel, soil, aggregated material less than two inches (2") in length or diameter, and other organic or inorganic particulate matter.
- DISTURBED SURFACE AREA: A portion of the earth's surface that has been physically moved, uncovered, destabilized, or otherwise modified from its undisturbed natural soil condition.
- DUST SUPPRESSANTS: Water, hygroscopic material, or nontoxic chemical stabilizers used as a material to reduce fugitive dust emissions.
- FUGITIVE DUST: Any solid particulate matter that becomes airborne, without first passing through a stack or duct, directly or indirectly as a result of the activities of man, including the raising and/or keeping of animals.
- OPEN STORAGE PILE: Any accumulation of bulk material with five percent (5%) or greater silt content which is not fully enclosed, covered or chemically stabilized, and which attains a height of three feet (3') or more and a total surface area greater than one hundred fifty (150) square feet. Silt content level is assumed to be five percent (5%) or greater unless a person can show otherwise by sampling and analysis in accordance with ASTM method C-136 or other equivalent.
- PM10: Particulate matter with an aerodynamic smaller than or equal to a nominal ten (10) microns as measured by an applicable reference test method.
- SILT: Any aggregate material with a particle size less than seventy four (74) micrometers in diameter that passes through a no. 200 sieve.
- SIMULTANEOUS SAMPLING: The operation of two (2) PM10 samplers in such a manner that one sampler is started within five (5) minutes of each other, and each sampler is operated for a consecutive period which must be not less than two hundred ninety (290) minutes and not more than three hundred ten (310) minutes.
- VISIBLE EMISSION: Any particle matter that is visually detectable without the aid of instruments other than corrective lenses.
- E. Standards:
1. Visible Emissions Not Allowed Beyond Boundary Line: A person shall not cause or allow the

- emissions of fugitive dust from any active operation, open storage pile, or disturbed surface area (including disturbances as a result of the raising and/or keeping of animals or by vehicle use), such that the presence of such dust remains visible in the atmosphere beyond the boundary line of the emission source.
2. Visible Emissions From Active Operations: A person shall not cause or allow fugitive dust by active operations, open storage piles, or disturbed surface areas, such that the fugitive dust is of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke as dark or darker in shade designated as no. 2 on the Ringelmann chart (i.e., 40 percent opacity), as published by the United States bureau of mines.
 3. Concentrations Limit: A person shall not cause or allow PM10 levels to exceed fifty (50) micrograms per cubic meter, twenty four (24) hour average, when determined by simultaneous sampling, as the difference between upwind and downwind samples collected on high volume particulate matter samplers or other EPA approved equivalent method for PM10 monitoring. Sampling shall be conducted in accordance with the procedures specified in this subsection.
- F. Minimum Dust Control Requirements: The following dust mitigation measures are to be initiated at the start and maintained throughout the duration of the mining construction or grading activity, including any construction or grading for road construction or maintenance:
1. Unpaved areas subject to vehicle traffic must be stabilized by being kept wet, treated with a chemical dust suppressant, or paved.
 2. The speed of any vehicles and equipment traveling across unpaved areas must not be more than fifteen (15) miles per hour unless the road surface and surrounding area is stabilized to prevent vehicles and equipment traveling more than fifteen (15) miles per hour from emitting dust exceeding Ringelmann 2, or visible emissions, from crossing the project boundary line.
 3. Storage piles and disturbed areas not subject to vehicular traffic must be stabilized by being kept wet, treated with a chemical dust suppressant, or covered when material is not being added to or removed from the pile.
 4. Prior to any ground disturbance, including grading, excavating, and land clearing, sufficient water must be applied to the area to be disturbed to prevent emitting dust exceeding Ringelmann 2 and to minimize visible emissions from crossing the boundary line.
 5. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off site.
 6. When wind speeds are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures, grading and earthmoving operations shall be suspended.
 7. No trucks are allowed to transport excavated material off site unless the trucks are maintained such that no spillage can occur from holes or other openings in the cargo compartments; and loads are either:
 - a. Covered with tarps; or
 - b. Wetted and loaded such that the material does not touch the front, back, or sides of the cargo compartment at any point less than six inches (6") from the top, and that no point of the load extends above the top of the cargo compartment.
- G. Monitoring And Recordkeeping:
1. Monitoring:
 - a. Sampling to determine the particulate matter concentration limit of subsection G1c of this section is only required when deemed necessary by the county zoning compliance officer.
 - b. The conduct of sampling to demonstrate compliance with the standards section may be required, with reasonable notice, of the person discharging emissions, or sampling may be conducted by the county with the costs of sampling, not to exceed actual costs, borne by the person discharging emissions.
 - c. Samplers shall be operated, maintained and calibrated in accordance with the code of federal regulations (CFR), part 50, appendix J, or appropriate EPA published documents for the EPA approved equivalent method(s) for PM10.
 - d. Samplers shall be placed upwind and downwind of key activity areas and as close to the boundary line as feasible, such that the other sources of fugitive dust between the sampler and the boundary line are minimized.
 - e. Procedures for the conduct of simultaneous sampling to determine compliance with the standards section, and the reporting of results, shall be approved by the county.

2. Recordkeeping: Any contractor engaged in any active operation subject to this rule shall maintain records of actions to stabilize surface areas sufficient to establish location, type and date of treatment. Records shall be maintained and be readily accessible for two (2) years after the date of each entry and shall be provided to the county upon request and shall be open for inspection during unscheduled audits during normal business hours.

SUMMARY:

Staff's compatibility rating is +25.

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

STAFF COMMENTS / QUESTIONS:

1. This site is within the Donnelly Fire District, Water District 65, and Gold Fork Irrigating Company LTD. It is not within a herd district.
2. Condition of Approval #4 for CUP 24-24 Gold Fork River Ranch states that Phase 2 shall be recorded by December 31, 2030. Therefore, the applicant may need to submit a extension request for CUP 24-24 at some future date.
3. Valley County Code states that commercial uses shall have at least two access roads or driveways to a public street wherever practicable. Staff does not believe this requirement is practical for this use at this location.
4. Commercial sales of sand and gravel excavated from the existing ponds previously occurred by a different applicant. This approval expired in 2022. (CUP 08-08)
5. Questions for the applicant:
 - The submitted landscaping plan is for the subdivision lots. What about landscaping to screen the site during gravel extraction and prior to reclamation?
 - Will the site be fenced or gated?
 - Will there be any additional buildings such as fuel storage?
 - What will be the methods of sanitary provisions for employees, water supply, solid waste disposal, telephone, electrical power, and other utilities for the gravel extraction and sales operation?

Question to P&Z Commission:

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

Standards of Approval:

1. Will the application result in an increase in value of private property? VCC 9-5-2(B)(3).
2. Will the approval of the application result in an undue adverse impact on the environment? VCC 9-5-2(B)(3).

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

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

ATTACHMENTS:

- Proposed Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Location Map
- Aerial Map
- Map of Nearby Permits
- Google Maps – Aerial & Street Views
- Pictures Taken July 30, 2026
- Assessor Plat – T.16N R.3E Section 25
- Site Plan
- Responses
- VCC 9-11-3 Appendix C, Fugitive Dust
- CUP 24-24 Gold Fork River Ranch

Proposed Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.

