

Valley County Planning and Zoning

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STAFF REPORT: CUP 26-014 Ore and Husk Office & Warehouse
MEETING DATE: August 13, 2026
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT /
PROPERTY OWNER: James Golden
PO Box 4435, McCall ID 83638
LOCATION: 11 Pearson Lane
Parcel RP18N03E289270 located at the southeast corner of
the intersection of Highway 55 and Pearson Lane in the SESE
Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho
SIZE 0.99-acres
REQUEST: Office and Warehouse
EXISTING LAND USE: Bare Land

James Golden is requesting a conditional use permit for an office and warehouse for online vehicle sales. The 4,000-sqft building would have an office, showroom/warehouse, and bathrooms.

An individual septic system and an individual well are proposed.

The site plan includes additional landscaping: 8 large rosemary plants and aspen trees, between the building and Highway 55.

Proposed office hours are 1:00 p.m. – 2:00 p.m. on Tuesdays.

Access would be from Pearson Lane, a public road.

A similar application was previously approved as CUP 24-28; however, the approval expired on October 22, 2025. CUP 24-28 limited the site to four outdoor parking spots and required that all inventory for sale be located inside the building.

FINDINGS:

1. A pre-application meeting was held with Staff on June 22, 2026.
2. The application was submitted on June 23, 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 that detailed site grading and drainage plans and drainage design documentation will be required. Additional stormwater result will need to be retained on site. BMPs and erosion control measures are required. Driveway connections shall comply with the Minimum Standards for Private/Public Road Design and Construction and applicable ITD setbacks. Driveways shall be offset a minimum distance of 50-ft from intersections. The required 100-ft setback is shown on the site plan. The applicant did not provide Anticipated Trip Generation estimates but based on the proposal, a traffic impact study is not required. Valley County Road & Bridge Department will assess county public road ROW requirements. (August 5, 2026)

Annette Derrick, Valley County Building Official, stated a commercial building permit would be required. (July 16, 2026)

Emily Hart, McCall Airport Manager, stated the site is 1.25 miles from end of Runway 34, in horizontal surface. FAA Form 7460-1 shall be filed if required by prescreen website. (July 20, 2026)

Ryan Garber, McCall Fire and EMS, listed requirements for fire flow, automatic fire sprinkler systems, and alternative water storage tank. (July 30, 2026)

Brent Copes, Central District Health, has no objection to proposal. A septic permit is active for the property for a 40-ft x100-ft shop with kitchenette and 2 bathrooms. The septic system still needs to be installed and inspected. Room for a replacement drainfield must be set aside on the property. (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:

Don and Cecelia Lojek, 14132 Pioneer Road, are opposed. Putting a warehouse, office, parked vehicles, and landscaping will increase the difficulty of seeing approaching traffic at the intersection. A stop light is needed. Delivery hours were not limited. Why is 4,000 sqft needed for online vehicle sales? (August 3, 2026)

John and Jeanne Whalen are opposed. Concerns include the safety, vision, and lack of turn lane at the intersection Pearson Lane and Highway 55. The site is a residential neighborhood and is not the appropriate place for the proposed use. Who will monitor the office hours? (August 4, 2026)

Kathy Deinhardt Hill and Bob Hill, 14068 Pioneer Road, are opposed. The application is incomplete: no landscape plan; discrepancies in design proposal and number of parking spots; no traffic study; no site grading plan; no weed control; and no lighting plan. How will the business hours be monitored? Will vehicles be parked outside? Will any repairs occur onsite? With glass garage doors, will the showroom be lit at all times; directly impacting the house across the street and traffic? The intersection is dangerous with no turning lane and

no double lines. The site will be an eyesore on Highway 55. (August 5, 2026)

6. Physical characteristics of the site: relatively flat; some excavation has occurred.
7. The surrounding land use and zoning includes:
 - North: Single-Family Residential Parcels and CUP 18-01 IDA-HOE Backhoe Service
 - South: CUP 02-03 Idaho Power Substation and CUP 09-06 Falvey Landscaping
 - East: CUP 02-03 and Single-Family Residential Lots (Pearson Landing)
 - West: Agricultural (Irrigated Pasture) with Homesite
8. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 5. Commercial Uses d. Area Business

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

9-1-10 DEFINITIONS

Lot Coverage: That portion of a lot that is occupied by the principal building and its accessory buildings, including overhangs, along with any structures requiring a building permit, and other impervious surfaces, such as driveways, patios, and accessory structures.

TABLE 5-A STANDARDS FOR CONDITIONAL USES

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

9-5-3: STANDARDS:

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:

- 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.
- 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:

3. General Regulations

- 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.

- 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.
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.
- B. Landscaping; Standards Of Design:
- 1. Minimum Requirements: Each site to be developed under a conditional use permit shall be required to provide landscape areas equal to or exceeding the following minimum amounts:
 - b. Service/Commercial Use: Each site for proposed service/commercial use shall have a minimum of fifteen percent (15%) of the net site/lot area in landscaping.
 - d. Additional Landscaping: In addition to the minimum on site landscaping, there shall be landscaping in the entire area of the right of way, between street property line and back of street curb, road, back slope, or fill slope, except for approved driveways, walkways, bike paths, and snow storage areas.
 - 4. Use Adjacent To Single-Family Residential Development: Where multi-family, commercial, office or industrial uses are adjacent to or separated by an alley or lesser separation from a single-family residential development, such trees shall be planted at ten feet (10') on center, with every other tree being a minimum twenty four inch (24") box size.
 - 5. Commercial, Office Or Industrial Use Adjacent To Residence: Where a commercial, office or industrial user of over fifty thousand (50,000) square feet building area is located adjacent to a residence, the landscape buffer described in subsection B3 of this section shall be increased to fifteen feet (15') (adjacent to that user), with two (2) rows of trees along the interior side of the property line. Each row is to contain minimum fifteen (15) gallon trees spaced fifteen feet (15') on center, staggered for maximum effect in buffering the two (2) uses.
 - 6. Criteria For Trees Along Street Frontage: Trees shall be required along all street frontages according to the following criteria:
 - a. A minimum of one tree shall be planted for every twenty five feet (25') of linear street frontage. The trees may be grouped or planted in groves;
 - b. Fifty percent (50%) shall be twenty four inch (24") box size or larger with the balance being minimum fifteen (15) gallon size;
 - c. The trees selected shall be compatible with the overall site and landscape plan as well as adjacent sites.
 - 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:
 - 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-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.

9-5C-4: MAXIMUM BUILDING HEIGHT AND FLOOR AREA:

- A. Maximum Height: Building heights, except as may be modified by a PUD, shall not exceed thirty five feet (35') above the lower of existing or finished grade.
- B. Building Size Or Floor Area: The building size or floor area, except as may be modified by a PUD, shall not exceed the limitations of subsections 9-5-3A and C of this chapter.
- C. Lot Coverage: No structure or combination of structures, except as may be modified by a PUD, may cover more than forty percent (40%) of the lot or parcel.

9-5C-5: SITE IMPROVEMENT:

- A. Off Street Parking Spaces: Two (2) off street parking spaces shall be provided for each dwelling unit. These spaces may be included in driveways, carports, or garages.
- B. Utility Lines: All utility lines, including service lines, that are to be located within the limits of the improved roadway in new residential developments must be installed prior to placing the leveling coarse material.

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

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

- A. Minimum Lot Area:
 - 1. The minimum lot area shall be unlimited herein except for the provisions of subsection 9-5-3A2 of this chapter, and except the minimum area for a ski area shall be forty (40) acres.
 - 2. Frontage on a public or private road shall not be less than seventy five feet (75') for each lot or parcel.
 - 3. No frontage is required for recreation business.
- B. Minimum Setbacks:
 - 1. The minimum setbacks for neighborhood businesses shall be thirty feet (30') from front, rear, and side street property lines and ten feet (10') from all side property lines.
 - 2. The minimum setbacks for service and recreation businesses shall be fifty feet (50') from rear, front, and side street property lines and thirty feet (30') from side property lines.
 - 3. The minimum setbacks for area businesses shall be the same as those for neighborhood businesses. Salvage yards, auto wrecking yards, or commercial agricultural businesses shall be located not less than one thousand feet (1,000') from any residential development, civic or community service use, or other noncompatible commercial use, unless the impacts are adequately mitigated by implementation of standards as approved by the commission. The setbacks will be determined in relation to impact mitigation.
- C. Maximum Building Height And Floor Area:
 - 1. Building heights shall not exceed thirty five feet (35') above the lower of the existing or finished grade.
 - 2. The building size or floor area shall not exceed the limitations of subsections 9-5-3A and C of this chapter and title 6, chapter 1 of this code.
 - 3. No building or combination of buildings may cover more than forty percent (40%) of the lot or parcel, except recreation business buildings may not cover more than one percent (1%) of the lot and agricultural business buildings may not cover more than twenty percent (20%) of the lot or parcel.
- D. Site Improvements:
 - 1. Where commercial uses are proposed on a lot or parcel having frontage on Highway 55 and a side street, the access shall be limited to the side street.
 - 2. Parking spaces for neighborhood and area businesses shall be provided at the rate of one, plus one per each two hundred fifty (250) square feet of floor area.

