



Valley County Planning & Zoning Commission Invites You to Participate in a PUBLIC HEARING

C.U.P. 22-34 Shoemaker Donnelly Storage Extension Request

Applicant: Jeff Hatch, Hatch Design Architecture

Property Owner: Shoemaker Properties LLC

Location: 13051 Old State Road
Part of the 26.97-acre parcel number
RP16N03E157408, located in the SE ¼
Section 15 T.16N R.3E, Boise Meridian,
Valley County, Idaho

Project Description:

Jeff Hatch is requesting a two-year extension of the conditional use permit that expires on May 23, 2024. The approval includes a public self-storage facility containing an office and five storage buildings. Access would be from Old State Road, a public road.

The extension is requested as ground water monitoring will be required through the 2024 spring runoff. This information may change the location and/or type of the required septic system. The storm water infiltration locations might also be affected.

Site work would proceed in summer of 2024. The project should be completed by the summer of 2025.

Attached are the agenda, additional information such as maps and proposed site plans, and a page that details the public hearing process.

Applications and the contents of the files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse at 219 North Main Street in Cascade, Idaho.

**More information, including the staff report
will be posted online at:**

www.co.valley.id.us

PUBLIC HEARING

**May 9, 2024
6:00 p.m.**

**Valley County Courthouse
2nd 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, and click on "Watch Meetings Live".

The meeting is in-person.

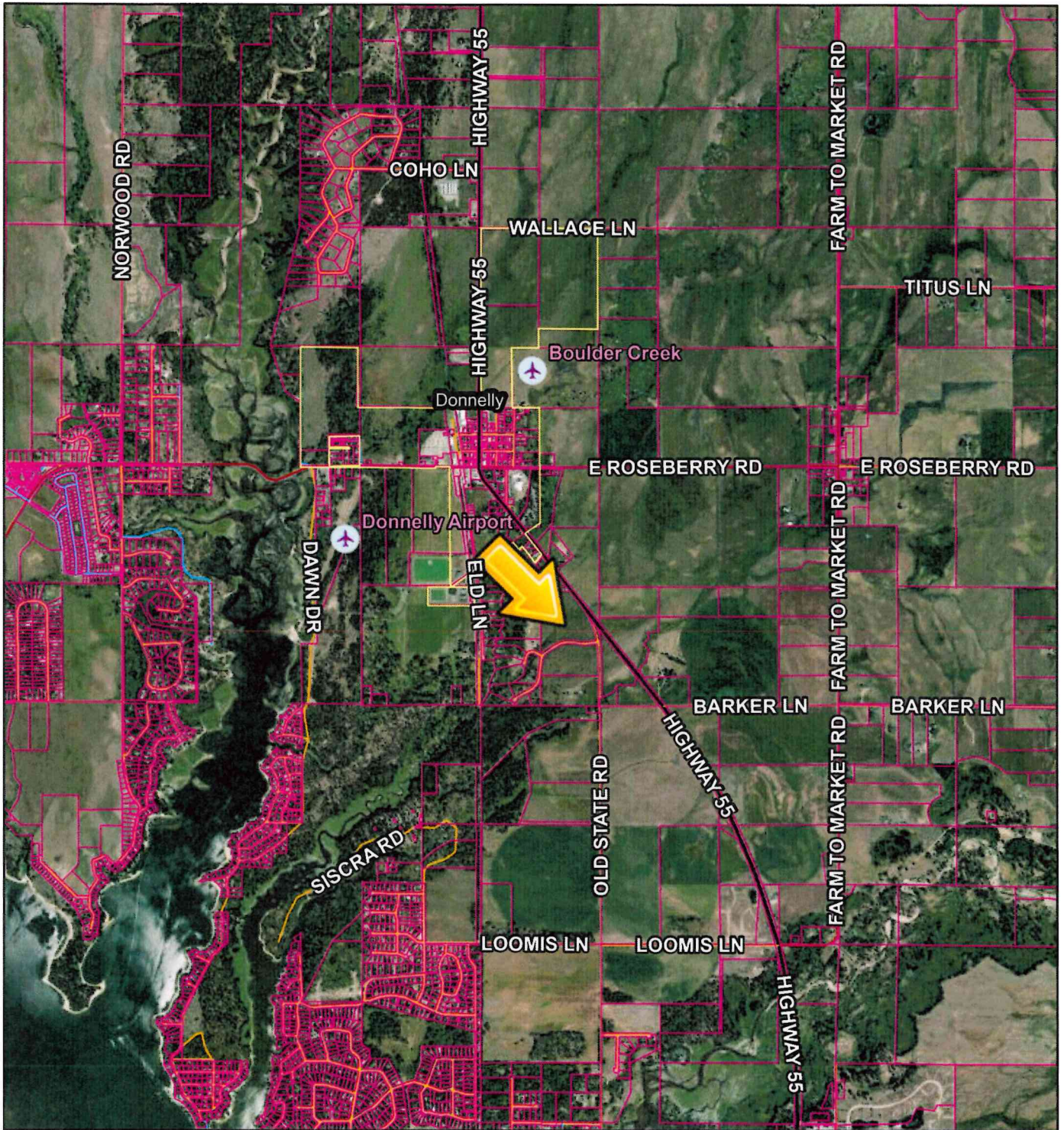
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, May 1, 2024.