Staff Report

CUP 26-021 Gold Fork River Ranch Pond Borrow & Reclamation

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4. The use shall be established within one year or a permit extension will be required.
5. Must comply with requirements of the Donnelly Fire District.
6. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site. The fee for engineering review shall be reimbursed at 105%.
7. All lighting must comply with the Valley County Code. All exterior lights, including temporary lights, shall be fully shielded so that there is not upward or horizontal projection of lights. Lights cannot project onto other properties.
8. The site must be kept in a neat and orderly manner.
9. Perimeter landscaping, where it is possible to plant without interference with construction and excavation, shall be installed prior to October 1, 2028.
10. Hours of operation are limited to 7:00 a.m. – 7:00 p.m., Monday through Friday.
11. A site address of 50 Davis Creek Lane shall be posted at the driveway entrance in an area where it is visible year-round (i.e. not hidden by snow or plants). Numbers should be at least 3 ½ inches in height, contrast with their background, and be visible during both daytime and at night from the road.
12. Shall obtain a sign permit prior to installation of any signs.
13. Building permits will be required for any fencing over 6-ft in height. Fencing over 6-ft in height cannot be located within the setback areas.
14. Shall work with Valley County Road Department and Planning and Zoning Director on a Development Agreement for off-site infrastructure improvements that will be approved by the Board of County Commissioners.
15. Excavation, reclamation, and sales of material shall be completed by December 2035. If not, a new conditional use permit application and approval will be required per VCC 9-5F-2-E.5.
16. Must submit a Fugitive Dust Plan in accordance with VCC 9-11-3.

END OF STAFF REPORT

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response
Value

Use Matrix Values:

(+2/-2) X 4 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 1 _____

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

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) X 3 _____

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

(+2/-2) X 1 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

Sub-Total (+) _____

Sub-Total (--) _____

Total Score _____

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

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

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

APPENDIX A

MATRIX FOR RATING

QUESTIONS 1, 2, and 3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
1. AGRICULTURAL		+2	-1	-2	-2	-2	-2		+1	+1	+1	+2	+1	+1	-1	-1	-1	+2	-1	-2	+1	+2	1
2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	-2	-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	3
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	-2	-2	4
5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2	+1	+1	-1	+2	+1	-2		+1	+1	+1	+1	-1	+1	-2	-2	5
6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2		+2	+1	+1	-1	+2	+1	-2		+1	+1	+1	+1	-1	+1	-2	-2	6
7. P.U.D., RES.	-2	+1	+1	+1	+2	+2		+1	+1	-1	+2	+1	-2		+1	+1	+1	+1	-1	+1	-2	-2	7
8. REL, EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1		+1	+1	-1	+2	-2	-1	-1	+2	+2	+1	+1	+1	-2	-1	8
9. FRAT or GOV'T	+1	+1	+1	+1	+1	+1	+1	+1		+1	-1	+2	-2	-1	-1	+1	+1	+1	+1	+1	-2	-2	9
10. PUBLIC UTIL. (1A-3.1)	+1	-1	-1	-1	-1	-1	-1	+1	+1		+1	+1	-1	+1	+1	+1	-1	+1	+1	+1	+2	+2	10
11. PUBLIC REC.	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1	+1	+1	+1	+2	+1	+1	+1	+1	-1	11
12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	12
13. LANDFILL or SWR PLANT	+1	-2	-2	-2	-2	-2	-2	-2	-2	-1	-1	+1		-1	-1	-2	-2	-2	-2	-1	+2	+2	13
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	14
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	15
16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2	+1	-2		+1	+2	+2	+1	+2	-1	16
17. RESIDENCE BUS.	+2	+2	+2	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2	+1	-2	+1		+1	+1	+1	+1	-2	17
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1		+2	+2	+1	+1	21
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2	+2	-1	+2		+1	+2	-2	19
20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+2	-2	+1	+1	+2	+1		+2	-2	20
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2	+2	+2	+2		+1	21
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	+2	-1	+1	+2	-1	-1	-1	-1	-2	-1	-2	+1		22
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2	+1	+1	-1	-1	-2	-1	-2	+1	+1	23

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: 23

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?

Agricultural

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

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

Concrete Plant

(+2/-2) 0 X 1 0

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

S.F. Residential + Ag

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?

Property is large, but flat

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

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

No Change

(+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 - numerous gravel pits in area

(+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 emit dust + noise

(+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?

Will improve other roads

(+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?

Value to Properties

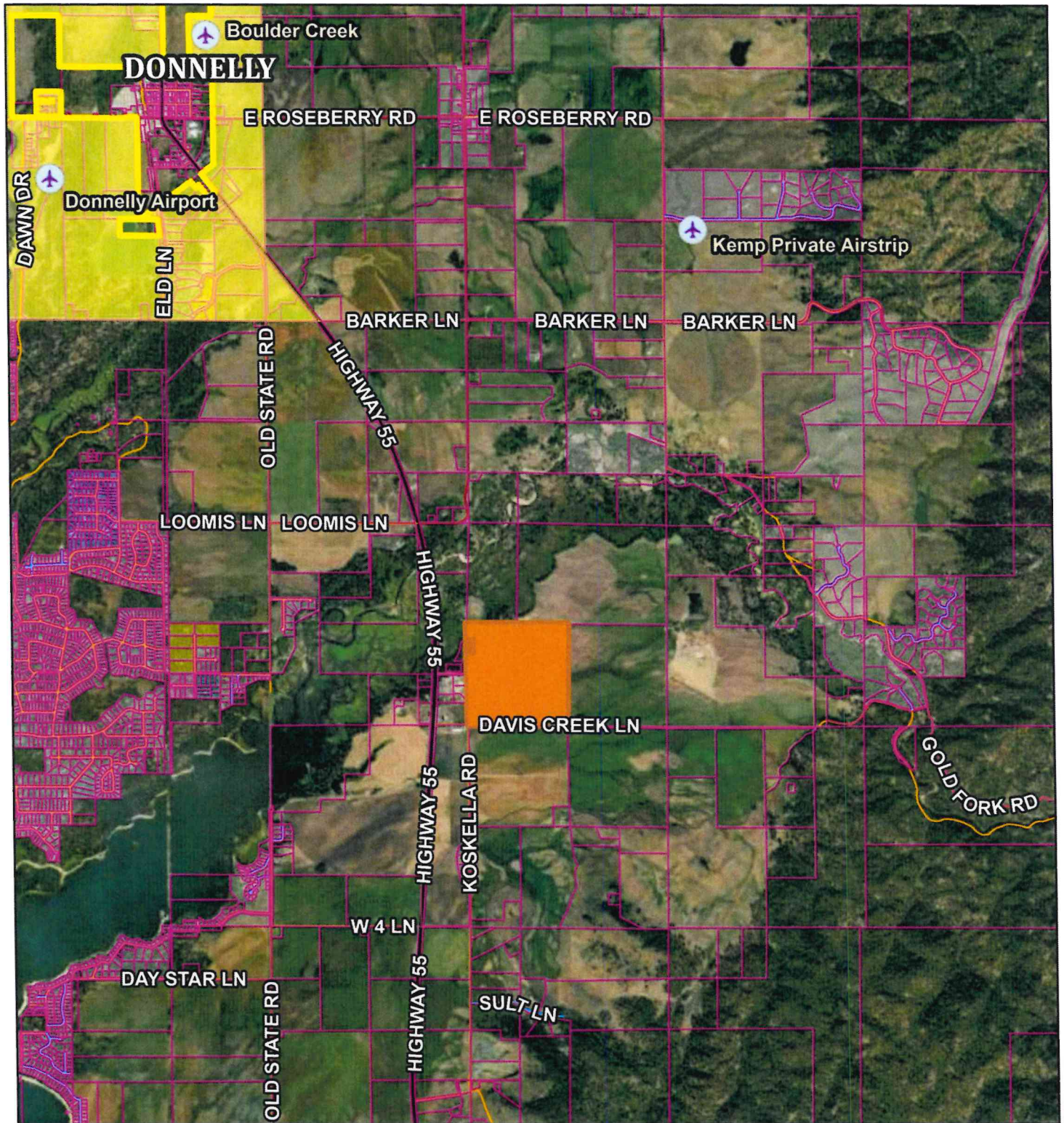
Sub-Total (+) 28

Sub-Total (--) 3

Total Score +25

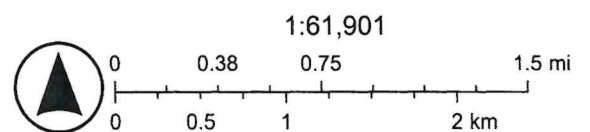
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

