



# Valley County Board of County Commissioners Invites You to Participate in a PUBLIC HEARING

## Appeal of PZ Commission Denial of SUB 25-019 Rocky Mountain Storage

Previous written and emailed comments and the meeting minutes are included in the record and will be sent to the Board of County Commissioners.

Appellant / Applicant / Property Owner:  
Pearson Storage Partners LLC

Location: 14014 Highway 55  
Parcel RP18N03E331807 and part of Vandal Flats  
Subdivision Lot 2 in the NE¼ Section 33, T.18N,  
R.3E, Boise Meridian, Valley County, ID

**Project Description:** Pearson Storage Partners LLC has requested a conditional use permit for a storage unit condominium subdivision on 19.7 acres. Block 1 would include 103 condominium storage units and two offices with bathroom units. This project has been modified from the previous submittals.

Wetland areas are delineated on the plat as “no build” areas. An undulating landscape 3-ft high berm is proposed along Highway 55 plus 8-ft high metal screening walls. Access would be from a new private road onto Highway 55 that would align with Sunbridge Drive on the west side of the highway.

On June 11, 2026, the Valley County Planning and Zoning Commission denied the permit and preliminary plat in a 2:1 vote after the application was remanded back from the Board. The applicant has appealed the decision.

### Reasons for Appeal Include:

1. Standard of review.
2. The applicant addressed the issues identified by the Board on remand.
3. The project is compatible with the character of the area and merits approval.
4. The current application satisfies the applicable approval criteria.
5. The project design minimizes visual impacts to adjacent properties.

Maps and the preliminary plat are attached.  
This is an action item.

The application and contents of the file can be reviewed at the Planning and Zoning office, 700 South Main ST, Cascade, ID.

**More information, including the application, appeal,  
and staff report will be posted online at:  
[www.co.valley.id.us](http://www.co.valley.id.us)**

## PUBLIC HEARING

**July 21, 2026  
1:00 p.m.**

**Valley County Courthouse  
2<sup>nd</sup> Floor  
219 North Main Street  
Cascade, Idaho**

You are invited to participate in the public hearing and/or comment on the proposal.

You may view the hearing by going to our website, [www.co.valley.id.us](http://www.co.valley.id.us), and click on “Watch Meetings Live”.