9-6-6: Riparian Area Overlay

SUMMARY:

Staff's compatibility rating is +21.

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 McCall Fire District, Water District 65, and Lake Irrigation District. It is not within a herd district.
2. 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.
3. Questions for the applicant:
 - **What is the expected daily or weekly trip generation? How will vehicles for sale arrive and depart from the site?**
 - Will the site be fenced?
 - Will there be any outside storage? If so, where and what type of materials?
 - Where will snow storage occur?
 - **A lighting plan is needed.** What kind of outdoor lights will you have? Will interior lights be shining all night through the glass doors?
 - Will trash service be contracted, e.g. Lakeshore Disposal?
 - **Why do you have so many (16) parking areas? Will this be a car lot with cars stored in a parking lot? Parking cannot be in the 100' setback.**
 - It is unclear from the site plan how many aspen trees will be planted. VCC 9-5A-4B.6 states A minimum of one tree shall be planted for every 25-ft of linear street frontage. The trees may be grouped or planted in groves. The western and northern property lines are both 208-ft long.
 - Is any landscaping planned between the building and the eastern property line?
 - **Staff recommends a more detailed landscaping plan showing that landscaping is NOT close to the highway so it does not block the line-of-site for traffic leaving Pearson LN.**
 - **Staff recommends a rendering of the structure with color and interesting features that break up the monotony of the building.**

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 Conditional Use Permits in the Area
- Google Maps – Aerial & Street Views
- Pictures Taken July 30, 2026
- Assessor Plat – T.18N R.3E Section 28
- Site Plan
- Responses
- Educational Information for Applicant
 - Lighting Flyer
 - Lake Irrigation Flyer
 - Septic Handout

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.
4. The use shall be established within one year or a permit extension will be required.
5. Must comply with requirements of the McCall 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 shall be fully shielded so that there is not upward or horizontal projection of lights. Lights cannot project onto other properties.
8. No parking allowed in the setback areas. **Shall not exceed four (4) outdoor parking spots.**
9. The site must be kept in a neat and orderly manner.
10. All inventory for sale will be located inside the building.
11. Shall maintain addressing numbers on the building and driveway entrance.
12. Landscaping shall be installed prior to October 1, 2028.
13. Landscaping shall be maintained. If landscaping dies, it must be replaced. Noxious weeds must be controlled using proper land management principles. Any berms shall have slopes no steeper than three to one (3:1) and be planted with vegetation.
14. One tree should be planted for every 25 feet of linear street frontage along the north, east, and west properties lines. The trees must be grouped or planted in groves.
15. Hours of operation are limited to 7:00 a.m. – 7:00 p.m., Monday through Saturday.
16. Shall obtain a sign permit prior to installation of any signs.
17. 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.
18. 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.

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

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		
RESIDENTIAL USES	1. AGRICULTURAL		+2	-1	-2	-2	-2		+1	+1	+1	+2	+1		+1	-1	-1	+2	-1	-2	-1	+1	+2	+1	
	2. RESIDENCE, S.F.	+2		+2	+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	+2	+1	-2		+1	-1	+1	+2	+1	-1	+1	-2	-2	3	
	4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1	+1	-1	+2	+1	-2		+1	-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	
CIVIC or COMMUNITY SERVICE USES	8. REL., EDUC & REHAB	+1	+2	+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	+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	+2	+2	10	
	11. PUBLIC REC.	+1	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1		+1	+1	+2	+1	+1	+1	+1	-1	+1	11	
	12. CEMETERY	+2	+1	+1	+1	+1	+1	+2	+2	+2	+2		+1		+1	+1	+1	+1	+1	+1	+2	+1	+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	+2	+1	+2	+2	-1	+1	14	
COMMERCIAL USES	15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	+1	-1		+1		-2	-2	-1	-2	-2	+2	-1	+1	15
	16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2		+1	-2		+1	+2	+2	+1	-1	-1	16	
	17. RESIDENCE BUS.	+2	+2	+2	+1	+1	+1	+2	+1	-1	+2	+1	-2		+1	-2	+1		+1	-1	+1	-2	-2	17	
	18. SERV. BUS.	-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	-2		+1	-2	+2	-1	+2		+2	-2	-2	19	
	20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	-1		+2	-2	+1	+1	+2	+1	+2	-2	+1	20	
	21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2		+2	+2	+2	+1	+2	+2		+1	+1	21	
INDUST. USES	22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	+2	-1	+1	+2		-1	-1	-1	-2	-1	-2	-2		+1	+2	22
	23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2		+1	+1	-1	-2	-1	-2	+1	+1	+2	23	

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: 19 Area Business

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

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

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

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

Public Utilities Sub-station
2. Is the proposed use compatible with the other adjacent land uses (total and average)?

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

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

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

Area Business
Site Specific Evaluation (Impacts and Proposed Mitigation)
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) +2 X 1 +2

No - small (1 acre) - No Trees
5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

