Valley County Planning and Zoning

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

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

STAFF REPORT:	CUP 26-028 Rocky Mountain Storage South
MEETING DATE:	November 12, 2026
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT / PROPERTY OWNER :	Romans 12:12 LLC, c/o Dusty Bitton PO Box 1419, McCall ID 83638
REPRESENTATIVE:	Rob Pair, EIT, Crestline Engineers INC, PO Box 2330, McCall, ID 83638
REPRESENTATIVE:	Amy K. Holm, Millemann Holm & Drbinski LLP, McCall, ID 83638
LOCATION:	RP007340010020 – TBD Highway 55 Vandal Flats Sub Lot 2 in the NENE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho
SIZE	10 acres
REQUEST:	Area Business
EXISTING LAND USE:	Bare Ground – Platted Lot with Sanitary Restrictions

Romans 12:12 LLC is requesting a conditional use permit for a surface parking and storage area for equipment used by Rocky Mountain Crane. They are also requesting to have the ability to lease parking and surface storage spaces to the general public. Approximately 218,000-sqft of graveled parking/storage area is proposed, which equates to 97 parking spaces .

Perimeter fencing with neutral/earth tone slats is also proposed. A Joint Application for Permits would be submitted to the U.S. Army Corps of Engineers for review and approval prior to any wetland impacts. No utilities nor landscaping are proposed. Vegetation removal would occur on approximately 5.5 acres. Exterior lighting is not anticipated.

Existing surface water drainage would be conveyed towards stormwater detention basins, swales, and/or infiltration trenches. Equipment maintenance would occur in designated upland areas with spill containment to protect water quality. A Wildland Urban Interface Protection Plan was submitted.

The 10-acre site would be accessed from Highway 55 from a shared approach in Vandal Flats Subdivision through a Joint Use Access Easement Agreement (Instrument #456357 – attached). And eventually a platted private road constructed as part of Rocky Mountain Storage, SUB 25-019.

FINDINGS:

1. A pre-application meeting was held with Staff on September 24, 2026.

2. The application was submitted on September 28, 2026.

3. Legal notice was posted in the *Star News* on October 22, 2026, and October 29, 2026. The applicant was notified by letter on October 13, 2026. Potentially affected agencies were notified on October 13, 2026. Property owners within 300 feet of the property line were notified by fact sheet mailed on October 14, 2026. The notice was posted online at www.valleycountyid.gov on October 13, 2026. The site was posted on October 20, 2026.

4. Agency comment received:

   Ryan Garber, McCall Fire and EMS, stated driveway access and the wildfire protection plan are adequate; no water supply is required. (October 23, 2026)

   Brent Copes, Central District Health, has no objections. (October 27, 2026)

   Paul Ashton, Parametrix and Valley County Engineer, stated detailed site grading and drainage plans and drainage design documentation will be required for review and approval. Additional stormwater resulting from site improvements will need to be retained on site. Appropriate BMPs are required to protect adjacent properties, waterways, and roadway ditches. (October 29, 2026)

   Kendra Conder, Idaho Transportation Department, stated that ITD does not have any comments or requirements. Traffic volumes associated with additional storage will not place an undue burden on ITD facilities. (November 5, 2026)

5. Public comment received: *none*

6. Physical characteristics of the site: relatively flat ground with existing 140-ft wide irrigation easement along eastern boundary.

7. The surrounding land use and zoning includes:
   North: CUP 18-06 and 20-14 Rocky Mountain Crane; CUP 17-09 Kesler Storage

   South: Proposed SUB 25-019 Rocky Mountain Storage

   East: Agricultural (Irrigated Grazing) and Single-Family Residential Lots with Home

   West: CUP 12-10 McCall Donnelly School District Transportation Facility

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.

9-5-3: 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.

TABLE 5-A STANDARDS FOR CONDITIONAL USES

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

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:

1. Introduction:

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

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

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

3. General Regulations

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.

F. Conditional Use Adjoins Agricultural Uses: Where a conditional use adjoins an agricultural use where animal grazing is known to occur for more than thirty (30) consecutive days per year, the permittee shall cause a fence to be constructed so as to prevent the animals from entering the use area. The permittee shall provide for the maintenance of said fence through covenants, association documents, agreement(s) with the adjoining owner(s), or other form acceptable to the commission prior to approval of the permit so that there is reasonable assurance that the fence will be maintained in functional condition so long as the conflicting uses continue.

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

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 dust[1] along with state air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission.

9-5B-6: OPEN STORAGE:

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

9-5B-7: FIRE PROTECTION:

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

9-5F-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 (N/A)

SUMMARY:

Staff's compatibility rating is +22.

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, Lake Irrigation District. It is not within a herd district nor within an impact area.
2. Commissioners should review VCC 9-5A-4, the site plan, and surrounding areas to determine where landscaping shall be required. A landscaping plan was not submitted.
3. If approved, what hours of operation and/or access to the site should be allowed? Does proposed COA #11 limiting hours of operation to 7:00 a.m. – 7:00 p.m., Monday through Saturday meet the needs of the application and mitigate impacts to the neighborhood?

4. Questions for the applicant:
   - If approved, would this replace or be in addition to the approved CUP 20-08 & CUP 25-003, located north of the Rocky Mountain Crane building? Will those two CUPs be terminated?
   - Have you discussed parking on the 140-ft wide Irrigation Use Maintenance and Repair Easement with Lake Fork Irrigation?
   - Parking is not allowed within the setback areas. The proposed front setback appears to be 28-ft instead of the required 30-ft. The rear setback is not shown. The side setback meet the required minimum of 10-ft.
   - There are a lot of parking spaces and leasing to the general public. How did you determine that there would be only 5 truck trips per day? Based on this projection ITD did not have any requirements. But, you may want to make new projections of trips per day.
   - A landscaping plan is required with all commercial conditional use permit applications. The application states that no landscaping is planned.

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. Wiil 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
- Joint Use Access Easement Agreement
- Location Map
- Aerial Map
- Nearby Conditional Use Permits
- Google Maps – Aerial & Street Views
- Pictures Taken October 20, 2026
- Assessor Plat – T.18N R.3E Section 33
- Vandal Flats Subdivision – Annotated Plat
- Site Plan
- Responses

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. Approval from the U.S. Corps of Engineers is required prior to site grading if there are any impacts to the designated wetlands. Approval shall be submitted to PZ Staff.
6. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any disturbance of soil on-site. The fee for engineering review shall be reimbursed at 105%.
7. Must comply with requirements of the McCall Fire District.
8. Parking must comply with setback standards: 30-ft front, 30-ft rear, and 10-ft side.
9. All lighting must comply with the Valley County Code. All exterior lights, including temporary lighting, shall be fully shielded so that there is not upward or horizontal projection of lights. Lights cannot project onto other properties.
10. The site must be kept in a neat and orderly manner.
11. The site shall be addressed from Highway 55 until the subdivision that created the new access is recorded.
12. Hours of operation are limited to 7:00 a.m. – 7:00 p.m., Monday through Saturday.