You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received

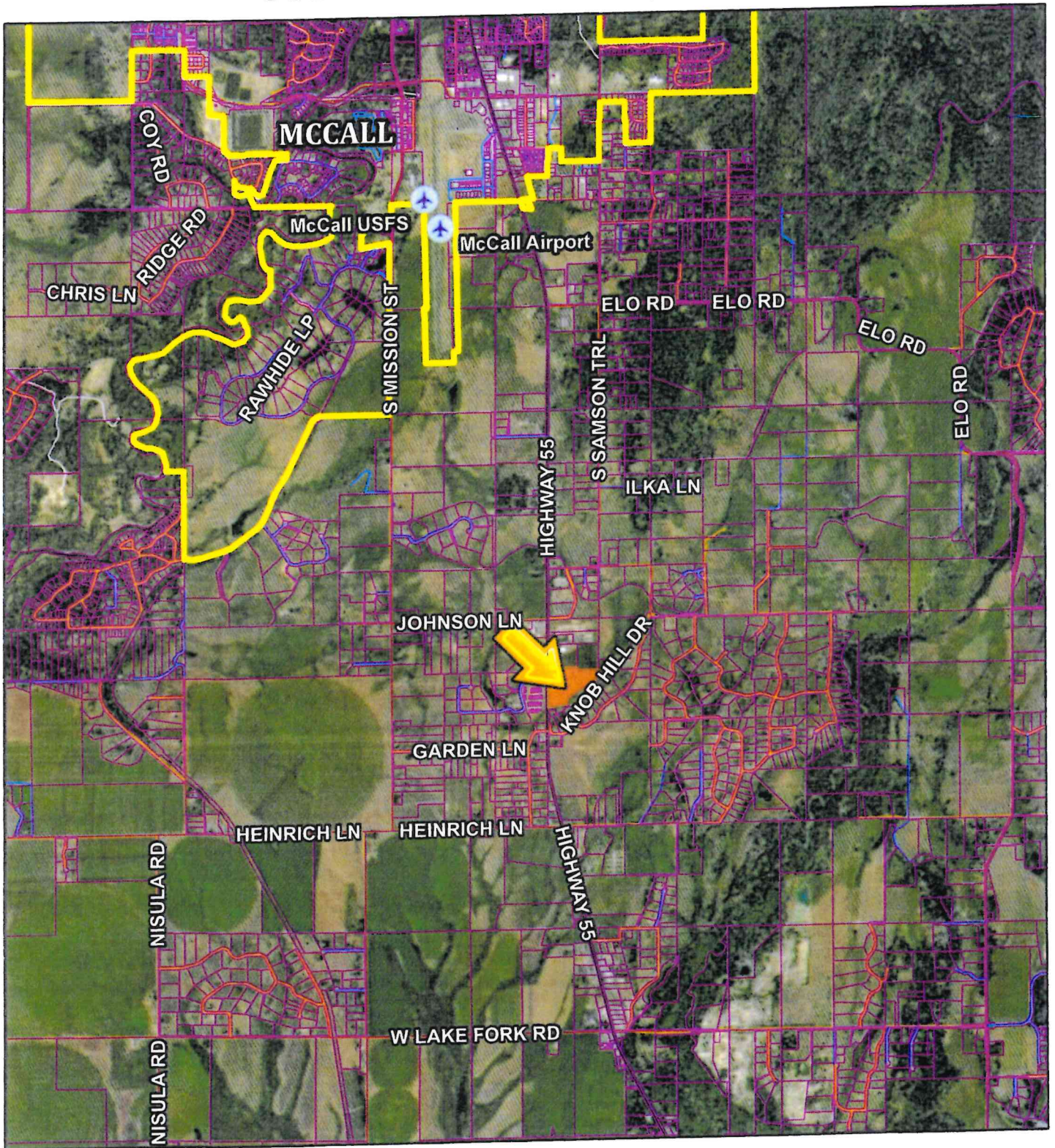
by 5:00 p.m., July 14, 2026.

### Direct questions and written comments to:

Cynda Herrick, AICP, CFM  
Planning & Zoning Director  
PO Box 1350  
Cascade, ID 83611  
208-382-7115  
[cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)

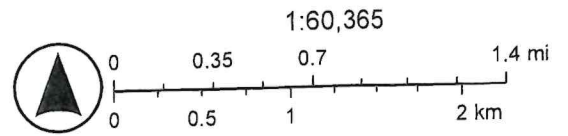
Contact Gabrielle Knapp,  
Valley County Clerk, at  
208-382-7100, if you need  
special accommodations.