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

Yes
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) +2 X 2 +4

Yes - minimal
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) +2 X 2 +4

Yes
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) +2 X 2 +4

Yes
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 (+) 24

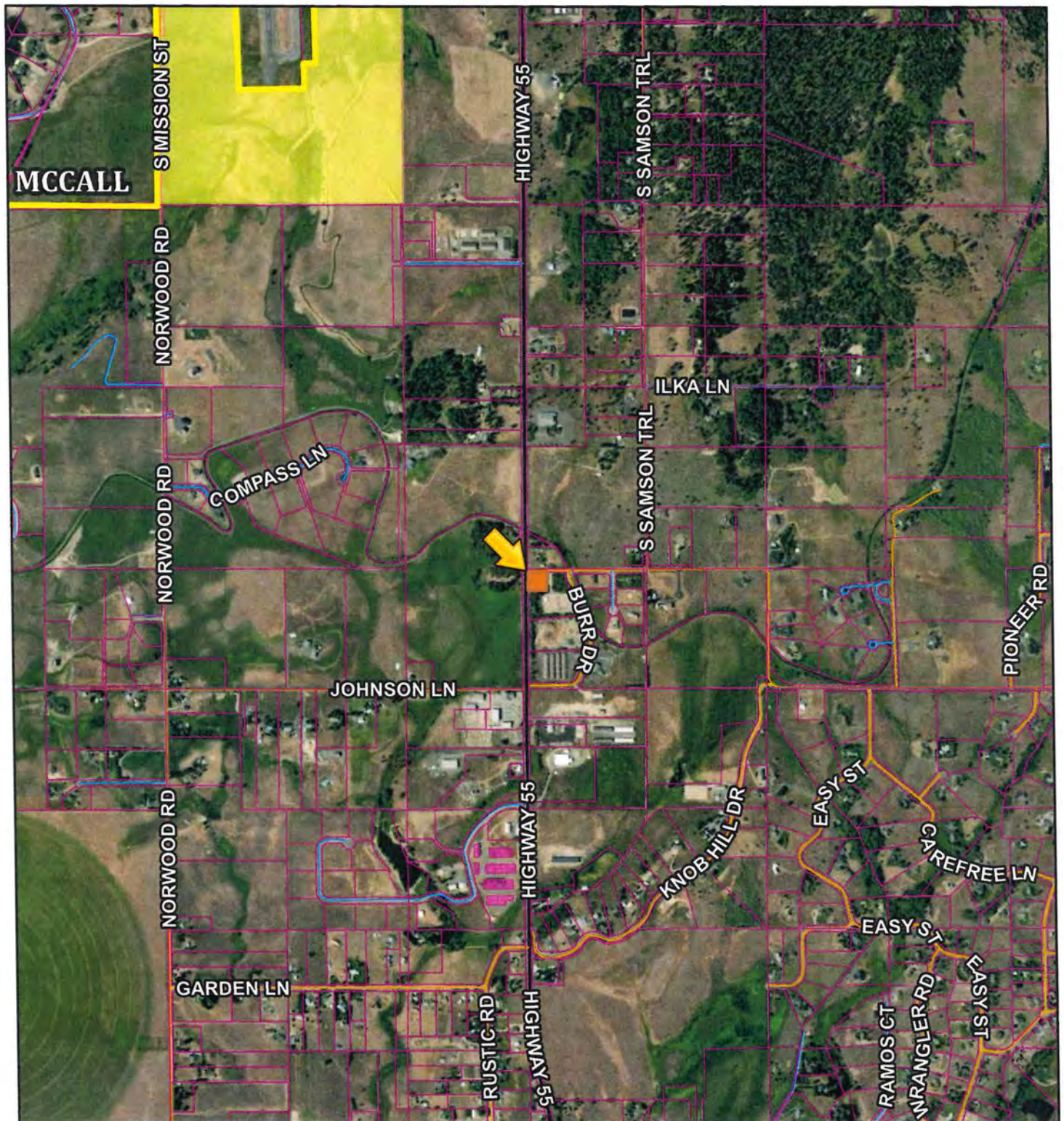
Sub-Total (--) 5

Total Score +21

↑ Taxes

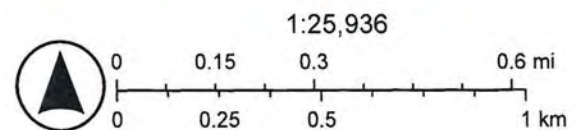
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

CUP 26-014 Location Map



7/1/2026, 10:22:27 AM

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



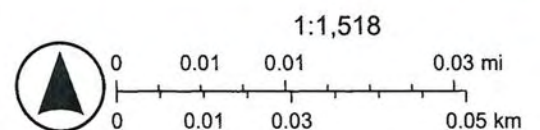
Kutter, Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Vantor

CUP 26-014 Aerial Map



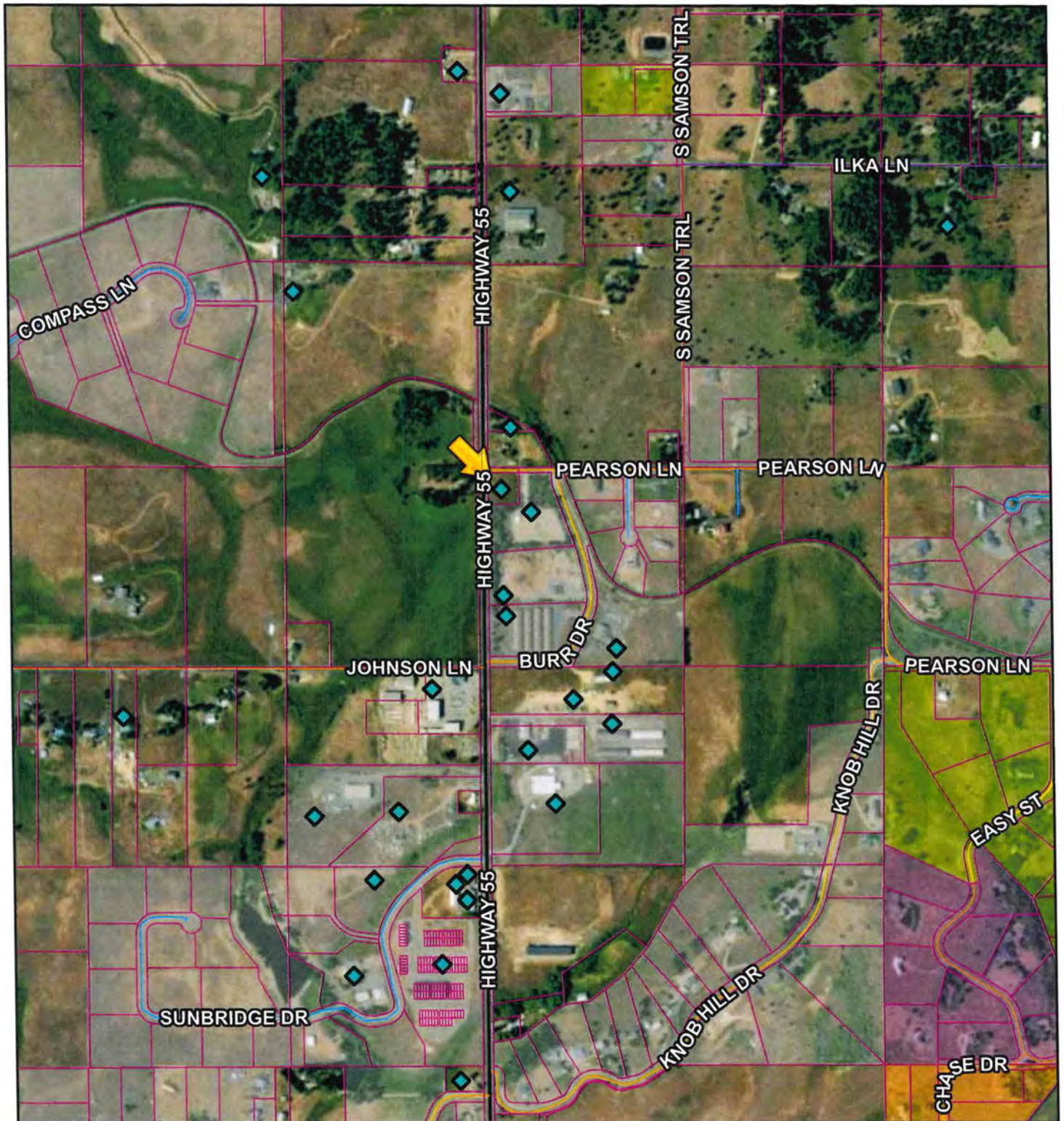
7/1/2026, 10:12:27 AM

Permits	◆ RVC	✈ Airstrips	— COLLECTOR
◆ CUP	◆ STR	■ Address Points	— URBAN/RURAL
◆ ADU	◆ STS	▭ Municipal Boundaries	— USFS
◆ FP	◆ VAC	▭ City Impact Areas	— PRIVATE
◆ GF	◆ VAR	▭ Parcel Boundaries	— OTHER
◆ EXC	◆ PSP	Roads	— Other
◆ Privy	◆ HBB	— MAJOR	
◆ RES	○ Undefined	— MINOR COLLECTOR	



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

CUPs in Area



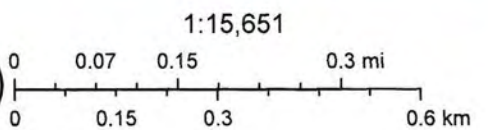
7/17/2026, 3:54:16 PM

Permits

◆ CUP

-  Airstrips
-  Municipal Boundaries
-  Parcel Boundaries
- Roads**
-  MAJOR

-  MINOR COLLECTOR
-  COLLECTOR
-  URBAN/RURAL
-  USFS
-  PRIVATE
-  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

Google Maps – Aerial View



Looking Easterly from Highway 55
(Source Google Maps – Street View, August 2024)



Looking Southerly from Pearson Lane
(Source Google Maps – Street View, August 2024)