13. Shall obtain a sign permit prior to installation of any signs.
14. Building permits will be required for any fencing over 6-ft in height.
15. Landscaping shall be installed prior to October 1, 2027.
16. Landscaping shall be maintained. If landscaping dies, it must be replaced. Noxious weeds must be controlled using proper land management principles.
17. Equipment maintenance shall occur only in designated upland areas with spill containment to protect water quality.
18. Paving of the site, other than the planned new roadway, would require an amendment to the conditional use permit in addition to approval by the Valley County Engineer.
19. Must comply with all requirements of the Lake Irrigation District, including monitoring or testing of ground or ditch water to insure that there is no leakage from equipment.

END OF STAFF REPORT

Compatibility Questions and Evaluation

Matrix Line # / Use: _____ Prepared by: _____

YES/NO		X	Response Value	*Use Matrix Values:*
(+2/-2)	____	X 4	_____	1. Is the proposed use compatible with the dominant adjacent land use?
(+2/-2)	____	X 2	_____	2. Is the proposed use compatible with the other adjacent land uses (total and average)?
(+2/-2)	____	X 1	_____	3. Is the proposed use generally compatible with the overall land use in the local vicinity?
				Site Specific Evaluation (Impacts and Proposed Mitigation)
(+2/-2)	____	X 3	_____	4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?
(+2/-2)	____	X 1	_____	5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?
(+2/-2)	____	X 2	_____	6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?
(+2/-2)	____	X 2	_____	7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?
(+2/-2)	____	X 2	_____	8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?
(+2/-2)	____	X 2	_____	9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Sub-Total (+) _____

Sub-Total (--) _____

Total Score _____

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

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

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

B. Purpose; Use:

1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.

2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.

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

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

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

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

   0 - assigned if not applicable or neutral.

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

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

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

   x4 - indicates major relative importance.

   x3 - indicates above average relative importance.

   x2 - indicates below average relative importance.

   x1 - indicates minor relative importance.

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

E. Terms:

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

1. Comprises at least one-half (1/2) of the adjacent uses and one-fourth (1/4) of the total adjacent area; or

2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or

3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.

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

F. Questions 4 Through 9:

1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.

2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

APPENDIX A

MATRIX FOR RATING QUESTIONS 1, 2, and 3

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
	1. AGRICULTURAL		+2	-1	-2	-2	-2	-2	+1	+1	+1	+1	+2	+1	+1	-1	-1	+2	-1	-2	-1	+1	+2	+2	1
RESIDENTIAL USES	2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2	2
	3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+2	+1	-1	+2	+1	-2	-2	3
	4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+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	+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	+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	+1	+1	-2	-2	7
CIVIC or COMMUNITY SERVICE USES	8. REL., EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1		+1	+1	-1	+2	-2	-1	-1	+2	+2	+1	+1	-1	+1	-2	-1	8
	9. FRAT or GOV'T	+1	+1	+1	+1	+1	+1	+1	+1		+1	-1	+2	-2	-1	-1	+1	+1	+1	+1	-1	+1	-2	-2	9
	10 PUBLIC UTIL. (1A-3.1)	+1	-1	-1	-1	-1	-1	-1	+1	+1		+1	+	-1	+1	+1	+1	-1	+1	+1	+1	+1	+2	+2	10
	11. PUBLIC REC.	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1	+1	+1	+1	+2	+1	+1	+1	+1	-1	+1	11
	12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	+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	+2	13
	14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1		+1	+1	+1	+2	+1	+2	+2	-1	+1	14
	15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	+1	-1	+1		-2	-2	-1	-2	-2	+2	-1	+1	15
COMMERCIAL USES	16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2	+1	-2		+1	+2	+2	+1	+2	-1	-1	16
	17. RESIDENCE BUS.	+2	+2	+2	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2	+1	-2	+1		+1	-1	+1	+1	-2	-2	17
	18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1		+2	+2		+1	+1	21
	19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2	+2	-1	+2		+1	+2	-2	-2	19
	20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+2	-2	+1	+1	+2	+1		+2	-2	+1	20
INDUST. USES	21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1	+2	+2	+2		+1	+1	21
	22. HEAVY IND.	+2	-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	-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

Prepared by: CH

YES/NO		X		Response Value	Use Matrix Values:
(+2/-2)	+2	X	4	+8	1. Is the proposed use compatible with the dominant adjacent land use? Area Business
(+2/-2)	0	X	2	0	2. Is the proposed use compatible with the other adjacent land uses (total and average)? Residential w/Ag
(+2/-2)	+1	X	1	+1	3. Is the proposed use generally compatible with the overall land use in the local vicinity? Mix Commercial + Residential
					Site Specific Evaluation (Impacts and Proposed Mitigation)
(+2/-2)	-1	X	3	-3	4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses? Large enough, but bare land. No landscaping
(+2/-2)	+2	X	1	+2	5. Is the size or scale of proposed lots and/or structures similar to adjacent ones? None
(+2/-2)	+2	X	2	+4	6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads? Yes
(+2/-2)	+1	X	2	+2	7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses? Will be some fumes, potential ground contamination
(+2/-2)	+2	X	2	+4	8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas? Yes
(+2/-2)	+2	X	2	+4	9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property? Yes
Sub-Total		(+)		25	
Sub-Total		(--)		3	
Total Score				+22	

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

Instrument # 456357
VALLEY COUNTY, CASCADE, IDAHO
4-10-2023 10:58:04 AM No. of Pages: 7
Recorded for : CLERK
DOUGLAS A. MILLER Fee: 0.00 NA
Ex-Officio Recorder Deputy
Index to: CITY OF MCCALL EASEMENT

When Recorded Return To:

City Clerk
City of McCall
216 East Park Street
McCall, Idaho 83638

JOINT USE ACCESS EASEMENT AGREEMENT

This JOINT USE ACCESS Easement Agreement is made effective this 4th day of April, ~~2022,~~ 2023 by and between McCall-Donnelly Joint School District No. 421 ("Grantor"), McCall-Donnelly Joint School District No. 421 ("Grantee"), and the BP Properties LLC ("Grantee"). The Grantor and Grantee may be collectively referred to as the Parties.

RECITALS:

WHEREAS, Grantor is the owner of that certain property adjoining North Mission Street in McCall, Idaho, as more fully described in Exhibit A, which exhibit is attached hereto and incorporated herein ("Grantor's Property");

WHEREAS, Grantor desires to grant and Grantee desires to receive an easement for ingress and egress across the Grantor's property as depicted on Exhibit A under the terms and conditions outlined hereafter.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Grant.** Grantor hereby grants a non-exclusive perpetual access easement over, on, across, and through the Grantor's Property for ingress and egress in the location generally as depicted on Exhibit A ("Easement"). The ingress and egress shall be approximately sixty (60) feet wide as more particularly described in Exhibit A.

2. **Purpose of Easement.** The Easement shall be used by Grantee for general ingress and egress. No parking of any vehicles shall be permitted on the Easement. Grantee shall have the right and privilege at any and all times to enter in and upon the property or any part thereof, without notice. Grantor advises and Grantee hereby acknowledges that this easement is non-exclusive and subject to the easement rights of others to whom Grantor has previously granted, or may in the future grant, easement rights within the subject property. Grantor covenants and warrants that the prior easements granted and future easements granted are not intended to and shall not prevent Grantee from reasonably exercising the rights being granted herein. Except as herein provided, this Agreement contains the entire agreement of the parties with respect to the subject matter hereof and may not be amended or terminated except by written agreement signed by both parties hereto, and supersedes all prior oral and written agreements or understandings with respect to the subject matter hereof

3. **Maintenance.** Generally, maintenance of the easement shall be shared equitably between Grantor and Grantee according to their respective use. In addition, in the event Grantor, or any other user of the Easement, including Grantee, causes damage, the user who causes the damage shall be solely responsible for the cost of repair. Grantor shall not erect or construct any buildings, fences or structures on said easement and right-of-way, shall not plant crops, shrubs or trees on said easement and right-of-way, or otherwise limit Grantee's ability to access, maintain, or in any way limit Grantee's ability to exercise its right under this Agreement.