CUP 26-021 Location Map



7/7/2026, 12:22:59 PM

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



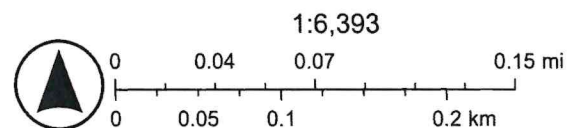
Kutter, Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Earthstar Geographics

CUP 26-021 Aerial Map



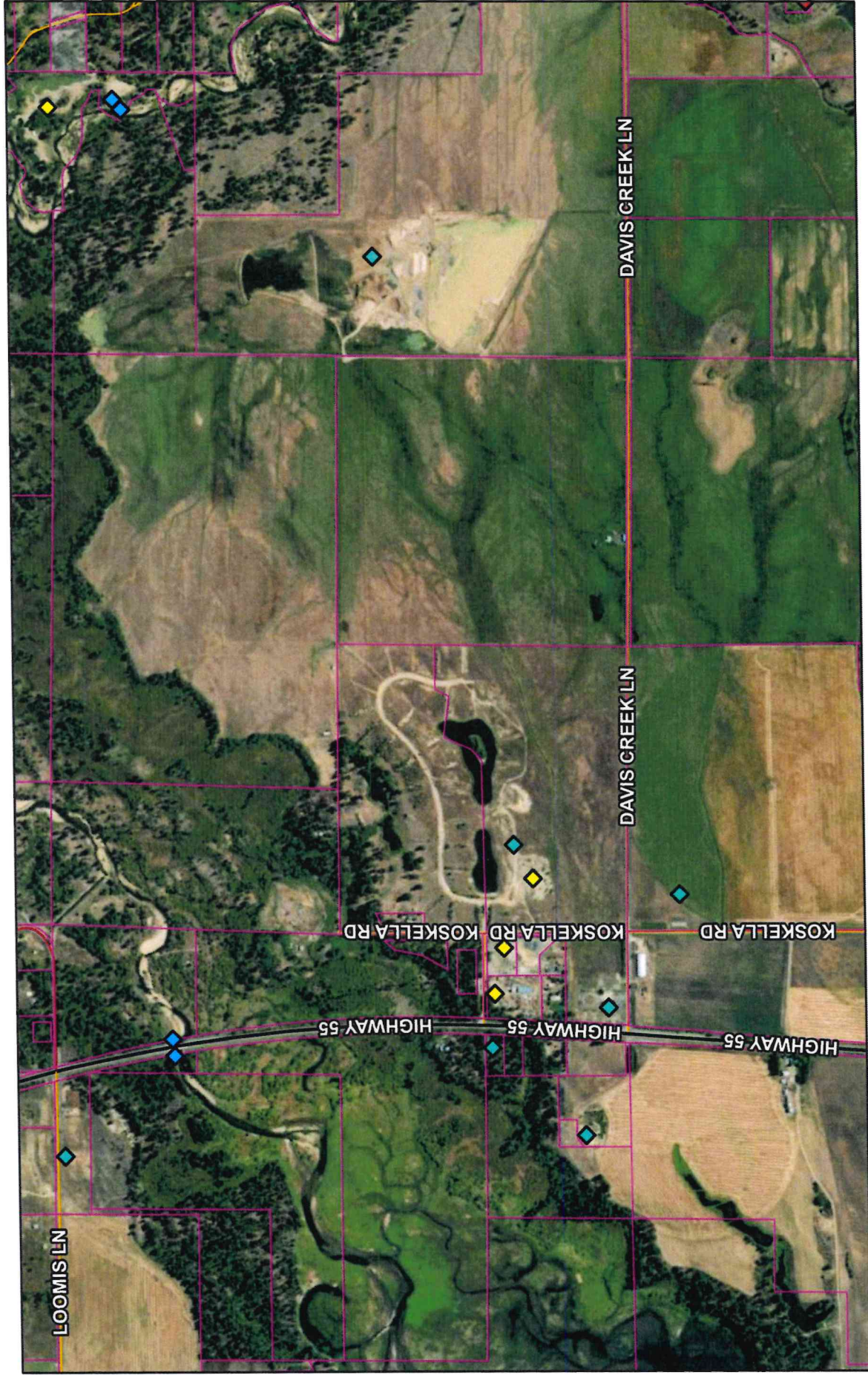
7/7/2026, 12:20:19 PM

- | | |
|----------------------|-----------------|
| Override 1 | MINOR COLLECTOR |
| Airstrips | COLLECTOR |
| Address Points | URBAN/RURAL |
| Municipal Boundaries | USFS |
| Parcel Boundaries | PRIVATE |
| MAJOR | OTHER |
| | Other |



Valley County, Valley County GIS
 support@co.valley.id.us
 208-382-7106, Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

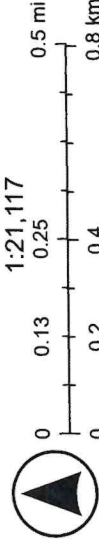
CUP 26-021 Nearby Permits



7/23/2026, 3:37:13 PM

- Permits
- CUP
- ADU
- FP
- GF
- EXC
- Privy
- RES
- RVC
- STR
- STS
- VAC
- VAR
- PSP
- HBB
- Undefined