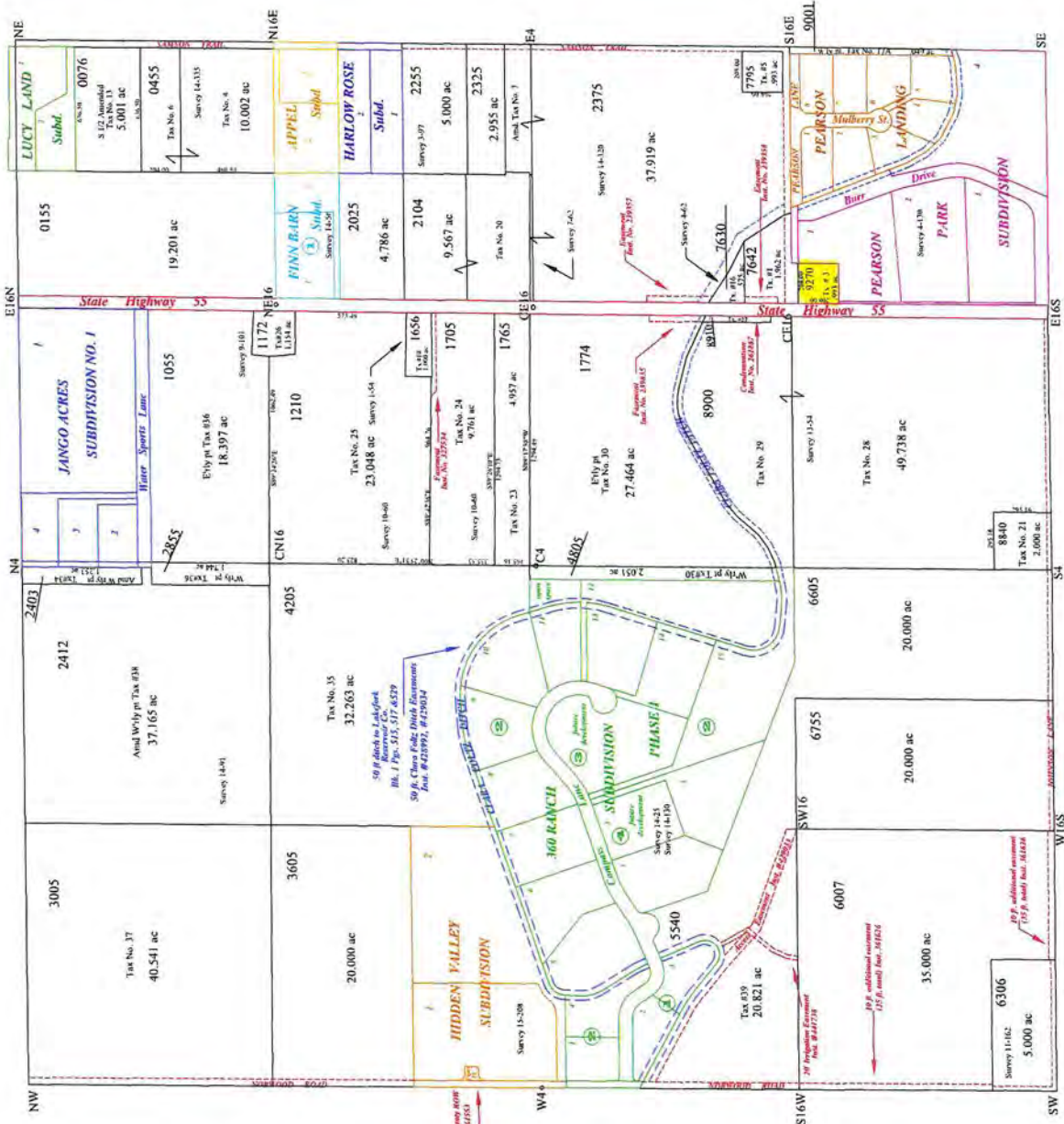


PLAT TITLE

T W P . 1 8 N R O S E S E C . 2 8

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

Filename:
Valley County Base Map
Scale: 1" = 400'
Date: 6/5/2026
Drawn by: L. Frederick



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

208 feet

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28

8 30 feet
9 Setback

30 ft
S Side
Setback

Building 40 x 100

16+ Parking spaces

Reg. Gravel

Sepic

Well

10 ft +
Side 8 ft
Back

100 feet

208 feet total

100 foot Setback Hwy 55

Pearson



7.42 feet

● = rosemary 8 large
● = aspen 30

Used Area Business Setbacks

FRONT	30
side	10
S. Side	30
REAR	30

4.11/55

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", with a long horizontal flourish extending to the right.

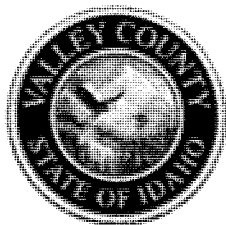
Paul Ashton, PE



From: Annette Derrick <aderrick@valleycountyid.gov>
Sent: Thursday, July 16, 2026 9:39 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: CUP 26-014

CUP 26-014 Will need a commercial building permit

Thanks ,



Annette Derrick
Valley County Building Official
Building Department
Office: (208) 382-7114
700 South Main St | PO Box 1350
Cascade, ID 83611

SERVICE
TRANSPARENCY
ACCOUNTABILITY
RESPONSIVE

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>

From: Ryan Garber <ryan@mccallfire.com>
Sent: Thursday, July 30, 2026 11:25 AM
To: Lori Hunter <lhunter@valleycountyid.gov>
Cc: Travis Smith <travis@mccallfire.com>; Mike Bertrand <mike@mccallfire.com>
Subject: CUP 26-014, Ore and Husk Office and Warehouse

Lori,

I have the following comments regarding CUP 26-014, Ore and Husk Office and Warehouse at 11 Pearson Lane:

Appendix B of the 2018 International Fire Code (IFC) requires a fire flow of 1,750 gallons per minute for a duration of two hours (210,000 gallons total) for a 4,000-square-foot Type V-B commercial building that is not protected throughout with an approved automatic sprinkler system.

Because this property is located outside the municipal water system and cannot provide the required fire flow, the applicant shall either:

- Install an approved automatic fire sprinkler system designed in accordance with NFPA 13; or
- Provide an approved alternative water supply consisting of a minimum 30,000-gallon fire protection water storage tank constructed in accordance with NFPA 22 and McCall Fire Protection District Construction Standard.

The water storage system shall be installed, inspected, tested, and placed in service prior to vertical construction.

NOTE: This is based on the specific use, size, and occupancy proposed under this application. The approved alternative does not provide the fire flow otherwise prescribed by Appendix B of the 2018 International Fire Code. As a result, future expansions, changes in occupancy, increases in fire area, or other modifications may trigger additional fire protection requirements, including the provision of an approved water supply or automatic fire sprinkler system. The owner should also be aware that insurance carriers, lenders, or future purchasers may evaluate the property's fire protection features independently of this approval.

Ryan

Captain Ryan Garber
Fire Prevention / Code Enforcement
McCall Fire & EMS
201 Deinhard Lane
McCall, ID 83638
www.mccallfire.com Cell: (208) 469-0135



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # 26-014 Ore and Flunk Office and Warehouse

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. COH has no objection to the CUP. A septic permit is active for this property for a 40'x20' shop with a kitchenette and 2 bathrooms. The septic system still needs to be installed and inspected. Room for a replacement drain field must be set aside on the property.
Reviewed By: Brian Cooper
Date: 7/31/26



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



From: Don Lojek <[REDACTED]>
Sent: Monday, 03 August 2026 09:39:24
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: CUP 26-014 Objection

Ms. Herrick:

Please note our objection to the application of James Golden for a conditional use permit for an office and warehouse at the SE corner of the intersection of Pearson Lane and Highway 55.

We use this intersection frequently. Traffic on Highway 55 approaching this intersection is difficult to see. Putting a warehouse and office which will bring parked vehicles on to the property along with landscaping will increase the difficulty of seeing traffic approaching at 55mph plus from the south. Additionally, deliveries to the warehouse/showroom are not being limited to 1 to 2 pm as are the office hours. Why do you need 4,000 sq. ft. for on line vehicle sales? This makes no sense. Please deny the CUP.

If the CUP is allowed, the applicant should be required to put in a stoplight which will avoid accidents.

Respectfully,

Don and Cecelia Lojek
14132 Pioneer Road

From: Lori Hunter <lhunter@valleycountyid.gov>
Sent: Wednesday, August 5, 2026 8:24 AM
To: Jeannie Carpentier [REDACTED]
Subject: Re: CUP 26-014 Ore and Husk Office and Warehouse

You are correct; yesterday I was working on the notices for the Sept 3rd meeting and mixed up dates.

The concept is still the same.

Valley County Code says "Written submittal, other than petitions or illustrations, must be submitted at least seven (7) days prior to the date of the public hearing." Therefore, comments received on August 6th will be given to the Commissioners as exhibits for the August 13th meeting.

However, comments received by 5 p.m., Wednesday, August 5th, will be included in the staff report and provided to the Commissioners on August 6th. It takes time to compile, redact, and distribute the staff reports, especially on months when we have a very full agenda. Thus, the earlier deadline to get comments in the staff report.

I hope this explains what seems to be a discrepancy.

Lori Hunter
Valley County Planning & Zoning Planner II
208-382-7115
700 South Main Street • P.O. Box 1350
Cascade, ID 83611

Service Transparent Accountable Responsive

From: Jeannie Carpentier [REDACTED]
Sent: Tuesday, August 4, 2026 3:15 PM
To: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Fwd: CUP 26-014 Ore and Husk Office and Warehouse

Lori-

It appears you are referring to another proposal.
These dates do not match up with the CUP Public Hearing on August 13.