4. **Binding on Successors.** This Easement and the vacation of any previously existing easements shall be recorded in the official records of Valley County, Idaho, and shall be binding on the heirs, successors, administrators, executors and assigns of all Parties hereto and shall run with the land.

5. **Counterparts.** This Easement may be executed in counterparts, each part being considered an original document, all parts being but one document.

6. **Notices.** All notices, demands and requests required or desired to be given under this Agreement must be in writing and shall be deemed to have been given as of the date such writing is (i) delivered to the party intended, (ii) delivered to the then current address of the party intended, or (iii) rejected at the then current address of the party intended, provided such writing was sent prepaid. The initial address of the signatories hereto is:

Grantor:	McCall-Donnelly Joint School District No. 421 Superintendent 120 Idaho Street McCall, Idaho 83638
Grantee:	McCall-Donnelly Joint School District No. 421 Superintendent 120 Idaho Street McCall, Idaho 83638
Grantee:	BP Properties LLC Primary Address: 112 N. 3rd Street McCall, ID 83638 Mailing Address: PO BOX 4110 McCall, ID 83638-8110

7. **Dedications.** Grantor excepts and reserves unto itself, its successors and assigns, the right to dedicate the Easement as a public street or drive at any time at its sole election. Upon any such dedication all private rights of Grantee therein shall automatically terminate and expire. Until and unless an express dedication is made of the Easement, no use hereunder shall be deemed to constitute the Easement as a public way or a quasi-public way, but to the contrary the

Easement shall constitute and remain a private way and drive. No dedication shall, however, be made of the Easement unless:

A. Such Easement is accepted by the public entity for maintenance as a public street or drive; and

B. The dedication does not preclude or prevent the continued use by Grantee of the entrance to and exit from the Easement then being used incident to the Grantee's Property or as otherwise authorizes in this agreement.

IN WITNESS WHEREOF, the undersigned have caused this Easement to be executed the day and year first written above.

GRANTOR:

By: **Eric Pingrey**
Its: **Superintendent**

GRANTEE:

By: **Eric Pingrey**
Its: **Superintendent**

GRANTEE:

By: **Dusty Bitton**
Its: **Manager**

STATE OF IDAHO)
) ss.
County of Valley)

On this 4th day of April, in the year ~~2022~~ 2023, before me, a Notary Public in and for the State of Idaho, personally appeared Dusty Bitton known or identified to me to be the official who signed the foregoing document, and acknowledged to me that she/he executed the same on behalf of the Grantor, McCall-Donnelly Joint School District.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for: Lisa Chivers
Residing at: 904 Ann Street
My commission expires: 11/09/2024

STATE OF IDAHO)
) ss.

LISA CHIVERS
Comm. No. 20182213
NOTARY PUBLIC
Expires: 11/09/2024
STATE OF IDAHO

County of Valley)

On this 7th day of April, in the year ~~2022,~~ 2023 5h before me, a Notary Public in and for the State of Idaho, personally appeared Eric Pingrey known or identified to me to be the official who signed the foregoing document, and acknowledged to me that she/he executed the same on behalf of the Grantee, McCall-Donnelly Joint School District No. 421.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

GINGER HUGHES
COMMISSION # 30658
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES ~~MCCALL-DONNELLY SCHOOL DISTRICT NO. 421~~

~~RECEIVED~~
~~MAR 15~~ 5h

Notary Public for: Ginger Hughes
Residing at: 162 Platt Place Donnelly Id
My commission expires: 1-9-29

STATE OF IDAHO)
) ss.
County of Valley)

On this 7th day of April, in the year ~~2022~~ 2023 5h, before me, a Notary Public in and for the State of Idaho, personally appeared Eric Pingrey known or identified to me to be the official who signed the foregoing document, and acknowledged to me that she/he executed the same on behalf of the Grantee, BP Properties LLC.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

GINGER HUGHES
COMMISSION # 30658
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 01/09/2029

Notary Public for: Ginger Hughes
Residing at: 162 Platt Place Donnelly Id
My commission expires: 1-9-29

EXHIBIT A – Legal description of property

THE LAND GROUP

February 28, 2023
Project No.: 122081

EXHIBIT "A"

VANDAL FLATS SUBDIVISION
JOINT ACCESS EASEMENT DESCRIPTION

An easement located in the Northeast Quarter of the Northeast Quarter of Section 33, Township 18 North, Range 3 East, Boise Meridian, Valley County, Idaho, being more particularly described as follows:

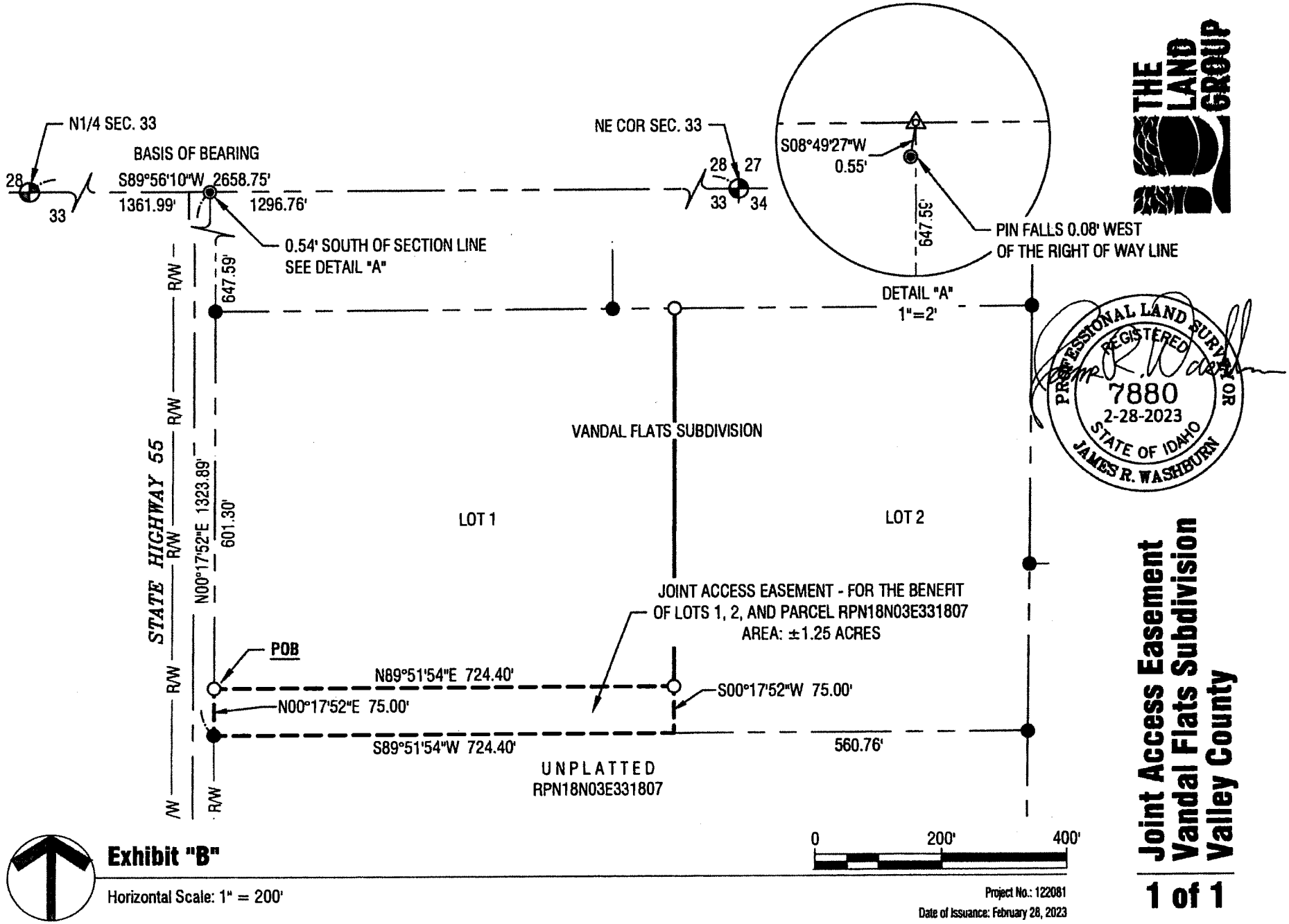
Commencing at the Northeast Corner of Section 33 of said Township 18 North, Range 3 East, (from which point the North Quarter Corner of said Section 33 bears South 89° 56' 10" West, 2658.75 feet distant);
Thence from said Northeast Corner of Section 33, South 89° 56' 10" West, a distance of 1296.76 feet on the North Section Line of said Section 33 to a point on the easterly right of way line of State Highway 55;
Thence South 00° 17' 52" West, a distance of 1323.89 feet on the easterly right of way line of State Highway 55 to a point on the east-west 1/16th Section line of the Northeast Quarter of said Section 33, said point being the Southwest corner of that Parcel of Land described in Deed Instrument Number 372139 of Valley County Records, and being the POINT OF BEGINNING;

Thence North 00° 17' 52" East, a distance of 75.00 feet on said easterly right of way line;
Thence North 89° 51' 54" East, a distance of 724.40 feet;
Thence South 00° 17' 52" West, a distance of 75.00 feet to a point on the east-west 1/16th Section line of the Northeast Quarter of said Section 33;
Thence South 89° 51' 54" West, a distance of 724.40 feet on the east-west 1/16th Section line of the Northeast Quarter of said Section 33 to the POINT OF BEGINNING.

PREPARED BY:
The Land Group, Inc.



James R. Washburn



THE LAND GROUP

Exhibit "B"

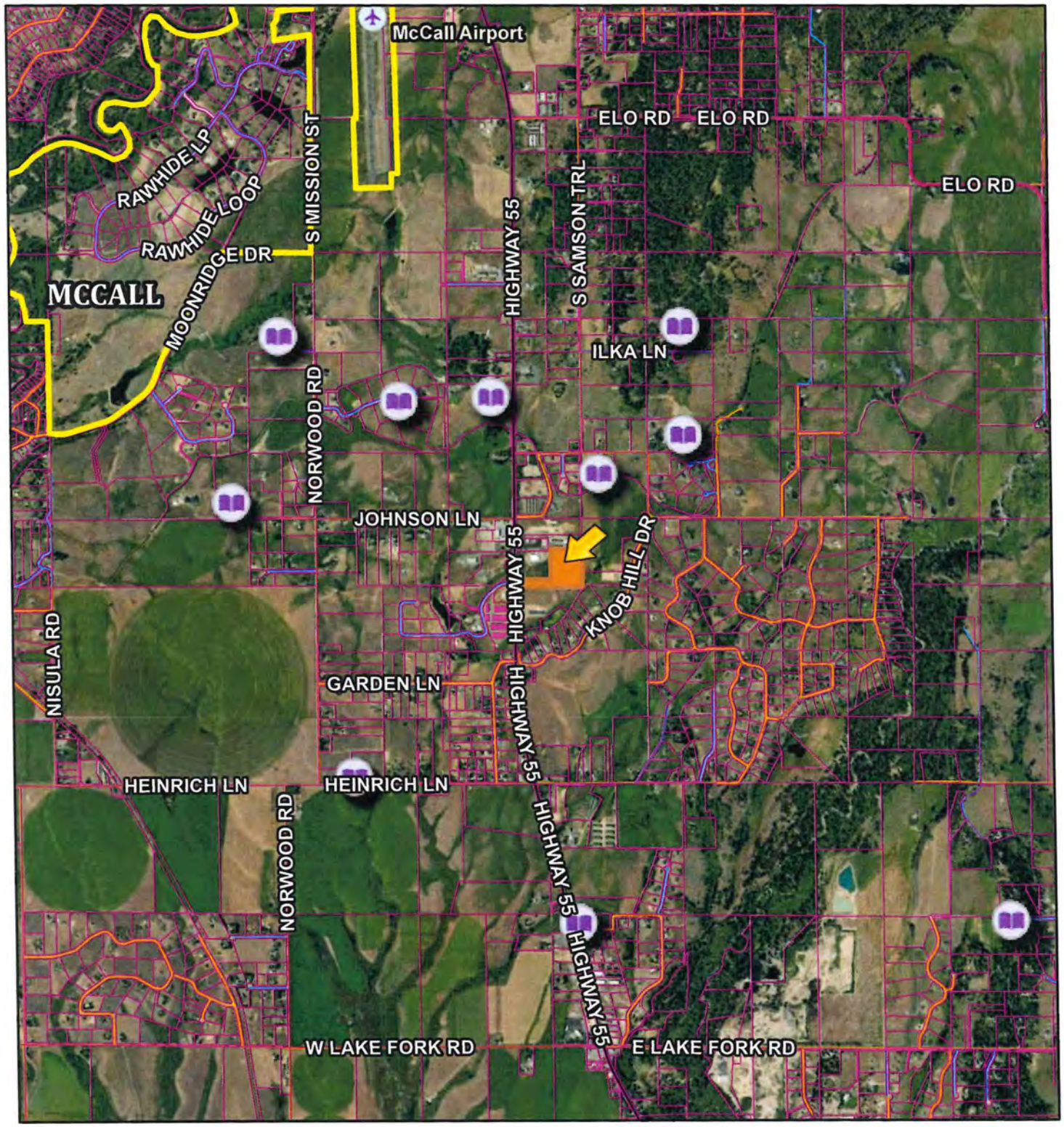
Horizontal Scale: 1" = 200'