If you do not submit a comment, we will assume you have no objections.









Direct questions and written comments to:

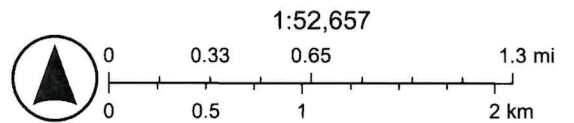
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@co.valley.id.us

C.U.P. 22-34 Vicinity Map



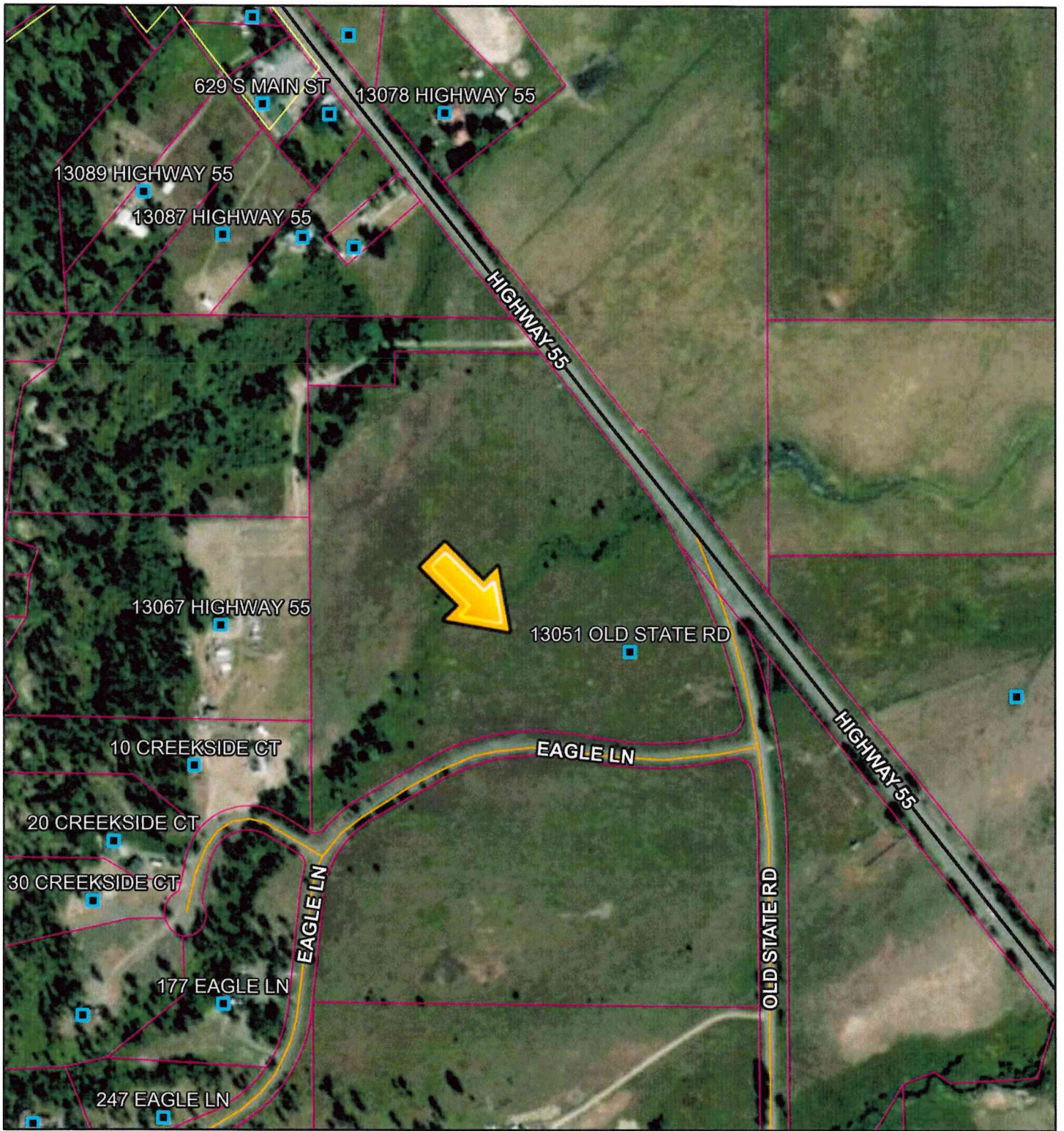
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-  Airstrips
-  Municipalities
-  Parcel Boundaries
- Roads**
-  MAJOR
-  MINOR COLLECTOR
-  COLLECTOR
-  URBAN/RURAL
-  PRIVATE