Please explain further.

From: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Fw: CUP 26-014 Ore and Husk Office and Warehouse
Date: August 4, 2026 at 11:53:50 AM MDT
To: " [REDACTED]

Comments received by 5 p.m., Wednesday, August 26th, will be included in the staff report and provided to the Commissioners on August 27th.

Letters received on the 27th will be given to the Commissioners as exhibits.

Valley County Code 9-5H-11: CONDUCT OF HEARINGS states:

8. The recommendation or decision arrived at should state why the result was reached. A reasoned statement that explains the criteria and standards considered relevant; state the relevant facts relied upon, and explain the rationale for the decision based on applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record, should be part of the motion to approve or deny, or should be developed with staff assistance for action at a subsequent meeting.

P. Written testimony and exhibits from the public to be presented for the record shall comply with the following standards:

1. Written submittal, other than petitions or illustrations, must be submitted at least seven (7) days prior to the date of the public hearing.

2. Written submittal shall include the signature and address of the submitter.

3. Written submittal shall address the issue at hand. Portions of written submittal that raise irrelevant issues or include improper information may be excluded from consideration in whole or in part.

4. Documents may be submitted at the public hearing only with the approval of the presiding officer and only if their introduction will not inject unfair surprise into the process. The presiding officer may require duplication of any acceptable documents or continuation of any hearing if necessary to provide an opportunity for response from hearing participants.

5. If documentation submitted at a hearing fails to comply with the aforementioned standards, the presiding officer may decline to admit them for consideration during the hearing.

Lori Hunter
Valley County Planning & Zoning Planner II
208-382-7115
700 South Main Street • P.O. Box 1350
Cascade, ID 83611

Service Transparent Accountable Responsive

From: Cynda Herrick <cherrick@valleycountyid.gov>

Sent: Tuesday, August 4, 2026 11:21 AM

To: Lori Hunter <lhunter@valleycountyid.gov>

Subject: Fw: CUP 26-014 Ore and Husk Office and Warehouse

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

“Live simply, love generously, care deeply, speak kindly, and leave the rest....”

Service Transparent Accountable Responsive

From: Jeannie Carpentier [REDACTED]
Sent: Tuesday, August 4, 2026 10:57 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: CUP 26-014 Ore and Husk Office and Warehouse

Location 11 Pearson Lane
Parcel RP18N03E289270

Hello,

We are writing with our concerns and opposition of James Golden's CUP for a 4,000 Sq ft office, warehouse and car lot/sales.

#1 This is another obvious reason to have had a well planned Comprehensive Plan in place. (Which was not the case)

Considering a CUP on a lot by lot basis changes the fabric of the entire community in a negative way and is a reactionary basis which does not protect surrounding residents. There should have been a PLAN in place that represents a neighborhood and its current surrounding properties.

#2 It is already clearly a hazard to have a clear vision of southbound oncoming traffic when turning on/off of Pearson
There has been recent horrific crashes at that same intersection.

#3 A vehicle turning onto Pearson from the south is a very tight turn area presently.

#4 This is a residential neighborhood (although Valley County keeps approving multiple lot developments).
It is not the appropriate place for car sales or that type of traffic.

#5 Aren't businesses on that section required to add a turn lane which is extremely expensive?

#6 Who is going to monitor that his office sales are Tuesdays 1:00 - 2:00? That does not sound realistic.

***One last comment....Why are letters and concerns on this matter requested to be received in 8 days prior to hearing - rather than 7 days?

Sincerely,

John & Jeanne Whalen

From: Kathy Deinhardt Hill [REDACTED]
Sent: Wednesday, August 5, 2026 7:02 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: CUP 26-014

Valley County Planning and Zoning Commissioners:

Please deny CUP 26-014. This is a terrible idea and should be rejected for many reasons:

1. The application that is on line is inadequate and incomplete.
 - There is no landscaping plan
 - The design of the building presented is different than what the applicant indicates—glass garage doors or solid garage doors?
 - There is no traffic study.
 - There is no site grading plan—applications says there will be no site grading.
 - Applicants states there will be no roads—entry road? What is in place now is not a decent entry.
 - No plan for weed abatement.
 - The lighting plan is incomplete.
2. The application states there will be 10 parking spaces. The map shows 16+. What does that mean—50 used cars?
3. The application states the business will “currently” be open one hour a week. Does he plan to expand? If he does, will that violate the conditions of the permit? And who is going to monitor?
4. Ore and Husk is a USED car business. Does the applicant plan to keep vehicles on the lot outside, or does he plan (during the one hour of operation) to pull the vehicles in and out of the building?
5. Will there be any repairs or work taking place on site of these used vehicles? The Ore and Husk web page states they provide service. Does that mean they service the cars on site? I contacted the Ore and Husk who will occupy the building asking that question. They did not respond.
6. Applicant states he is surrounded by commercial use. There is an occupied home directly across Highway 55 from this proposed used car dealership.
7. With glass garage doors, will the showroom be lit at all times—directly impacting the house across the street and vehicles using Highway 55?
8. There is no signage listed in the application. Is the applicant going to put up signage (what kind) or is he going to use the big, blow in the wind flags along Highway 55 to advertise? That will certainly cause issues.
9. The intersection of Highway 55 and Pearson Lane is dangerous. There is no turning lane, no double lines to protect drivers turning onto Highway 55 or turning on to Pearson Lane.

If approved, this is going to become another eyesore on Highway 55; it is going to be a used car lot. The County Planning and Zoning department does not have the resources to monitor this business to make sure it doesn't become a junkyard.

You can't put enough conditions on this applicant to make this appropriate to the site.

It is also going to be a danger to people who use Pearson Lane to access Highway 55. It is going to be another ugly addition along Highway 55.

This not a good thing for Valley County.

Please deny CUP 26-014.

Thank you.

Kathy Deinhardt Hill
Bob Hill
14068 Pioneer Road
McCall, Idaho 83638
[REDACTED]

The installation of mercury vapor lamps is prohibited.

Flashing or intermittent lights, lights of changing degree of intensity, or moving lights shall not be permitted. This shall not be construed so as to prohibit holiday lights during the holiday season.

Sensor activated lights It is located in such a manner as to prevent glare and lighting onto properties of others or into a public right of way, set to only go on when activated and to go off within five (5) minutes after activation. The lights shall not be triggered by activity off the property.

Uplighting for flags is allowed provided the flag is of a government and the maximum lumen output is 1300 lumens. Flags are encouraged to be taken down at sunset to avoid the need for lighting. LED lighting shall not exceed 3000 degrees Kelvin.

Tod Costello Code Compliance
208-382-7145 ext., 1390

ALL OTHER OUTDOOR LIGHTING SHALL MEET THE FOLLOWING STANDARDS

The height of any light fixture or illumination source shall not exceed thirty feet (30').

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 Valley County Code 6-2-7.

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.**

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.



**Outdoor Lighting
Dark Sky Compliance**

Valley County Code 6-2-5
PURPOSE

The purpose is to promote the health, safety and welfare, the quality of life, and the ability to view the night sky, by establishing regulations and a process for review of exterior lighting.

APPLICABILITY

These standards shall apply to all outdoor lighting including, but not limited to, search, spot, or flood light.

PERFORMANCE STANDARDS

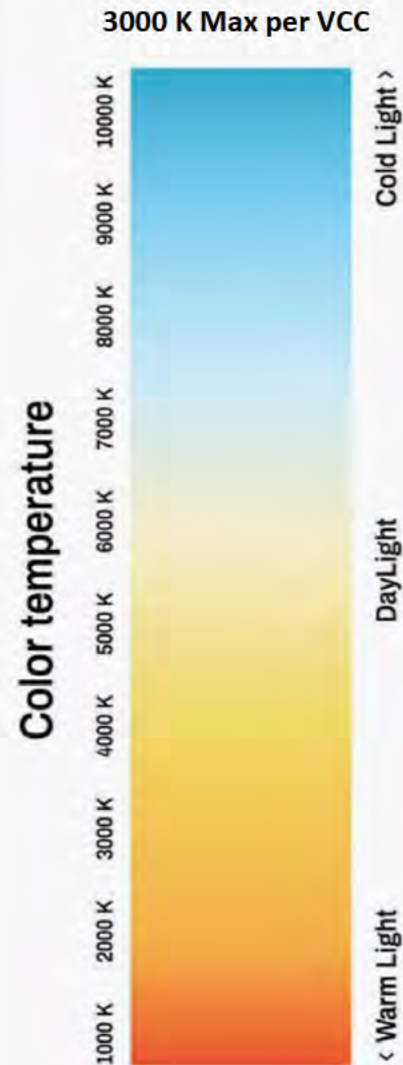
All nonessential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.