Project No.: 122081
Date of Issuance: February 28, 2023

Joint Access Easement
Vandal Flats Subdivision
Valley County

1 of 1

CUP 26-028 - Location Map



10/2/2026, 1:18:08 PM

1:46,957

0 0.28 0.55 1.1 mi

0 0.45 0.9 1.8 km

- 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, Earthstar Geographics

Created by Valley County

CUP 26-028 - Aerial Map



10/2/2026, 1:14:42 PM

1:3,651

0 0.02 0.04 0.08 mi

0 0.04 0.07 0.14 km

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

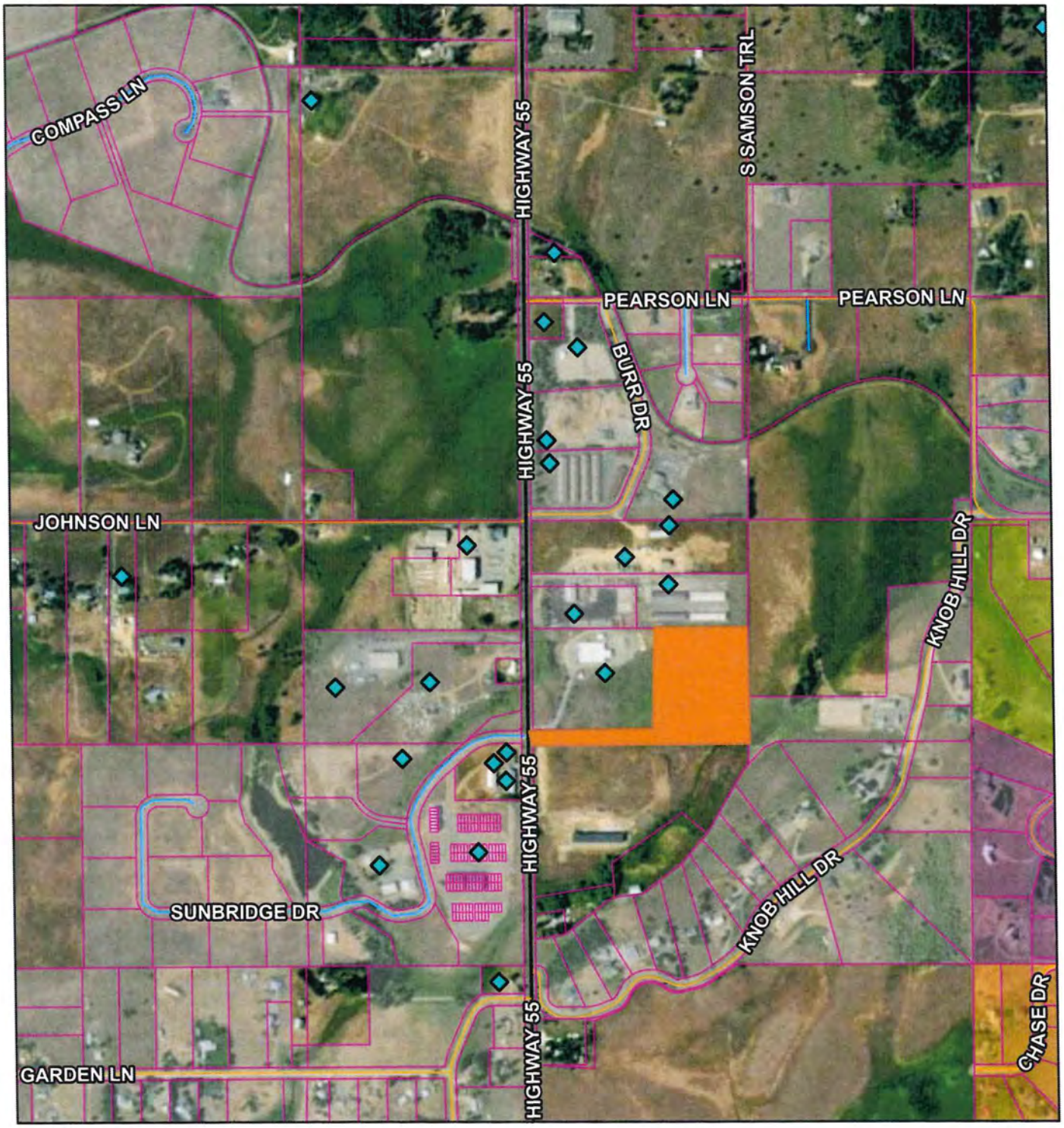
- Undefined
- Airstrips
- Address Points
- Municipal Boundaries
- Parcel Boundaries

Roads
- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- USFS
- PRIVATE
- OTHER
- Other

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

Created by Valley County

Nearby Conditional Use Permits



10/16/2026, 9:33:25 AM

1:14,017

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

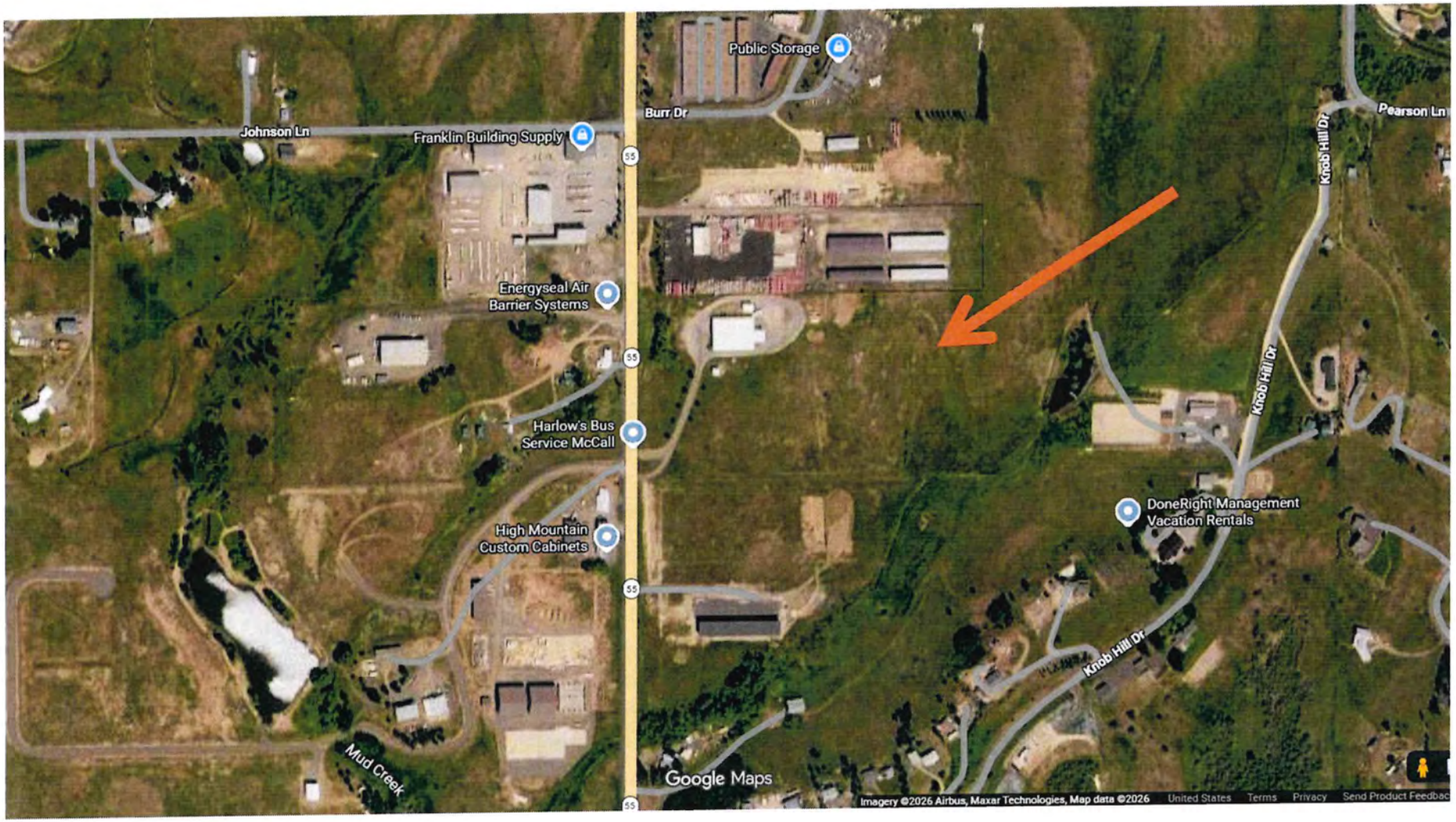
Permits
- CUP
- ADU
- FP
- GF
- EXC
- Privy
- RES
- RVC
- STR
- STS
- VAC
- VAR
- PSP
- HBB
- Undefined
- Airstrips
- Municipal Boundaries
- Parcel Boundaries