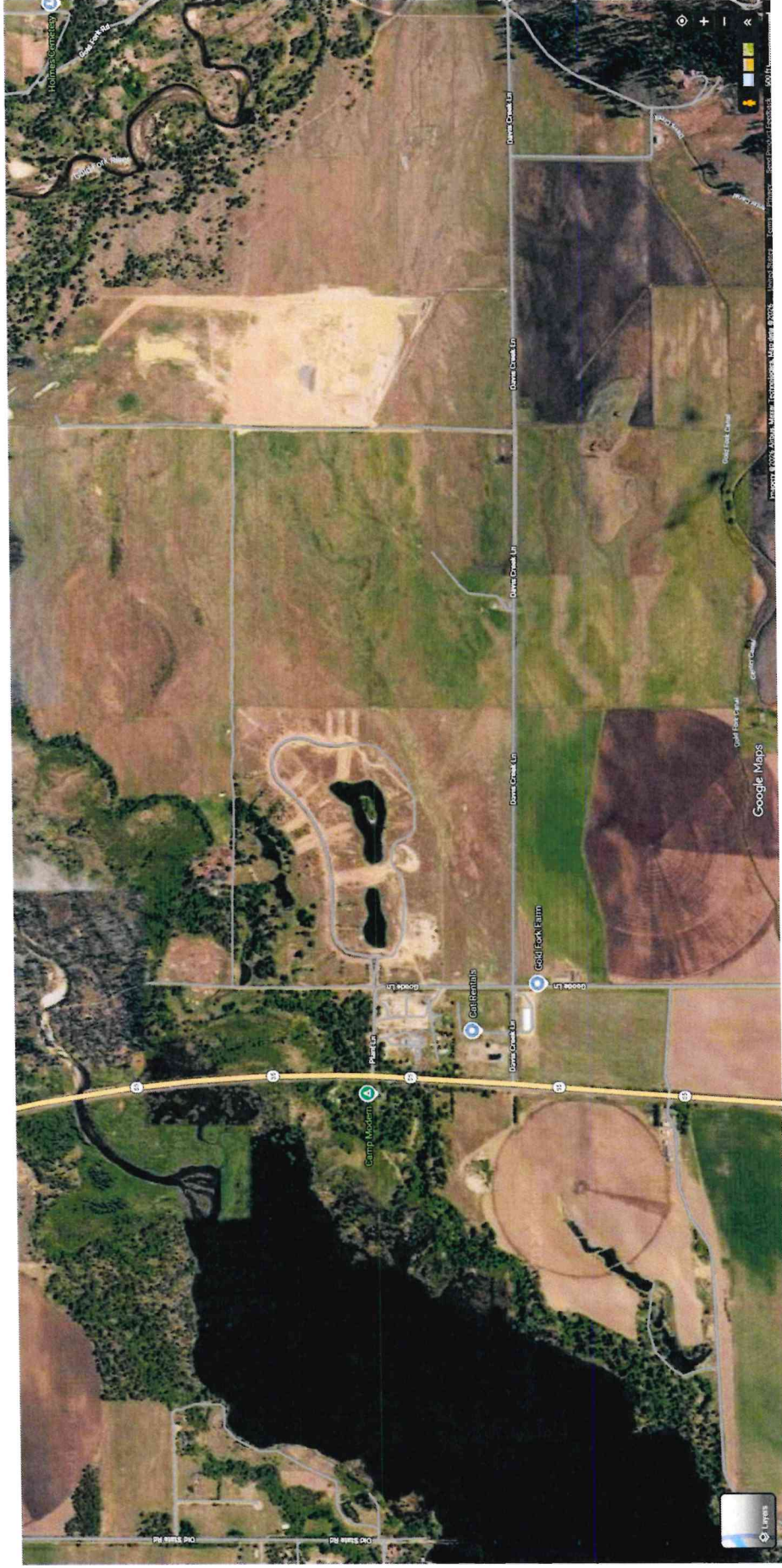
- Roads
- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- Airstrips
- Municipal Boundaries
- Parcel Boundaries
- USFS
- PRIVATE
- OTHER
- Other



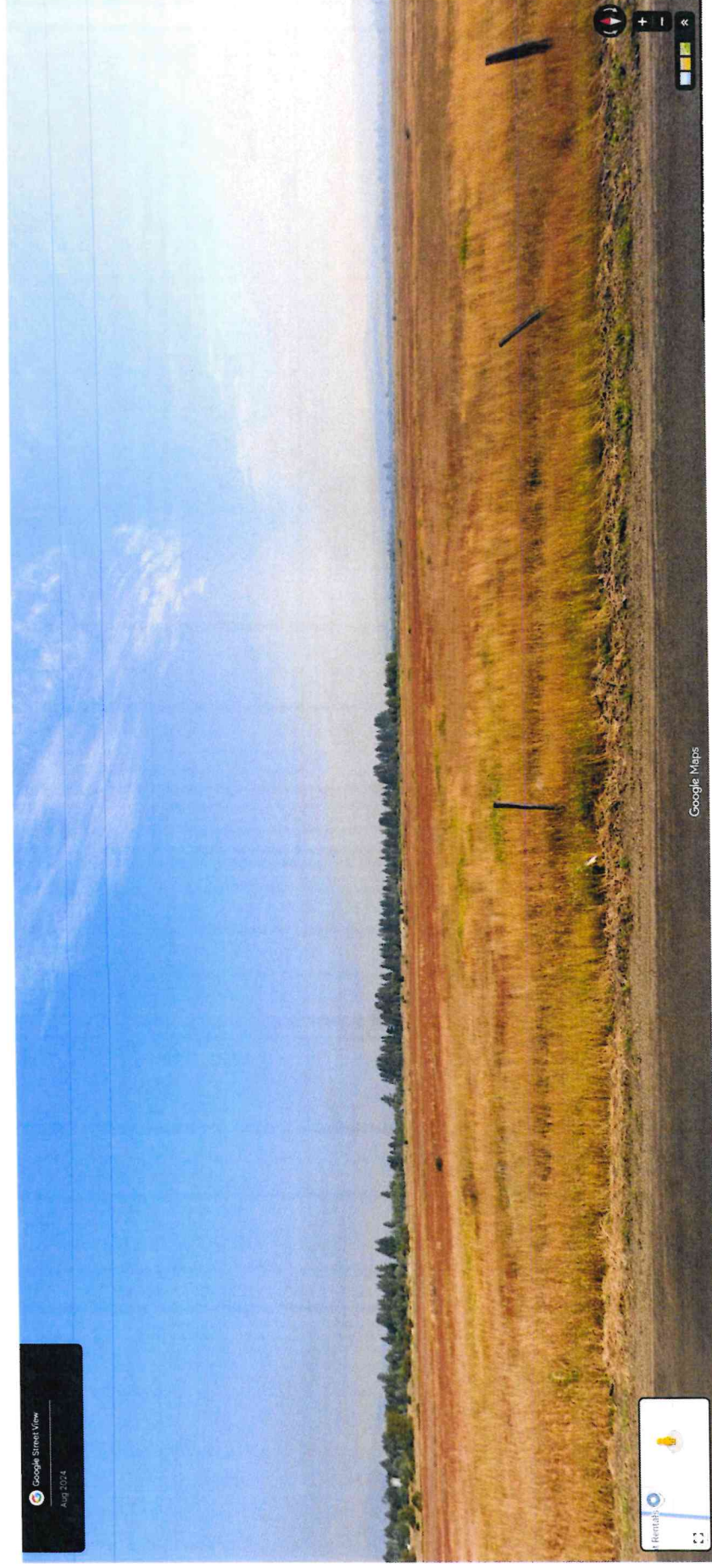
Valley County, Valley County GIS
support@co.valley.id.us