# SUB 25-019 Location Map - Updated



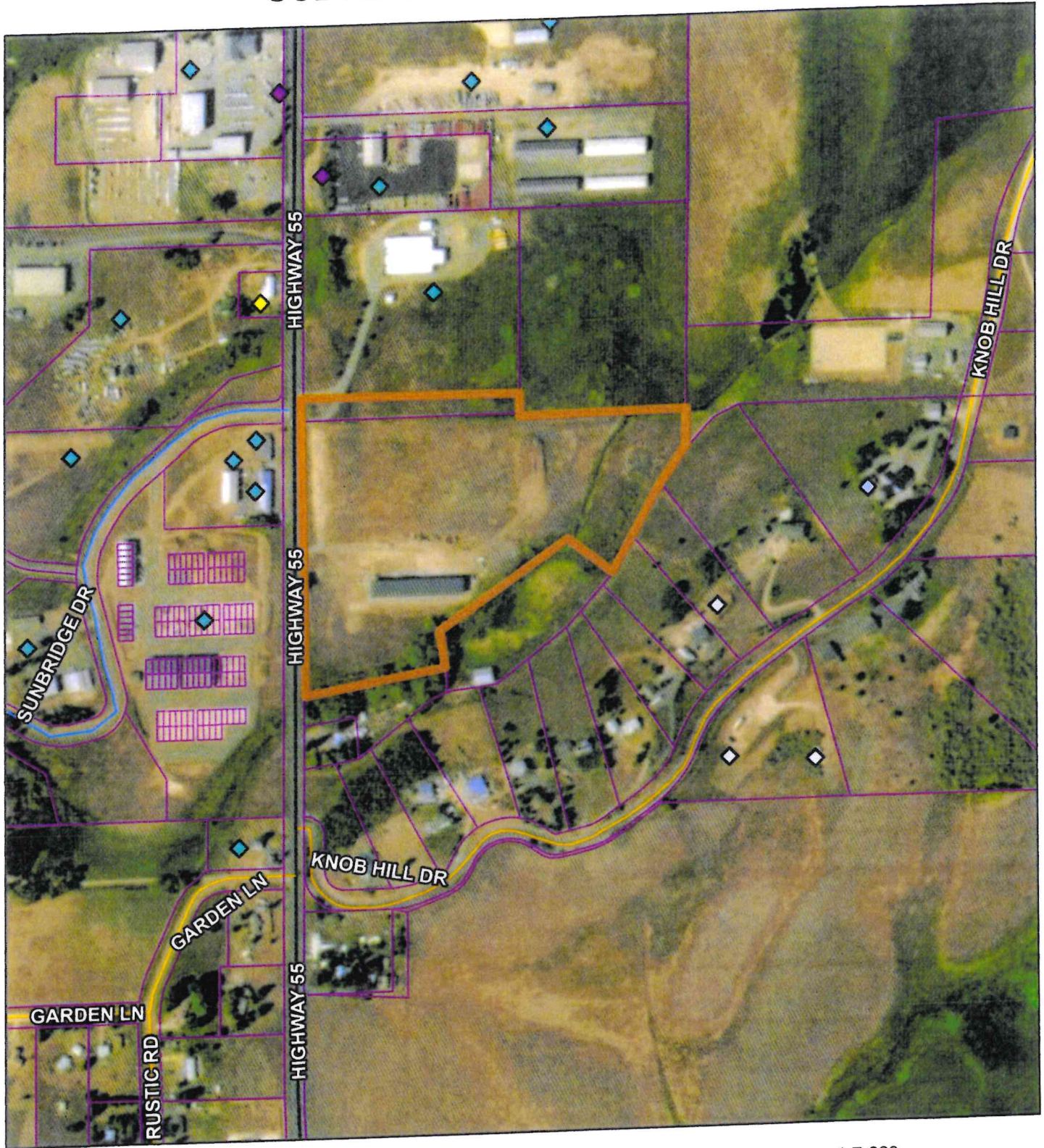
4/10/2026, 2:55:24 PM

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



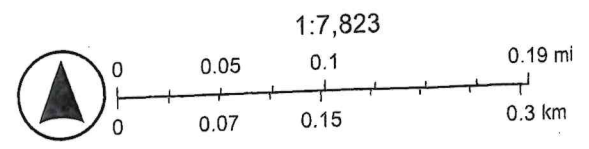
Earthstar Geographics

# SUB 25-019 Aerial Map - Updated



4/10/2026, 3:10:28 PM

- |   |   |  |  |
|---|---|--|--|
| Permits                                     | <span style="color: blue;">◆</span> RES   | <span style="color: yellow;">◆</span> HBB  | <span style="color: red;">—</span> MINOR COLLECTOR |
| <span style="color: blue;">◆</span> CUP     | <span style="color: yellow;">◆</span> RVC | ○ Undefined  | <span style="color: red;">—</span> COLLECTOR       |
| <span style="color: red;">◆</span> ADU      | <span style="color: blue;">◆</span> STR   | ✈ Airstrips  | <span style="color: yellow;">—</span> URBAN/RURAL  |
| <span style="color: blue;">◆</span> FP      | <span style="color: green;">◆</span> STS  | <span style="border: 2px solid yellow; display: inline-block; width: 10px; height: 10px;"></span> Municipal Boundaries | <span style="color: green;">—</span> USFS          |
| <span style="color: yellow;">◆</span> GF    | <span style="color: purple;">◆</span> VAC | <span style="border: 1px solid purple; display: inline-block; width: 10px; height: 10px;"></span> Parcel Boundaries    | <span style="color: blue;">—</span> PRIVATE        |
| <span style="color: blue;">◆</span> EXC     | <span style="color: purple;">◆</span> VAR | — Roads  | OTHER  |
| <span style="color: yellow;">◆</span> Privy | <span style="color: white;">◆</span> PSP  | <span style="border-bottom: 2px solid black; width: 10px; display: inline-block;"></span> MAJOR                        | Other  |