Examples of Shielded Lights



NOTE : "Cannot See the Bulb"

Basic LED Colors/Kelvin Temperatures



Here are some examples of options to bring your lights into Dark Sky Compliance



Contact your local irrigation entity before you begin any construction, landscaping or other activity within a ditch easement.

Any unauthorized encroachments will be removed at your expense, in accordance with Idaho law.

Can I relocate and/or pipe the irrigation facility on my property?

Yes. But you must first obtain written permission from the entity operating the irrigation facility.

To obtain permission, contact your local irrigation entity to determine what information they will need to review your request. They will also advise you of any standards and/or specifications relating to moving or piping an irrigation facility.



Generally, canals and lateral ditches may only be relocated or piped during the non-irrigation season, after water is out of the delivery system.

Will the irrigation entity work with me to address my questions?

Yes. Contact your local irrigation entity if you have questions about the ditch easement on your property.

The irrigation entity can give you information about the irrigation facility in question. This may include:

- The scope of the ditch easement, including the access necessary to operate, clean, maintain and repair the facility; and
- Any policies and/or procedures regarding encroachments and/or modifications.

We appreciate your cooperation in working to protect our irrigation facilities. Feel free to contact us if you have any questions.

PO Box 3126
McCall, Idaho 83638

Shirley Florence
SECRETARY
208-634-9235

John Leedom
MANAGER
208-634-9672

Board Members
Justin Florence
Will Maki
Art Troufner

LAKE IRRIGATION DISTRICT

What I need to Know About Irrigation Easements and Rights-of-Way?



In Partnership With



IDAHO
**WATER
USERS**
ASSOCIATION

Each year, Idaho's water users divert millions of gallons of water from Idaho's rivers, reservoirs and aquifers. This water is delivered to farms, neighborhoods, parks and schools throughout the state through thousands of miles of canals, laterals, ditches and other facilities.

Since many of these facilities cross private property, it is important for you to understand the rights and obligations associated with a ditch easement or right-of-way (referred to as a "ditch easement").

What is a ditch easement?

- A ditch easement includes the irrigation facility and enough land along both banks to allow access for operation, cleaning, maintenance and repair. The width of the easement will vary depending on the facility.
- Access allows operators to remove sediment and other debris, mow, spray/burn and refurbish facilities and to perform other maintenance activities.



- The ditch easement includes the right to deposit any removed debris or other material on the banks of that facility.
- It is not required for a ditch easement to be recorded or notated on your deed(s). Mere existence of the facility constitutes notice of the ditch easement.
- Ditch easements are not public property and are not open to public use. Unauthorized third-party use of this land is a trespass.

Is there a ditch easement on my property?

If your land is crossed by a water delivery facility, there is likely an easement on your land.

You may use the easement area. However, you cannot interfere with access for operation, cleaning, maintenance or repair activities.

What are the irrigation entity's duties?

Irrigation entities must operate and maintain the facilities to minimize the risk of over-topping the banks, failure of the facility and/or blockage. This includes regular monitoring of water flows, ditch banks and irrigation structures.

Ditch easements are necessary to perform these duties. Access must not be blocked.

What happens if I encroach on a ditch easement?

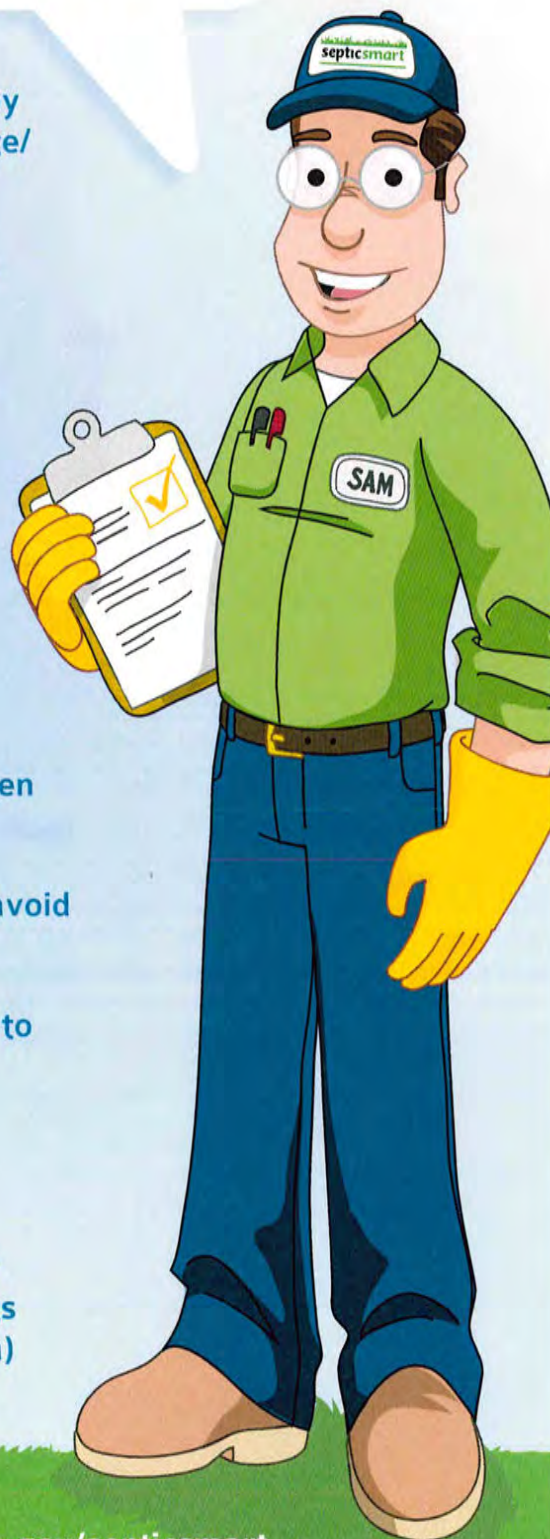
Encroachments onto ditch easements interferes with access for operation, cleaning, maintenance and repair activities.

Idaho statute (42-1209) prohibits the placement of any encroachment within a ditch easement – including buildings, parking areas, fences, landscaping and other structures or activities within the ditch easement.



Top 10 Ways to Be a Good Septic Owner

- ✓ Have your system inspected every three years by a qualified professional or according to your state/ local health department's recommendations
- ✓ Have your septic tank pumped, when necessary, generally every three to five years
- ✓ Avoid pouring harsh products (e.g., oils, grease, chemicals, paint, medications) down the drain
- ✓ Discard non-degradable products in the trash (e.g., floss, disposable wipes, cat litter) instead of flushing them
- ✓ Keep cars and heavy vehicles parked away from the drainfield and tank
- ✓ Follow the system manufacturer's directions when using septic tank cleaners and additives
- ✓ Repair leaks and use water efficient fixtures to avoid overloading the system
- ✓ Maintain plants and vegetation near the system to ensure roots do not block drains
- ✓ Use soaps and detergents that are low-suds, biodegradable, and low- or phosphate-free
- ✓ Prevent system freezing during cold weather by inspecting and insulating vulnerable system parts (e.g., the inspection pipe and soil treatment area)



A Homeowner's Guide to Septic Systems



**Idaho Department of Environmental Quality
1410 N. Hilton
Boise, ID 83706**

January 2001

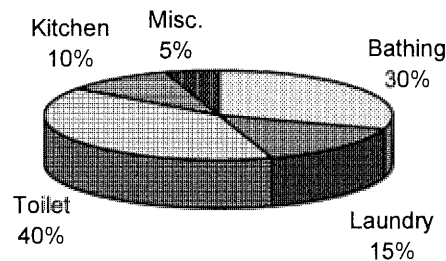


Do you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho's homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho's soils annually, and this figure grows each year. In 1999, Idaho's seven health districts issued over 6,100 permits for new septic systems.

Septic systems dispose of household sewage, or wastewater, generated from toilet use, bathing, laundry, and kitchen and cleaning activities. Because septic systems are underground and seldom require daily care, many homeowners rarely think about routine operations and maintenance. However, if a septic system is not properly designed, located, constructed, and maintained, groundwater may become contaminated.