Created by Valley County

Google Maps – Aerial View

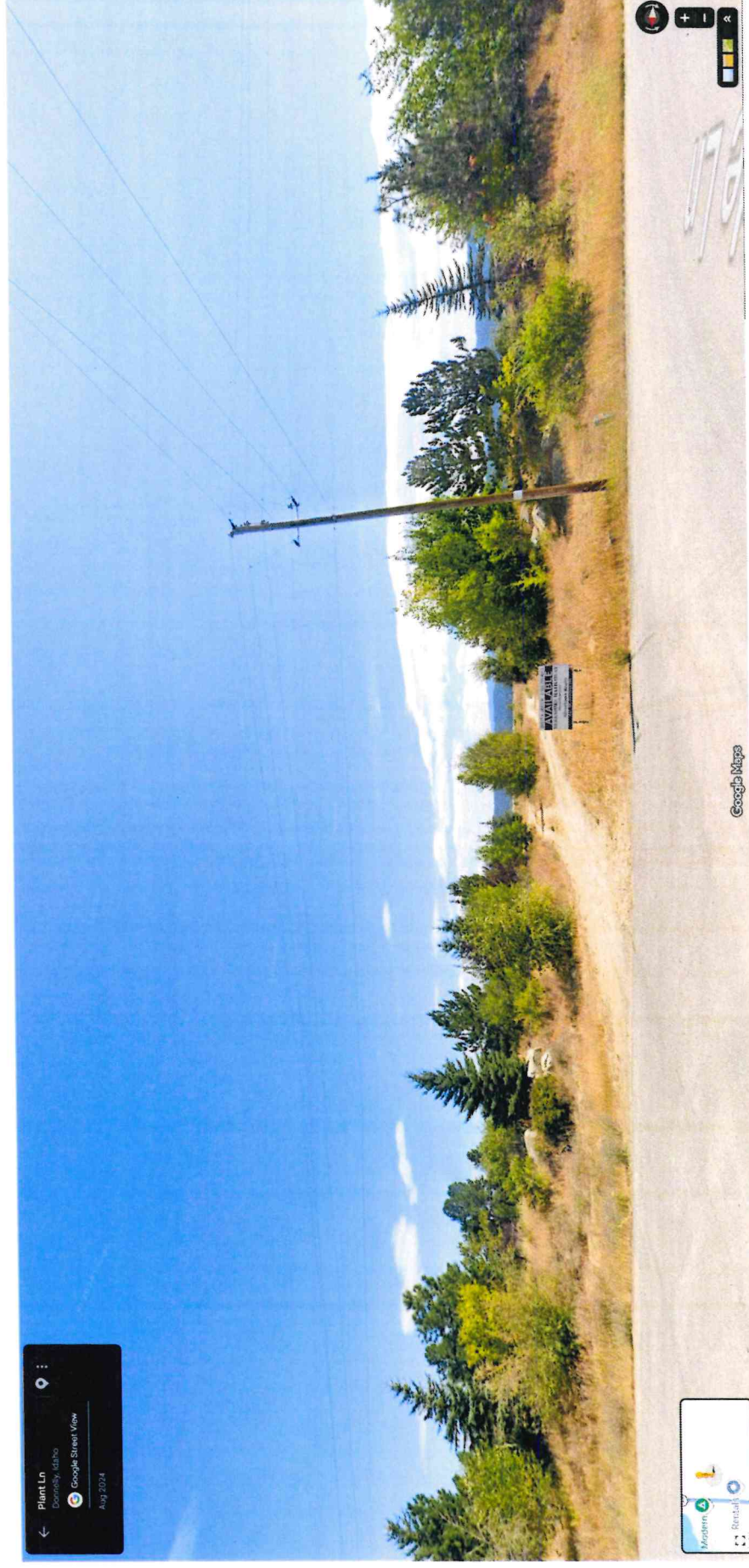


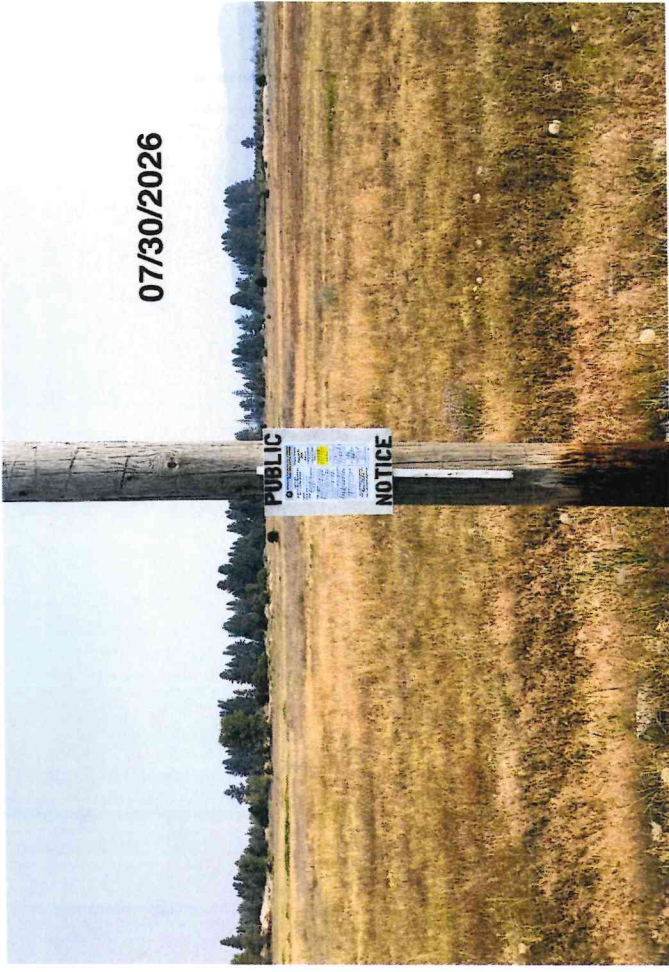
Looking Northerly from Davis Creek Lane
(Source Google Maps – Street View, August 2024)



Looking Easterly from Intersection of Plant Lane and Koskella RD

(Source Google Maps – Street View, August 2024)