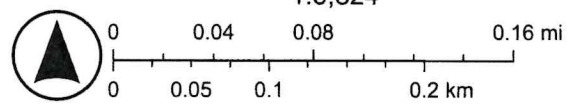
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C.U.P. 22-34 Aerial Map



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- | | |
|---|---|
|  Municipalities |  Roads |
|  Address Points |  MAJOR |
|  Parcel Boundaries |  URBAN/RURAL |



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RECEIVED
 JUN 27 2023
 BY:

SITE RECAP

ZONING: MULTIPLE USE
 TOTAL PROJECT SITE: R16803E157408 26,967 acres 1,175,518 SF
 CONCEPT: HATCH DESIGN ARCHITECTURE
 SETBACKS: FRONT (Hwy 55): 100'-0"
 SIDE: 10'-0"
 STREET (Eagle Ln): 30'-0"
 MAXIMUM BUILDING HEIGHT: 25'-0"

PARKING: REQUIRED: OFFICE - 1 SPACE PER 500 SF
 1665 SF / 500 SF = 3 SPACES
 HC ACCESSIBLE - 1 SPACE
 PROVIDED: 1 OF 1 SPACES
 3 OF 3 SPACES
 STANDARD
 TOTAL 4 OF 4 SPACES

BUILDING AREA RECAP

BUILDING A	10,305 SF
BUILDING B	16,600 SF
BUILDING C	16,730 SF
BUILDING E	21,075 SF
CANOPY D	90,670 SF
TOTAL	165,380 SF

CURVE TABLE

MARK	BEARING	CHORD
C1	S 25° 14' 38" E	841.79'
C2	S 70° 00' 00" W	1,000.00'
C3	S 88° 08' 07" W	1,255.63'
C4	S 79° 23' 30" W	421.04'
C5	S 49° 21' 31" W	124.07'
C6	S 77° 29' 17" W	99.95'

SYMBOL LEGEND

- LANDSCAPING SURFACE, SEE LANDSCAPE DRAWINGS
- APPROXIMATE STREAN AND WETLAND AREA LOCATION
- STORMWATER BASIN, SEE CIVIL DRAWINGS
- SNOW STORAGE AREA, SEE CIVIL DRAWINGS
- PROPERTY BOUNDARY LINE