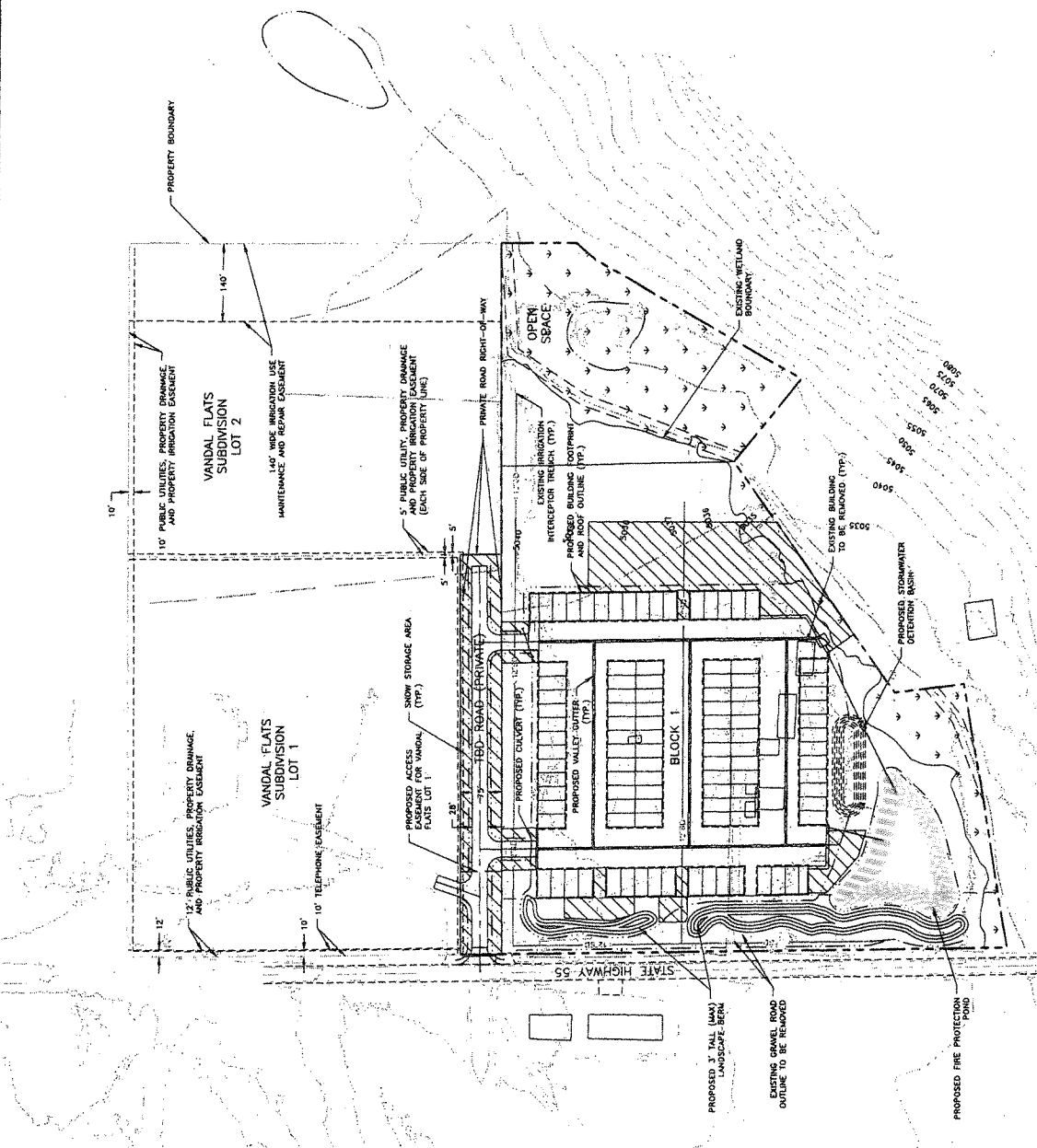


Vantor

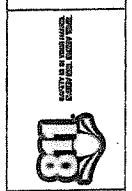
- NOTES:**
- EXISTING PROPERTY BOUNDARIES, BASE MAPS AND TOPOGRAPHY DATA AS SHOWN ON THIS PLAN ARE BASED ON THE 2008 STATE OF IDAHO AERIAL PHOTOGRAPHIC SURVEY AND SUPPLEMENTED USING DATA FOUND ON THE VANDAL FLATS SUBDIVISION FINAL P.L.A.T.
  - CONTOUR INTERVALS ARE 1 FOOT MINOR AND 5 FOOT MAJOR.
  - THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN ON THESE DRAWINGS OR UTILITIES SHOWN ON THESE DRAWINGS AS THE INFORMATION HAS BEEN OBTAINED FROM SOURCES OF VARYING RELIABILITY.
  - ALL PROPOSED UTILITIES (ELECTRIC, CABLE TELEVISION AND TELEPHONE) SHALL BE LOCATED WITHIN EASEMENTS THAT WILL BE PROVIDED PRIOR TO RECORDING A FINAL P.L.A.T.
  - REFER TO EXHIBITS EX-4, EX-5, AND EX-6 FOR PRELIMINARY GROUNDING AND STORMWATER MANAGEMENT PLANS.
  - WETLAND BOUNDARIES AS SHOWN ON THIS PLAN HAVE BEEN DELINEATED, SUBMITTED TO THE USACE, AND HAS RECEIVED A PRELIMINARY JURISDICTIONAL DETERMINATION.

- LEGEND:**