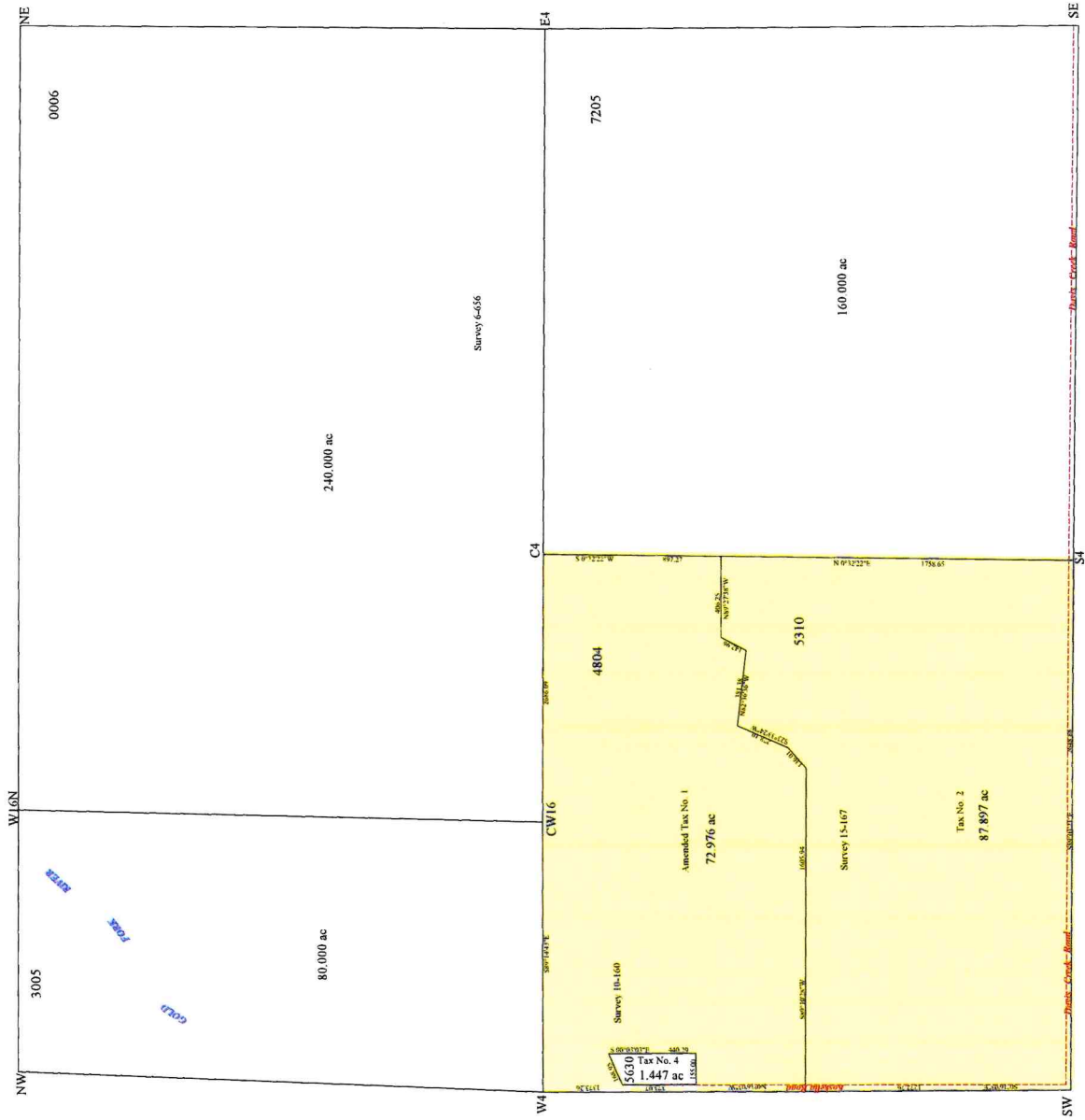


PLAT TITLE

T W P . 1 6 N R O 3 E S E C . 2 5

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

Filename:
Valley County Base Map
Scale: 1" = 400.0'
Date: 4/29/2026
Drawn by: L. Frederick



This Drawing is to be used for Reference Purposes ONLY. The County is NOT Responsible for any inaccuracies contained herein.

Parametrix No. 314-4875-001

Cynda Herrick, AICP, CFM
Valley County Planning and Zoning
700 South Main Street
PO Box 1350
Cascade, ID 83611

Re: August 13, 2026, Planning and Zoning Commission Agenda Items

Dear Cynda:

I have reviewed the items you requested us to review as listed on the August 13, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the following comments for your consideration:

Old Business:

1. VAR 26-005 Poulsen Setback Variance

Valley County Road & Bridge Department will assess impacts to county public road ROW as applicable.

New Business:

1. CUP 26-014 Ore and Husk Office & Warehouse

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

All proposed driveway connections to public roads within the development shall comply with the Valley County Minimum Standards for Private/Public Road Design and Construction and applicable ITD setback requirements. Driveways shall be offset a minimum distance of fifty feet (50') from intersections with collector or external streets.

Valley County requires a 100-foot setback from ITD ROW (SH-55) for any permanent structures (as shown on the sketch provided in the application).

The Applicant did not provide Anticipated Trip Generation estimates but based on the described business operation provided in the application and the ITD District 3 Traffic Impact Study minimum requirements, a traffic impact study is not required for this development (<100 peak hour trips, <1000 vehicles per day, <35000 SF retail, and no known safety concerns).

Valley County Road & Bridge Department will assess county public road ROW requirements as applicable.

2. CUP 26-015 Resolution Minerals RV Site

Site grading and drainage plans will not be required.



The Applicant did not provide Anticipated Trip Generation estimates but based on the described use provided in the application and the ITD District 3 Traffic Impact Study minimum requirements, a traffic impact study is not required for this development (<100 peak hour trips, <1000 vehicles per day, <35000 SF retail, and no known safety concerns).

Proposed water and wastewater site improvements shall be reviewed and approved by the applicable agencies.

3. Cup 26-016 Lafon Solar Panels

Not reviewed per P&Z request.

4. VAR 26-007 Kowalczyk Lot Coverage Variance:

The Applicant will provide the Valley County engineer with landscaping, grading, and drainage measures for review. Additional stormwater resulting from site improvements will need to be retained on site. Submitted measures shall include appropriate temporary and permanent best management practices (BMPs) and erosion control measures to protect adjacent properties.

5. CUP 26-017 West Mountain Aggregates Rock Pit

Based on the Applicant's projection of 20 haul trips per day and ITD District 3 Traffic Impact Study minimum requirements, a traffic impact study may not be required for this development (<100 peak hour trips, <1000 vehicles per day, <35000 SF retail, and no known safety concerns).

Any offsite improvements to public roads will require the Applicant to work with the Valley County Road & Bridge Department.

6. CUP 26-018 Nokes Elo RD Solar Panels

Not reviewed per P&Z request.

7. CUP 26-019 Wipf Solar Panels

Not reviewed per P&Z request.

8. CUP 26-020 Nokes Ilka LN Solar Panels

Not reviewed per P&Z request.

9. CUP 26-021 Gold Fork River Ranch Pond Borrow and Reclamation

Driveways over one hundred fifty (150) feet long shall be provided with turnarounds.

All proposed driveway connections to public roads within the development shall meet the criteria outlined in the Valley County Minimum Standards for Private/Public Road Design and Construction and meet ITD setback requirements.

Valley County Road & Bridge Department will assess county public road ROW requirements as applicable.

The Applicant shall provide Anticipated Trip-Generation estimates and coordinate with the Valley County Road & Bridge Department to develop a proportionate-share agreement for impacts associated with additional haul traffic. A traffic impact study may be required if warranted by the projected trip generation.



Please contact me if you have any questions.

Sincerely,

Parametrix

A handwritten signature in black ink, appearing to read "Paul S. Ashton". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Paul Ashton, PE





Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 26-021 Gold Fork RR Pond Rec.

Preliminary / Final / Short Plat _____

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ 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 has no objection to this proposal.

Reviewed By: Brian C.

Date: 7/31/26

From: Emily Hart <ehart@mccall.id.us>

Sent: Monday, July 20, 2026 12:44 PM

To: Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>

Subject: Re: VC PZ - Public Hearing Notice for August 13, 2026

Lori and Cynda,

C.U.P. 26-014 Ore and Husk Office and Warehouse - 1.25 miles from end of Runway 34. In Horizontal Surface. Select Commercial Building, enter lat/long, building height and site elevation into <https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen> and file FAA Form 7460-1 if required.

C.U.P. 26-015 Resolution Minerals RV Site - NO AIRPORT COMMENT

C.U.P. 26-016 Lafon Solar Panels - NO AIRPORT COMMENT

VAR 26-007 Kowalczyk Lot Coverage Variance - NO AIRPORT COMMENT

C.U.P. 26-017 West Mountain Aggregates Rock Pit - NO AIRPORT COMMENT

C.U.P. 26-018 Nokes Elo Rd Solar Panels 2.14 miles from end of Runway 34. In Conical Surface. Select Solar Panel in <https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen> and file FAA Form 7460-1 if required. Airport will recommend denial if FAA issues a Determination of Hazard to Air Navigation.

C.U.P. 26-019 Wipf Solar Panels 3,733' from end of Runway 34. In Transitional Surface and possibly Approach Surface. Select Solar Panel in <https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen> and file FAA Form 7460-1 if required. Airport will recommend denial if FAA issues a Determination of Hazard to Air Navigation.

C.U.P. 26-020 Nokes Ilka Ln Solar Panels 1.12 miles from end of Runway 34. In Horizontal Surface. Select Solar Panel in <https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen> and file FAA Form 7460-1 if required. Airport will recommend denial if FAA issues a Determination of Hazard to Air Navigation.

C.U.P. Gold Fork River Ranch Pond and Borrow Reclamation - NO AIRPORT COMMENT

Have a great week!

Emily

Emily Hart, ACE/GA, C.M.