Roads
- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- USFS
- PRIVATE
- OTHER
- Other

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

Created by Valley County

Google Maps – Aerial View



Looking Easterly from Highway 55

(Source Google Maps – Street View, August 2024)

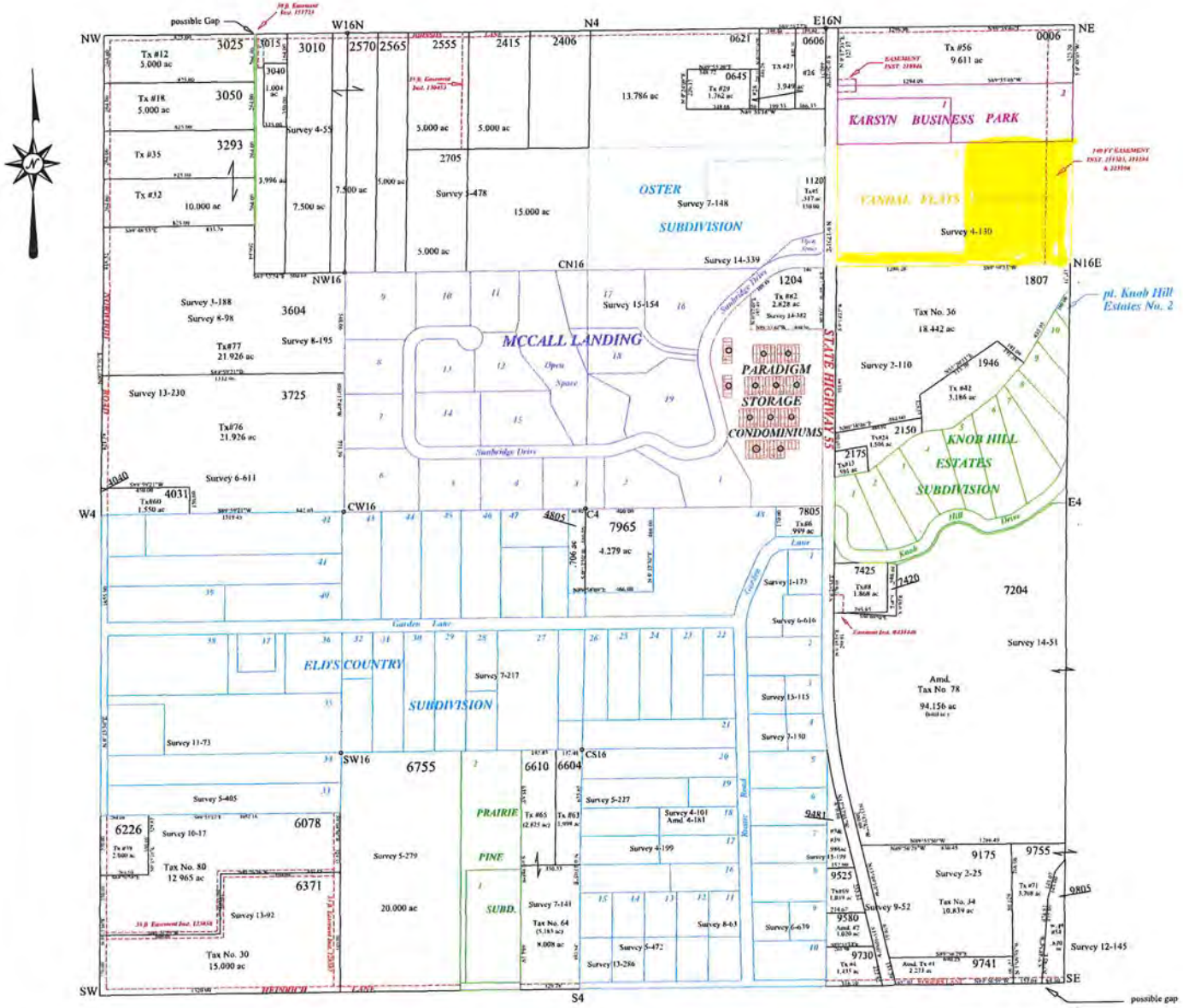







10/20/2026
PUBLIC
NOTICE





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

PLAT TITLE

T W P . 1 8 N R 0 3 E S E C . 3 3

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

Filename:	Valley County Base Map
Scale:	~~1" = 400 ft.~~
Date:	8/26/2026
Drawn by:	L Frederick