Household Wastewater

Households that are not served by public sewers depend on septic tank systems to treat and dispose of wastewater. Household wastewater carries with it all wastes that go down the drains in our homes, including human waste, dirt, food, toilet paper, soap, detergents, and cleaning products. It contains dissolved nutrients, household chemicals, grease, oil, microorganisms (including some that cause disease), and solid particles. If not properly treated by your septic system, chemicals and microorganisms in wastewater can travel through the soil to groundwater and pose a health hazard.



The average person uses between 50 and 75 gallons of water per day; mostly in the bathroom. Reducing your water use will help your septic system to work more efficiently.

Your Septic System

A conventional septic system has three working parts: a septic tank, a drainfield, and surrounding soil.

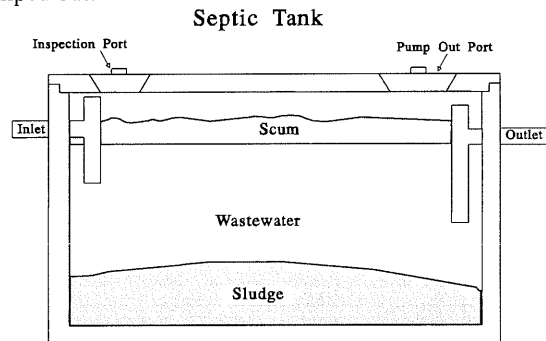
Septic Tank

Septic tanks can be made of concrete, fiberglass, or plastic and must be approved by the state. Minimum sizes of tanks have been established for residences based on the number of bedrooms in the dwelling. In Idaho, a 1,000-gallon septic tank is required for homes with three or four bedrooms. Larger tanks are required for larger homes. Local district health departments issue permits for septic systems and specify the minimum size tank. Some systems installed before the current rules and regulations may have smaller septic tanks.

A septic tank has three main functions:

- to remove as many solids as possible from household wastewater before sending the liquid, called “effluent,” to a drainfield;
- to decompose solids in the tank; and
- to store solids that do not decompose.

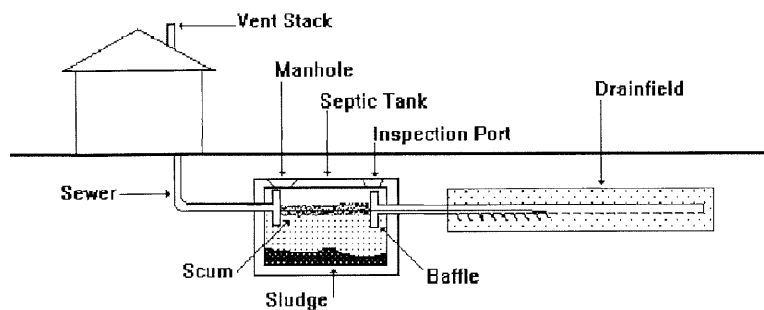
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced in volume and composition. Solids that do not decompose accumulate in the tank and eventually must be pumped out.



Tees, or baffles, are provided at the tank's inlet and outlet pipes. The inlet tee slows the incoming wastes and reduces disturbance of the settled sludge. The outlet tee keeps the solids and scum in the tank. As new wastewater enters the tank through the inlet tee, an equal amount of wastewater is pushed out of the tank through the outlet tee. The effluent that leaves the tank has been partially treated but still contains disease-causing bacteria and other pollutants.

Drainfield

Each time raw wastewater enters the tank it forces an equal amount of effluent into a drainfield. A standard drainfield is composed of a series of perforated pipes buried in gravel-filled trenches in the soil. The effluent seeps out of the perforated pipes and percolates through the gravel to the soil.



Soil

The soil below the drainfield provides the final treatment and disposal of the septic tank effluent. After the effluent has passed into the soil, most of it percolates downward and outward, eventually entering the groundwater. Soils are critical to the treatment of septic tank wastewater.

A system that is not functioning properly will release nutrient-rich and bacterial-laden wastewater into the groundwater and/or surface water. These contaminated waters pose a significant public health threat to people that come into contact with them. Wastewater that moves with groundwater can transport bacteria considerable distances. This can result in a threat to public health and adversely affect the quality of ground and surface waters.

Caring for Your Septic System

Installing Your System

In order to have a septic system installed on your property, you must first obtain a permit. Permit applications are available from your local district health department. Next, you must have a site evaluation performed. Make arrangements for this with your district health department and with a licensed septic system installer. Note that not all property is suitable for septic systems, so some permits may be denied. It is recommended that you have a site evaluation performed before you purchase property. Finally, have your system installed by a licensed installer and inspected by your local health district. Provide regular, preventative, maintenance to keep your system running smoothly.

Inspecting Your System

When too much sludge and scum are allowed to accumulate in your tank, the incoming sewage will not have enough time in the septic tank for solids to settle. Solids may flow to the drainfield and clog the pipes, causing the sewage to overflow to the ground surface, where it exposes humans and animals to disease-causing organisms. To prevent this from happening, it is very important to inspect your tank regularly and have it serviced when needed. All tanks have accessible manholes for inspecting and pumping. Some excavation work may be needed to uncover the manhole.

Properly designed tanks should have enough capacity for three to eight years of use before needing service. This is dependent upon the amount of wastewater generated. It is recommended that an average family of four have its septic tank pumped out every three to five years. Don't wait for signs of system failure to have your tank pumped. Your tank should be checked annually to measure sludge and scum levels. A licensed septic tank pumper can provide a septic tank inspection and recommend when the tank should be pumped. A tank inspection should include measuring the depth of scum and sludge and inspecting the tees in the septic tank.

If you do the inspection yourself, it is important to understand that septic tanks always appear full because both the inlet and the outlet are at the top of the tank. What you will need to know is how much of the tank's volume is being taken up by scum and sludge. When sludge and scum take up more than 35 percent of the tank volume, these solids need to be removed by pumping. A pole wrapped in a coarse weave cloth can be used to check the sludge depth. An extension on the pole can be used to measure the scum depth. Record these measurements as part of your pumping records. To check the tees, uncover the inspection ports.

Never allow anyone to enter your septic tank. Dangerous gases and the lack of oxygen can kill in minutes.

While it is impractical to inspect the pipes in your drainfield, it is important to watch for drainfield failure or overuse. See "Warning Signs of System Failure" in this booklet for information.

Maintaining Your System

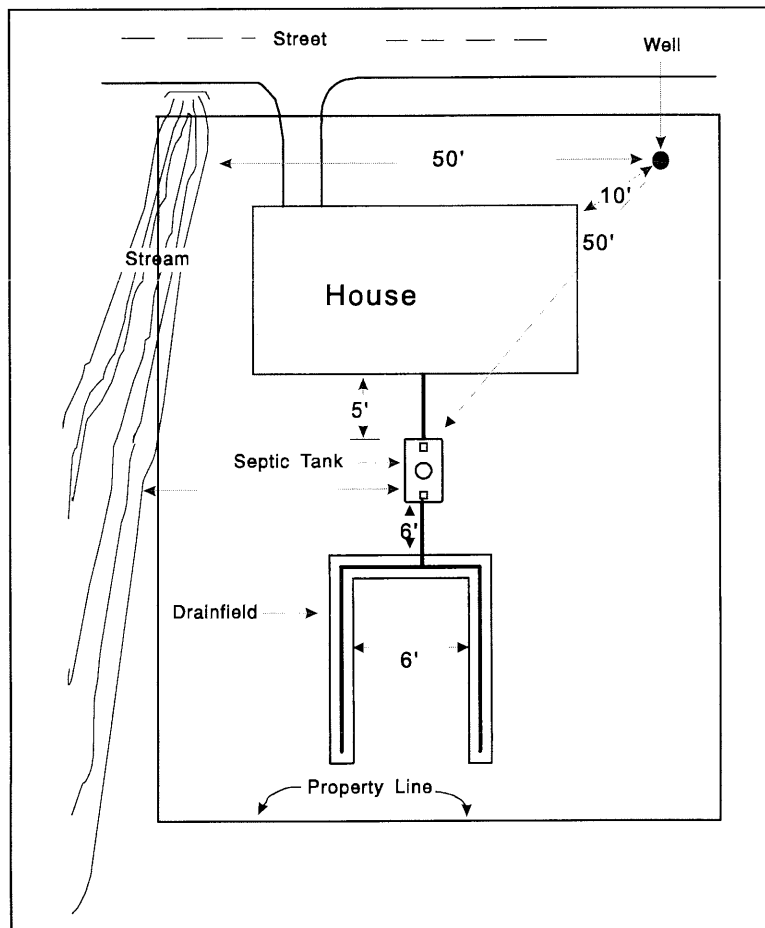
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water depth in the septic tank could cause solids to enter the drainfield and clog the system. Hire a licensed septic tank pumper to pump your tank for you.