Manager | McCall Municipal Airport

208.630.3441 (cell) | 208.634.1448 (office)

<https://www.mccall.id.us/160/McCall-Municipal-Airport>



Donnelly Rural Fire Protection District
Fire Marshals Office

P.O. Box 1178 Donnelly, Idaho 83615
Office - (208)325-8619 Cell - (208)849-2438

July 31, 2026

Valley County Planning & Zoning Commission
P.O. Box 1350
Cascade, Idaho 83611

RE: CUP 26-021 Gold Fork River Ranch Pond Borrow & Reclamation

The Donnelly Rural Fire Protection District has reviewed CUP 26-017 and has no comments, concerns or requirements at this time.

Thank you,

Jerry Holenbeck
Deputy Chief/Fire Marshal
Donnelly Fire Department
firemarshal@donnellyfire.net
Cell: (208) 849-2438



July 20, 2026

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

Subject: VC PZ - Public Hearing Notice for August 13, 2026

Dear Cynda Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

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

1. AIR QUALITY

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

26-017

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For questions, contact David Luft, Air Quality Manager, at 373-0550.
- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

- Rock crushers, concrete batch plants, and hot mix asphalt plants are subject to DEQ air quality permitting requirements. Please see the following web site for additional information:
- <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/5204>
- For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan to the city/county for incorporation into the conditional use permit. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

2. WASTEWATER AND RECYLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or

- construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

4. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

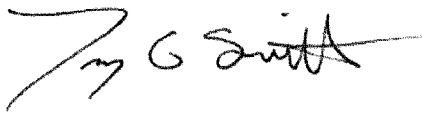
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
- For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

6. ADDITIONAL NOTES

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

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

Sincerely,



Troy Smith
Regional Administrator

From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Tuesday, August 4, 2026 10:02 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: VC PZ - Public Hearing Notice for August 13, 2026

Hi Cynda,

I just wanted to let you know that I do not have any comments for the August 13th P&Z applications.

Let me know if there are any questions. Thank you!

Kendra Conder | Senior Planner
Idaho Transportation Department | Development Services
Office: 208-334-8377
Cell: 208-972-3190



9-11-3: APPENDIX C, FUGITIVE DUST:

A. Purpose: To reduce the amount of particulate matter entrained in the ambient air, or discharged into the ambient air, as a result of anthropogenic (manmade) fugitive dust sources by requiring actions to prevent, reduce or mitigate fugitive dust emissions.

B. Applicability: The provisions of this rule shall apply to any conditional use application capable of generating fugitive dust. These rules specifically apply to quarrying and surface mining operations, or to sand and gravel mining, rock crushing, and aggregate and sand processing operations; provided, that a permit has been issued by Valley County, general permit requirements, for such operations.

C. Exemptions: The provisions of this rule shall not apply to:

1. Agricultural activities conducted and maintained for commercial agricultural purposes.

2. Active operations conducted during emergency life threatening situations, or in conjunction with any officially declared disaster or state of emergency, or to attend to uncontrolled fires.

3. Active operations conducted by essential service utilities to provide electricity, natural gas, telephone, water and sewer during periods of service outages and emergency disruptions.

4. Active operations conducted at solid waste landfills.

5. Active operations within state and federal lands.

6. Unpaved roads, unless such roads:

a. Are within and part of a property undergoing development or construction; or

b. Are public unpaved roads being constructed or undergoing a maintenance activity.

7. Weed abatement operations, fire hazard abatement, or vegetation clearing for fire defense purposes ordered or conducted by a county department, or any state, county, or municipal fire department, or that is required by local ordinance.

D. Definitions:

ACTIVE OPERATIONS: Any activity capable of generating fugitive dust, including, but not limited to, earthmoving activities, construction/demolition activities, or heavy duty and light duty vehicular movement on disturbed surface areas, including inactive disturbed surface areas, and unpaved roads within a construction or development project.

BOUNDARY LINE: The boundaries of an area in which either a person causing the emission or a person allowing the emission has the legal use or possession. This may include all or portions of legal parcels as defined by the county assessor.

BULK MATERIAL: Any material, which can emit dust when stored, disturbed, or handled and is generally unpacked, including sand, gravel, soil, aggregated material less than two inches (2") in length or diameter, and other organic or inorganic particulate matter.

DISTURBED SURFACE AREA: A portion of the earth's surface that has been physically moved, uncovered, destabilized, or otherwise modified from its undisturbed natural soil condition.

DUST SUPPRESSANTS: Water, hygroscopic material, or nontoxic chemical stabilizers used as a material to reduce fugitive dust emissions.

FUGITIVE DUST: Any solid particulate matter that becomes airborne, without first passing through a stack or duct, directly or indirectly as a result of the activities of man, including the raising and/or keeping of animals.

OPEN STORAGE PILE: Any accumulation of bulk material with five percent (5%) or greater silt content which is not fully enclosed, covered or chemically stabilized, and which attains a height of three feet (3') or more and a total surface area greater than one hundred fifty (150) square feet. Silt content level is assumed to be five percent (5%) or greater unless a person can show otherwise by sampling and analysis in accordance with ASTM method C-136 or other equivalent.

PM10: Particulate matter with an aerodynamic smaller than or equal to a nominal ten (10) microns as measured by an applicable reference test method.

SILT: Any aggregate material with a particle size less than seventy four (74) micrometers in diameter that passes through a no. 200 sieve.

SIMULTANEOUS SAMPLING: The operation of two (2) PM10 samplers in such a manner that one sampler is started within five (5) minutes of each other, and each sampler is operated for a consecutive period which must be not less than two hundred ninety (290) minutes and not more than three hundred ten (310) minutes.

VISIBLE EMISSION: Any particle matter that is visually detectable without the aid of instruments other than corrective lenses.

E. Standards:

1. **Visible Emissions Not Allowed Beyond Boundary Line:** A person shall not cause or allow the emissions of fugitive dust from any active operation, open storage pile, or

disturbed surface area (including disturbances as a result of the raising and/or keeping of animals or by vehicle use), such that the presence of such dust remains visible in the atmosphere beyond the boundary line of the emission source.

2. Visible Emissions From Active Operations: A person shall not cause or allow fugitive dust by active operations, open storage piles, or disturbed surface areas, such that the fugitive dust is of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke as dark or darker in shade designated as no. 2 on the Ringelmann chart (i.e., 40 percent opacity), as published by the United States bureau of mines.

3. Concentrations Limit: A person shall not cause or allow PM10 levels to exceed fifty (50) micrograms per cubic meter, twenty four (24) hour average, when determined by simultaneous sampling, as the difference between upwind and downwind samples collected on high volume particulate matter samplers or other EPA approved equivalent method for PM10 monitoring. Sampling shall be conducted in accordance with the procedures specified in this subsection.

F. Minimum Dust Control Requirements: The following dust mitigation measures are to be initiated at the start and maintained throughout the duration of the mining construction or grading activity, including any construction or grading for road construction or maintenance:

1. Unpaved areas subject to vehicle traffic must be stabilized by being kept wet, treated with a chemical dust suppressant, or paved.

2. The speed of any vehicles and equipment traveling across unpaved areas must not be more than fifteen (15) miles per hour unless the road surface and surrounding area is stabilized to prevent vehicles and equipment traveling more than fifteen (15) miles per hour from emitting dust exceeding Ringelmann 2, or visible emissions, from crossing the project boundary line.

3. Storage piles and disturbed areas not subject to vehicular traffic must be stabilized by being kept wet, treated with a chemical dust suppressant, or covered when material is not being added to or removed from the pile.

4. Prior to any ground disturbance, including grading, excavating, and land clearing, sufficient water must be applied to the area to be disturbed to prevent emitting dust exceeding Ringelmann 2 and to minimize visible emissions from crossing the boundary line.

5. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off site.