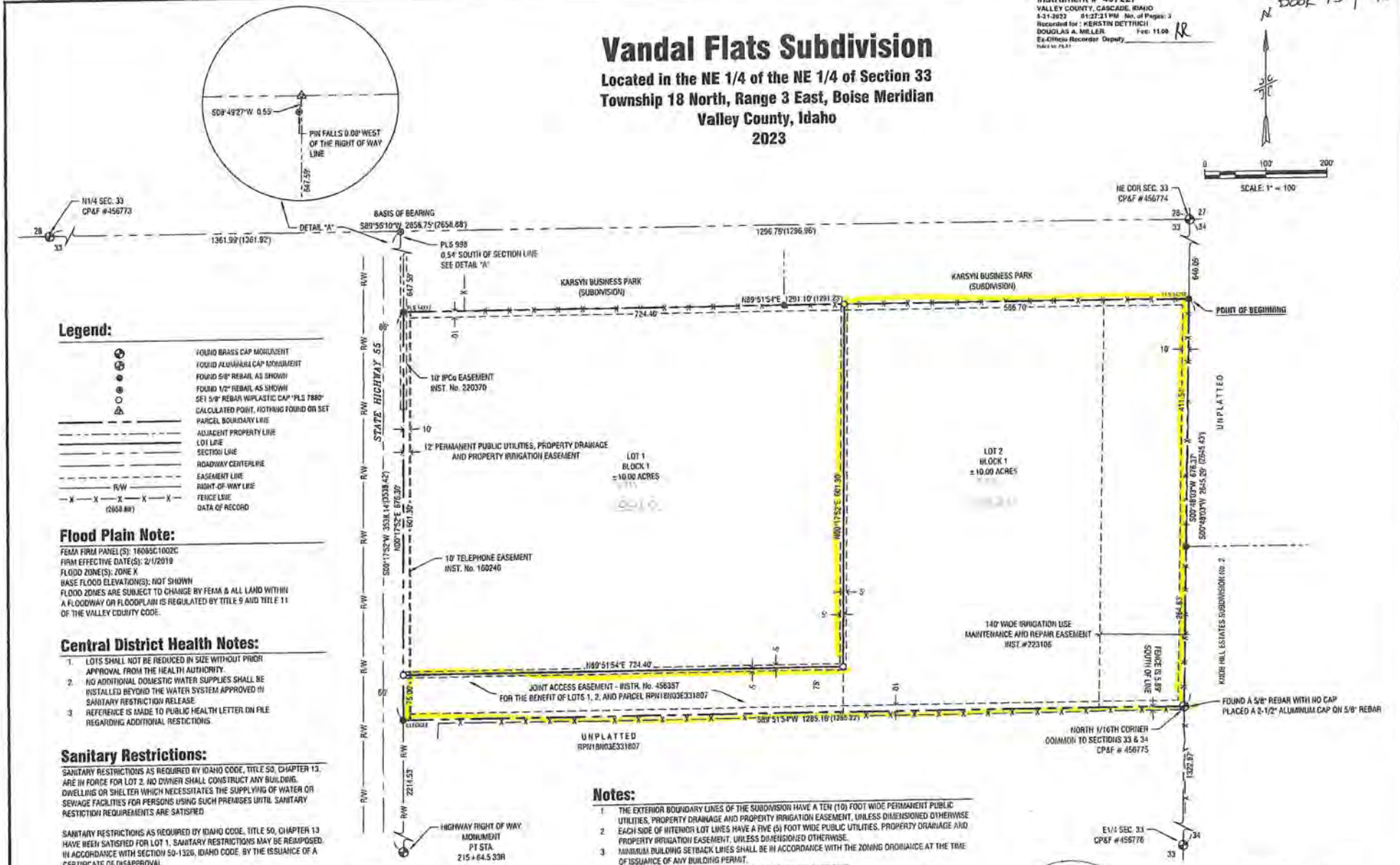
RP O 0734

Book 13 p 98

Instrument # 457227
VALLEY COUNTY, CASCADE, IDAHO
1-31-2023 01:27:21 PM No. of Pages: 3
Recorded for : KERSTIN DETTRICH
DOUGLAS A. MILLER Fee: 11.00
Ex-Officio Recorder Deputy
Index to: PLAT

Vandal Flats Subdivision

Located in the NE 1/4 of the NE 1/4 of Section 33
Township 18 North, Range 3 East, Boise Meridian
Valley County, Idaho
2023



Legend:

⊕	FOUND BRASS CAP MONUMENT
⊕	FOUND ALUMINUM CAP MONUMENT
●	FOUND 5/8" REBAR, AS SHOWN
●	FOUND 1/2" REBAR, AS SHOWN
○	SET 5/8" REBAR W/PLASTIC CAP "PLS 7880"
△	CALCULATED POINT, NOTHING FOUND OR SET
———	PARCEL BOUNDARY LINE
- - - -	ADJACENT PROPERTY LINE
———	LOT LINE
———	SECTION LINE
———	ROADWAY CENTERLINE
- - - -	EASEMENT LINE
R/W	RIGHT-OF-WAY LINE
—X—X—X—X—	FENCE LINE
(2658.68')	DATA OF RECORD

Flood Plain Note:

FEMA FIRM PANEL(S): 16085C1002C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): NOT SHOWN
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

Central District Health Notes:

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

Sanitary Restrictions:

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE FOR LOT 2. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTICTION REQUIREMENTS ARE SATISFIED.

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED FOR LOT 1. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

#457226

DATE HEALTH DISTRICT SIGNATURE

Referenced Survey Table:

R1. KARSYN BUSINESS PARK (SUBDIVISION), INST. No. 415132, VALLEY COUNTY RECORDS.
R2. KNOB HILL ESTATES SUBDIVISION NO. 2, INST. No. 104075, VALLEY COUNTY RECORDS.

Survey Narrative:

THIS PLAT IS BEING PREPARED AT THE REQUEST OF McCALL-DONNELLY JOINT SCHOOL DISTRICT No. 421 TO DIVIDE THE PARCEL INTO TWO LOTS. THE PROPERTY CORNER MONUMENTS WERE FOUND AND HELD FOR THE BOUNDARY OF THE PARCEL. THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF SECTION 33, FROM THE NORTHEAST CORNER OF SECTION 33 TO THE NORTH ONE QUARTER CORNER OF SECTION 33.

Declaration of Utilities

Utilities are not installed on Lot 2 Block 1 at the time of recordation of this plat.

Notes:

1. THE EXTERIOR BOUNDARY LINES OF THE SUBDIVISION HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND PROPERTY IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE
2. EACH SIDE OF INTERIOR LOT LINES HAVE A FIVE (5) FOOT WIDE PUBLIC UTILITIES, PROPERTY DRAINAGE AND PROPERTY IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE.
3. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
4. ALL LOTS IN THIS SUBDIVISION ARE APPROVED AS MULTIPLE USE ZONE.
5. IN COMPLIANCE WITH THE DISCLOSURE REQUIREMENTS OF IDAHO CODE 31-3805(2), IRRIGATION WATER HAS NOT BEEN PROVIDED FOR BY THE OWNER, AND THE LOTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO ASSESSMENTS BY LAKE IRRIGATION DISTRICT.
6. THE VALLEY COUNTY BOARD OF COMMISSIONERS HAVE THE SOLE DISCRETION TO SET THE LEVEL OF SERVICE FOR ANY PUBLIC ROAD; THE LEVEL OF SERVICE CAN BE CHANGED.
7. ALL LIGHTING MUST COMPLY WITH THE VALLEY COUNTY LIGHTING ORDINANCE.
8. ONLY ONE BURNING DEVICE IS ALLOWED ON EACH LOT.
9. SURROUNDING LAND USES ARE SUBJECT TO CHANGE.
10. THE DEVELOPMENT OF LOT 2, WILL REQUIRE A SEPARATE CONDITIONAL USE PERMIT FROM VALLEY COUNTY