Mapping Your System

In order to take proper care of your septic system, you must know the location of the septic tank and drainfield. The location of your septic tank can be determined from plot plans, septic system inspection records, architectural or landscape drawings, or from observations of the house plumbing. If you do not have access to drawings, find where the sewer pipe leaves your house. Some installers mark the location where the waste pipe comes out of the house with an "S" on the foundation. You may want to do this as well. Probe in the ground 10 to 15 feet directly out from the location where the pipe leaves your house to find your tank.

Once the septic tank has been located, make several plot plan diagrams (with measurements) that include a rough sketch of your house, septic tank cover, drainfield area, well, and any other permanent reference points (such as trees or large rocks) and place them with your important papers. You'll find a sample system diagram on the next page, and a place to draw your own inside the front cover of this booklet. You may also want to hang a diagram in your garage and provide one to your local district health office.

Maintain a permanent record of any septic system maintenance, repair, sludge and scum levels, pumping, drainfield condition, household backups, and operations notes.



Create a septic system diagram, similar to this one, for your system.

Warning Signs of System Failure

While proper use, inspections, and maintenance should prevent most septic tank problems, it is still important to be aware of changes in your septic system and to act immediately if you suspect a system failure. There are many signs of septic system failure:

- surfacing sewage or wet spots in the drainfield area;
- plumbing or septic tank backups;
- slow draining fixtures;
- gurgling sounds in the plumbing system;
- sewage odors in the house or yard (note that the house plumbing vent on the roof will emit sewage odors and this is normal); and
- tests showing the presence of bacteria in well water.

If you notice any of these signs, or if you suspect your septic tank system may be having problems, contact a licensed septic system professional or your local district health agency for assistance.

Septic System Dos and Don'ts

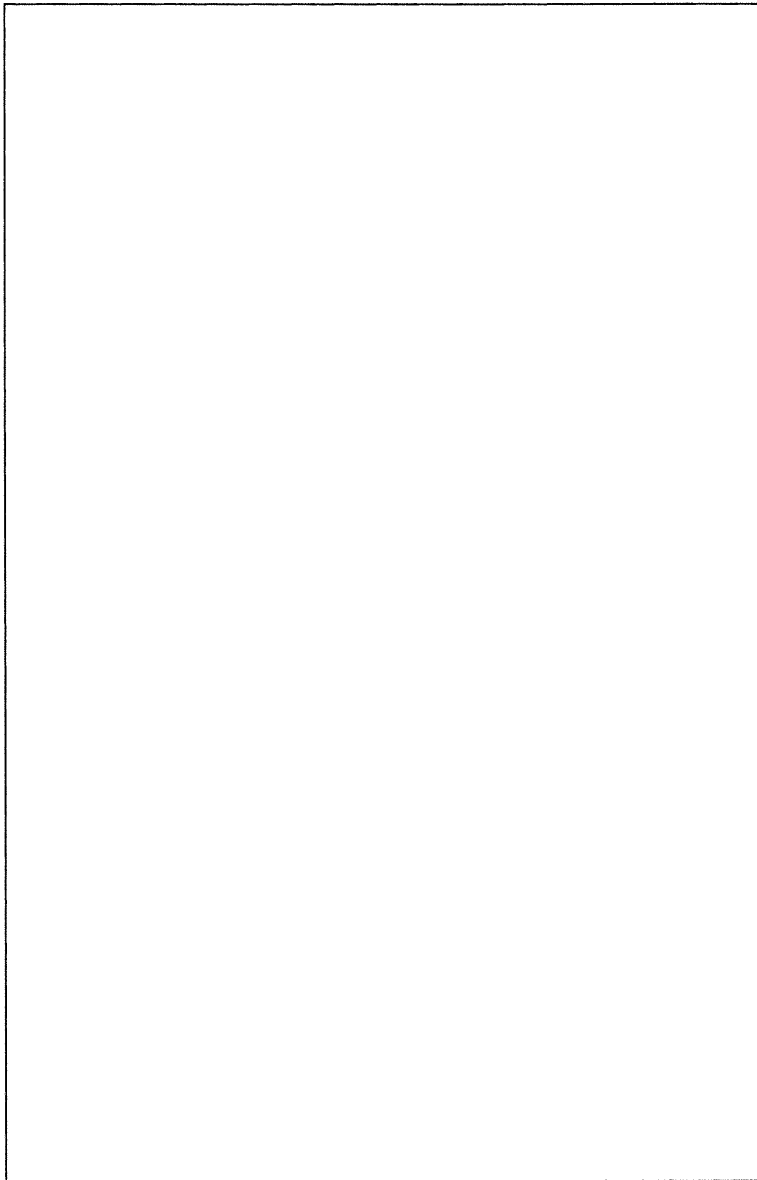
Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

Do

- ...practice water conservation. The more wastewater you produce, the more wastewater your system must treat and dispose. By reducing and balancing your use, you can extend the life of your system and avoid costly repairs.
 - Use water saving devices such as low flow showerheads.
 - Repair leaky faucets and plumbing fixtures immediately.
 - Reduce toilet reservoir volume or flow.
 - Take short showers.
 - Take baths with a partially filled tub.
 - Wash only full loads of dishes and laundry.
 - Shut off the water while shaving or brushing your teeth.
 - Balance your water use (e.g., avoid washing several loads of laundry in one day).
- ...keep accurate records. Know where your septic tank is, keep a diagram of its location using the space provided in this booklet, and keep a record of system maintenance.
- ...inspect your system annually. Check the sludge and scum levels inside the tank and periodically check the drainfield for odors, wet spots, or surfacing sewage.
- ...pump your system routinely. Pumping your septic tank is probably the single most important thing you can do to protect your system.
- ...keep all runoff away from your system. Water from roofs and driveways should be diverted away from the septic tank and drainfield area. Soil over your system should be mounded slightly to encourage runoff.
- ...protect your system from damage. Keep vehicles and livestock off your drainfield. The pressure can compact the soil or damage the pipes. Before you dig for any reason, check the location of your system and drainfield area.
- ...landscape your system properly. Plant grass over the drainfield area. Don't plant trees or shrubs or place impermeable materials, such as concrete or plastic, over the drainfield.
- ...use cleaning chemicals in moderation and only according to manufacturer's directions.

Don't

- ...flood irrigate over your system or drainfield area. The best way to irrigate these areas is with sprinklers.
- ...use caustic drain openers for clogged drains. Use boiling water or a drain snake to clean out clogs.
- ...enter a septic tank. Poisonous gases or a lack of oxygen can be fatal.
- ...use septic tank additives. They are not necessary for the proper functioning of your tank and they do not reduce the need for pumping. In fact, some additives can even harm your system.
- ...flush harmful materials into your tank. Grease, cooking oil, coffee grounds, sanitary napkins, and cigarettes do not easily decompose in septic tanks. Chemicals, such as solvents, oils, paints, and pesticides, are harmful to your systems operation and may pollute groundwater.
- ...use a garbage disposal. Using a garbage disposal will increase the amount of solids entering the septic tank and will result in the need for more frequent pumping.



Map your septic system here

For More Information

If you need to obtain a permit for a new or replacement septic system, or if you have questions about septic systems and their operation and maintenance, please contact your local health district.

Panhandle District Health Department
8500 N. Atlas Road
Hayden, ID 83835
208-415-5100

North Central District Health Department
215 10th Street
Lewiston, ID 83501
208-799-0353

Southwest District Health Department
920 Main Street
Caldwell, ID 83605
208-455-5400

Central District Health Department
707 N. Armstrong Place
Boise, ID 83704
208-327-7499

South Central District Health Department
1020 Washington Street North
Twin Falls, ID 83303
208-734-5900

Southeastern District Health Department
1901 Alvin Ricken Drive
Pocatello, ID 83201
208-239-5270

District 7 Health Department
254 "E" Street
Idaho Falls, ID 83402
208-523-5382