- PROPERTY BOUNDARY
  - ADJACENT PROPERTY LINE
  - ROAD/DRIVE CENTER LINE
  - EXISTING EASEMENT LINE
  - PROPOSED LOT LINE
  - PROPOSED EASEMENT LINE
  - DELINEATED WETLAND AREA
  - EXISTING CONTOUR
  - PROPOSED EDGE OF ASPHALT
  - EXISTING EDGE OF GRAVEL ROAD

PRELIMINARY SNOW COVERAGE CALCULATIONS/REQUIREMENTS			
	S.F.	PERCENT BY AREA	ADJUSTED BY AREA (S.F.)
TOTAL AREAS TO BE FLOWED	150,492	33%	52,962
SNOW STORAGE AREA SHOWN ON PLAN	112,868		



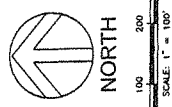
**ROCKY MOUNTAIN STORAGE**  
**VALLEY COUNTY, IDAHO**  
 EXISTING CONDITIONS WITH PRELIMINARY SITE PLAN



**CRESTLINE ENGINEERS**  
 323 DENHARD LANE, SUITE C PO BOX 2330  
 COCCALL, IDAHO 83613  
 208.634-1180 • 208.634-1146 FAX

FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	DESIGN	REP	CHKD	APP
1.	UPDATED PER IFC PER CONSEQUENCES REQUEST.	REP	JAN 2008	CHAWA	REP	CHKD	APP
					CHKD	GTT	APP
					APP	GTT	APP



VERIFY SCALE  
 PROJECT: VALLEY COUNTY  
 DATE: 1/20/08  
 DRAWING NO.: EX-3  
 SHEET NO.: 3 OF 7