PROFESSIONAL LAND SURVEYOR REGISTERED 7880 1-4-2023 STATE OF IDAHO JAMES R. WASHBURN

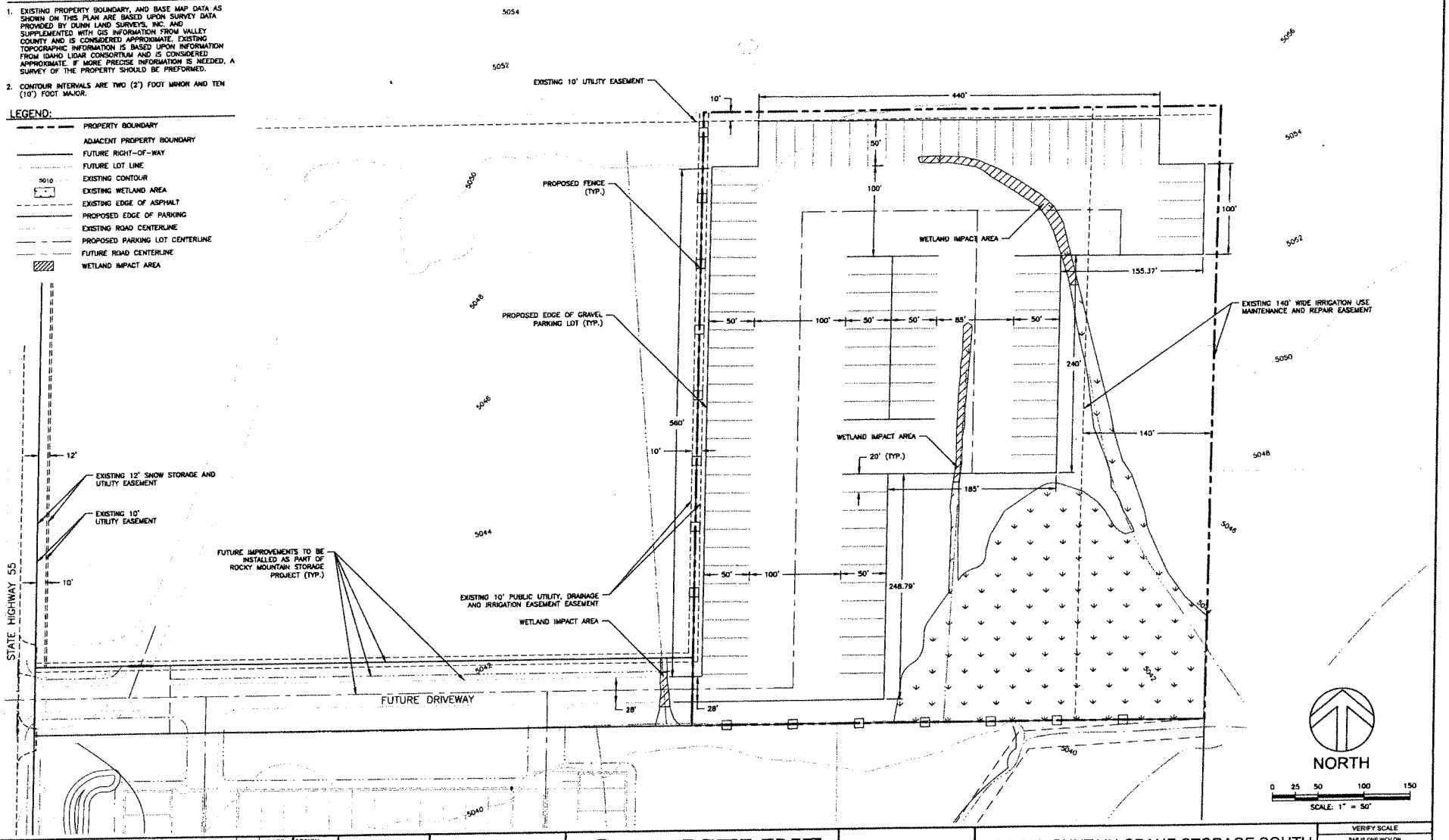
THE LAND GROUP
402 East Shore Drive, Suite 100
Eagle, ID 83616 PH:(208) 939-4041

NOTES:

1. EXISTING PROPERTY BOUNDARY, AND BASE MAP DATA AS SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY DUNN LAND SURVEYS, INC. AND SUPPLEMENTED WITH GIS INFORMATION FROM VALLEY COUNTY AND IS CONSIDERED APPROXIMATE. EXISTING TOPOGRAPHIC INFORMATION IS BASED UPON INFORMATION FROM IDAHO LIDAR CONSORTIUM AND IS CONSIDERED APPROXIMATE. IF MORE PRECISE INFORMATION IS NEEDED, A SURVEY OF THE PROPERTY SHOULD BE PREFORMED.
2. CONTOUR INTERVALS ARE TWO (2') FOOT MINOR AND TEN (10') FOOT MAJOR.

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- FUTURE RIGHT-OF-WAY
- FUTURE LOT LINE
- 5010 EXISTING CONTOUR
- EXISTING WETLAND AREA
- EXISTING EDGE OF ASPHALT
- PROPOSED EDGE OF PARKING
- EXISTING ROAD CENTERLINE
- PROPOSED PARKING LOT CENTERLINE
- FUTURE ROAD CENTERLINE
- WETLAND IMPACT AREA



NO	REVISION	BY	DATE

DESIGN RFP
DRAWN LJE
CHECKED AMD
APPROVED AMD

CRESTLINE ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX

811 SAFETY IS IN YOUR HANDS. ENJOY THE RIDE.

ROCKY MOUNTAIN CRANE STORAGE SOUTH
VALLEY COUNTY, IDAHO

EXISTING CONDITIONS WITH PRELIMINARY SITE PLAN

VERIFY SCALE
BAR IS ONE INCH ON FULL SIZE DRAWING
0 1"

PROJECT	20026-003
DATE	9/28/2026
DRAWING NO.	EX-1
SHEET NO.	1 OF 2

From: Ryan Garber <ryan@mccallfire.com>
Sent: Friday, October 23, 2026 12:27 PM
To: Lori Hunter <lhunter@valleycountyid.gov>
Cc: Travis Smith <travis@mccallfire.com>
Subject: CUP 26-028 Rocky Mountain Storage South

Lori,

McCall Fire Protection District has no issues with the Rocky Mountain Storage surface parking storage submittal. Driveway access is adequate as proposed, as it the Wildfire Protection Plan. No water supply is required.

Thank you
Ryan

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

Schedule a Short Term Rental Safety Inspection
Schedule a Phone Call with Ryan
Schedule a Firewise Safety Inspection
Schedule another type of inspection



Sign up for Emergency Notifications

CodeRED™
Keeping citizens informed.

Please click to sign up for CodeRED!

CENTRAL DISTRICT HEALTH

Valley County Transmittal

Division of Community and Environmental Health

Return to:
- ☐ Cascade
- ☐ Donnelly
- ☐ McCall
- ☐ McCall Impact
- ☑ Valley County

Rezone # _____

Conditional Use # CUP 26-028 - Rocky Mountain Storage

Preliminary / Final / Short Plat _____

_____

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.

☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____

☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.

☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water

☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water

☐ 10. Run-off is not to create a mosquito breeding problem

☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.

☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☑ 14. CDH has no objection to the CUP.

Reviewed By: Lori J. Cooper

Date: 10/27/26

Parametrix
let's create tomorrow, together

October 29, 2026

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: November 12, 2026, Planning and Zoning Commission Agenda Items

Dear Cynda:

We have reviewed the items you requested us to review as listed on the November 12, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the following comments for your consideration:

New Business:

1. **CUP 26-027 Perpetua Laydown Yard**

   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.

2. **CUP 26-028 Rocky Mountain Storage South**

   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.

Please contact me if you have any questions.

Sincerely,

Parametrix

Paul Ashton, PE

From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Thursday, November 5, 2026 10:48 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RE: Public Hearing Notice - Valley County PZ Commission - November 12, 2026

Hi Cynda,

Sorry for the late response!

1. Perpetua Laydown yard – ITD's prior comments still apply regarding the turn lane warrants.

2. Rocky Mountain Storage – ITD does not have any comments or requirements for this application. Traffic volumes associated with additional storage will not place an undue burden on ITD facilities.

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