6. When wind speeds are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures, grading and earthmoving operations shall be suspended.

7. No trucks are allowed to transport excavated material off site unless the trucks are maintained such that no spillage can occur from holes or other openings in the cargo compartments; and loads are either:

a. Covered with tarps; or

b. Wetted and loaded such that the material does not touch the front, back, or sides of the cargo compartment at any point less than six inches (6") from the top, and that no point of the load extends above the top of the cargo compartment.

G. Monitoring And Recordkeeping:

1. Monitoring:

a. Sampling to determine the particulate matter concentration limit of subsection G1c of this section is only required when deemed necessary by the county zoning compliance officer.

b. The conduct of sampling to demonstrate compliance with the standards section may be required, with reasonable notice, of the person discharging emissions, or sampling may be conducted by the county with the costs of sampling, not to exceed actual costs, borne by the person discharging emissions.

c. Samplers shall be operated, maintained and calibrated in accordance with the code of federal regulations (CFR), part 50, appendix J, or appropriate EPA published documents for the EPA approved equivalent method(s) for PM10.

d. Samplers shall be placed upwind and downwind of key activity areas and as close to the boundary line as feasible, such that the other sources of fugitive dust between the sampler and the boundary line are minimized.

e. Procedures for the conduct of simultaneous sampling to determine compliance with the standards section, and the reporting of results, shall be approved by the county. (Ord. 10-06, 8-23-2010)

2. Recordkeeping: Any contractor engaged in any active operation subject to this rule shall maintain records of actions to stabilize surface areas sufficient to establish location, type and date of treatment. Records shall be maintained and be readily accessible for two (2) years after the date of each entry and shall be provided to the county upon request and

shall be open for inspection during unscheduled audits during normal business hours.
(Ord. 10-06, 8-23-2010; amd. Ord. 11-5, 6-6-2011)

Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350
Phone: 208-382-7115
Email: cherrick@co.valley.id.us



Instrument # 2025-001615
Valley County, Cascade, Idaho
04-07-2025 04:06:22 PM Fees: \$0.00 Pages: 4
Douglas Miller Recorded for: PLANNING & ZONING
Ex-Office Recorder Deputy

A handwritten signature in black ink, appearing to be "CM".

CONDITIONAL USE PERMIT N O. 24-24 Gold Fork River Ranch

Issued to: **Gold Fork River Ranch LLC**
PO Box 1001
Donnelly ID 83615

Peter B Dinsdale
PO Box 357
Independence OR 97351

Property Location: The site is 160.88 acres and is parcels RP16N03E254804 and RP16N03E255310, located in the SW ¼ Section 25, T.16N, R.3E, Boise Meridian, Valley County, Idaho.

The Board of County Commissioners held a public hearing on an appeal of the Planning and Zoning Commission approval on February 10, 2025. The final decision was made on April 7, 2025.

The Board of County Commissioner's upheld the Valley County Planning and Zoning Commission's decision of December 12, 2024. The P&Z Commission's decision stands, and you are hereby issued Conditional Use Permit No. 24-24 with Conditions for establishing a 69-lot single family subdivision as described in the application, staff report, and minutes.

The effective date of this permit is April 8, 2025.

Conditions of Approval:

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

3. The issuance of this permit and these conditions will not relieve the Applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. The final plat for Phase 1 shall be recorded by December 31, 2026; Phase 2 shall be recorded by December 31, 2030, or this permit will be null and void.
5. A letter of permit from the U.S. Corps of Engineers is required if wetlands are determined to be jurisdictional.
6. Sanitary Restrictions must be removed by Central District Health prior to the recording of the final plat.
7. A letter of approval is required from the Donnelly Fire District.
8. The locations of the fire hydrants shall be shown on the final plat.
9. Must follow Idaho State water law in regard to the ditch that conveys water under the auspices of the Gold Fork Irrigation District.
10. A site grading and stormwater management plan must be approved by the Valley County Engineer prior to construction of roads, excavation of gravel and ponds, and installation of utilities.
11. Shall prepare a dust mitigation plan for extraction activities.
12. All easements shall be shown on the final plat.
13. A Declaration of Installation of Utilities shall be noted on the face of the plat referencing electrical power, phone, and fiber.
14. A shared driveway maintenance agreement shall be recorded with the final plat. Shared driveways shall be constructed prior to the recordation of the plat.
15. Phase 2 Lot 31 must be accessed from the new road, not Davis Creek Lane.
16. The Wildland Urban Interface Protection Plan shall be recorded and noted on the face of the plat.
17. Shall place addressing numbers at the residences and at the driveway entrance if the house numbers are not visible from the road.
18. Must have a fencing plan with adjacent properties if they run livestock for over 30 days per year.

19. CCR's should address lighting; noxious weeds; septic maintenance; wildfire prevention; firewise wildland urban interface landscaping requirements; recommend limiting or prohibiting the use of fertilizer, herbicide, and pesticide, unless environmentally friendly; maintenance of the landscape buffer; maintenance of the dry hydrant system; maintenance of the ponds and drainage systems; prohibiting the feeding of animals and wildlife (except for birds); prohibiting the roaming of pets; require fencing for pets; and, limit each lot to one wood-burning device.
20. Prior to recording the final plat, the applicant will enter into a Development Agreement that is negotiated with the Board of County Commissioners.
21. The applicant shall prepare a deed for transfer of the road right-of-way to the county.
22. The applicant shall transfer private roads to the association at the time or recordation of each plat.
23. Shall provide a location for a centralized mailbox along Koskella RD.
24. The following notes shall be placed in the notes on the final plat:
 - The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed.
 - All lighting must comply with the Valley County lighting ordinance.
 - Only one wood burning device per lot.
 - Surrounding land uses are subject to change.
 - Lots shall not be reduced in size without prior approval from the Health Authority and Valley County Planning and Zoning
 - The floodplain note is required.
25. Wetlands shall be shown on the final plat.
26. Shall provide letter of credit to reclaim property if abandoned prior to completion.
27. Best Management Practices (BMPs) will include 40-foot bioswales around the five upper ponds encompassed by the proposed lots as described during the December 12, 2024, public hearing.
28. Shall work with irrigation company to ensure water delivery; should irrigation company not cooperate with applicant to ensure water delivery, or unreasonably withhold, delay, or condition the water delivery, such an impediment will not cause applicant's permit to be revoked or suspended.
29. Shall work with Valley County Engineer or other appropriate authorities to create a testing plan for irrigation water that leaves the site, if necessary.
30. The deeds for the lots in the subdivision must note that the lot is located next to an industrial use and agricultural uses, the property owner acknowledges there are associated impacts from these uses, and accepts them as they are with no recourse to sue for their termination.

31. Noxious weeds must be controlled.
32. If the gravel from the pond excavation is sold commercially, developer will need a separate conditional use permit and a Development Agreement for road impacts.
33. Fugitive dust shall be controlled during construction.
34. Hours of construction are limited to 7 a.m. to 7 p.m., Monday through Saturday.
35. Water will be piped to adjoining properties and will be a closed system on-site.
36. Surface water cannot leave site.

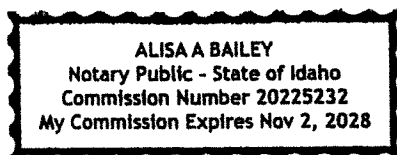
END CONDITIONAL USE PERMIT

Date April 7, 2025

Approved by Cynda Herrick

On this 7th day of April, 2025^{***}, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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



Alisa A Bailey
Notary Public
Residing at: Valley Co
Commission Expires: 11.2.28