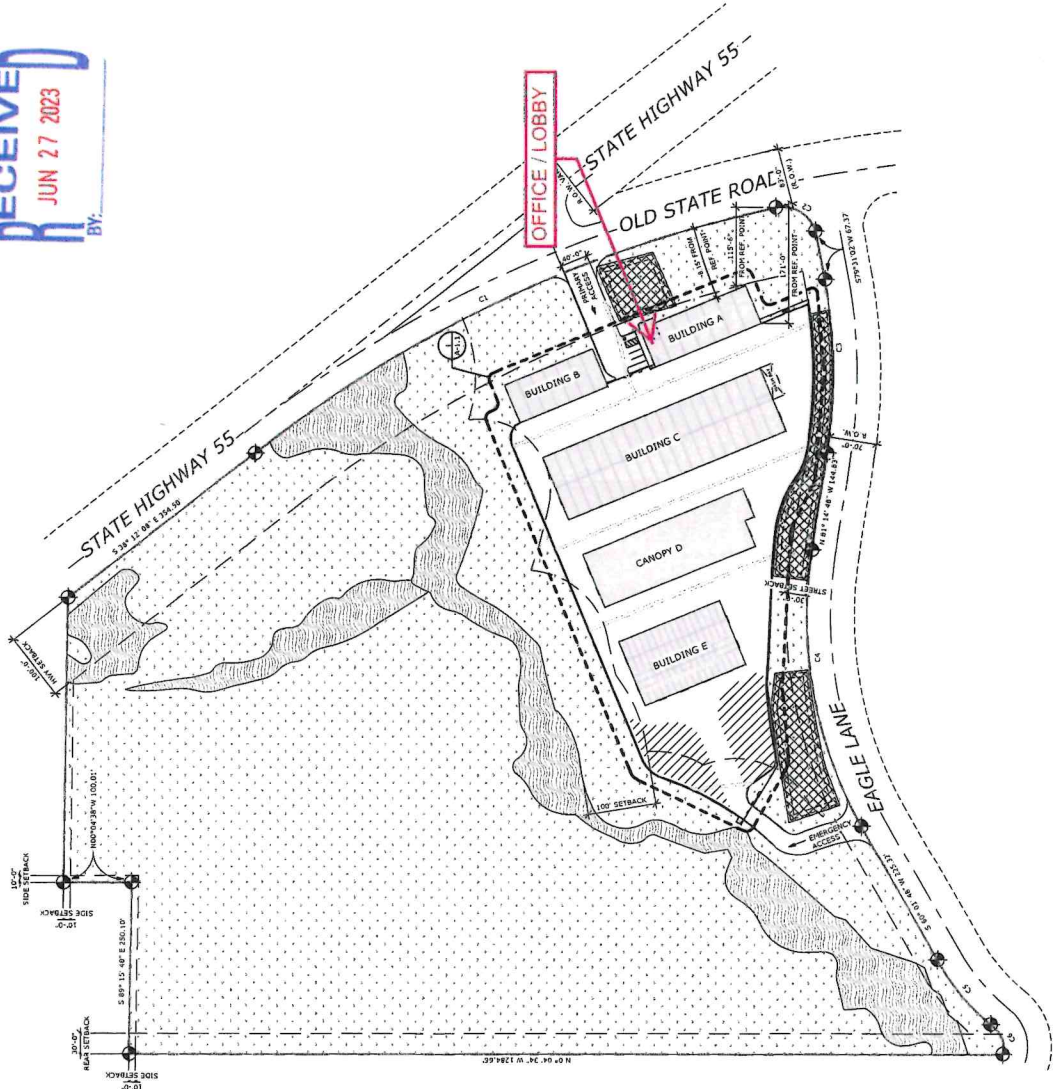
NEW STORAGE FACILITY FOR:
STORNOW - DONNELLY
 EAGLE LANE & OLD STATE ROAD, DONNELLY, ID

35% PROGRESS SET
 NOT FOR CONSTRUCTION

DATE: JUN 20 2023
 DRAWN BY: JSM
 CHECKED BY: JSM
 PROJECT NUMBER: 221113

SITE PLAN

A-1.0



SITE PLAN
 SCALE 1"=60'