



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

SUB 25-019 HWY 55 Storage Preliminary Plat

Applicant: Pearson Storage Partners LLC

Property Owners: Pearson Storage Partners LLC and
High Rock Residential LLC

Location: 14014 Highway 55 - Includes parcel
RP18N03E331807 and Vandal Flats Subdivision
Lot 2 Block 1, located in the NE ¼ Section 33,
T.18N, R.3E, Boise Meridian, Valley County, ID

Project Description: Pearson Storage Partners LLC is requesting a conditional use permit for a subdivision on 28.5 acres. Block 1 would include 108 condominium storage units and two offices/bathroom units. Proposed lot coverage is approximately 26%. Individual septic systems and individual wells are proposed. The use for Block 2 is undefined.

Wetland areas are delineated on the plat and would be marked as "no build" areas. An undulating landscape berm is proposed along Highway 55.

A wildland urban interface fire protection plan has been submitted. It is anticipated that a pond and 2 dry hydrants would be used for fire protection.

The applicant proposes to vacated an existing 140-ft irrigation use maintenance and repair easement located along the eastern boundary.

Access would be from a new shared driveway onto State Highway 55; this access would align with the access driveway on the west side of the highway. The existing access point would be abandoned.

This is an action item. The agenda, information such as maps and proposed site plans, and a flyer that details the public hearing process are attached.

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

September 11, 2025

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. We no longer provide call-in service. This service was discontinued by our provider.

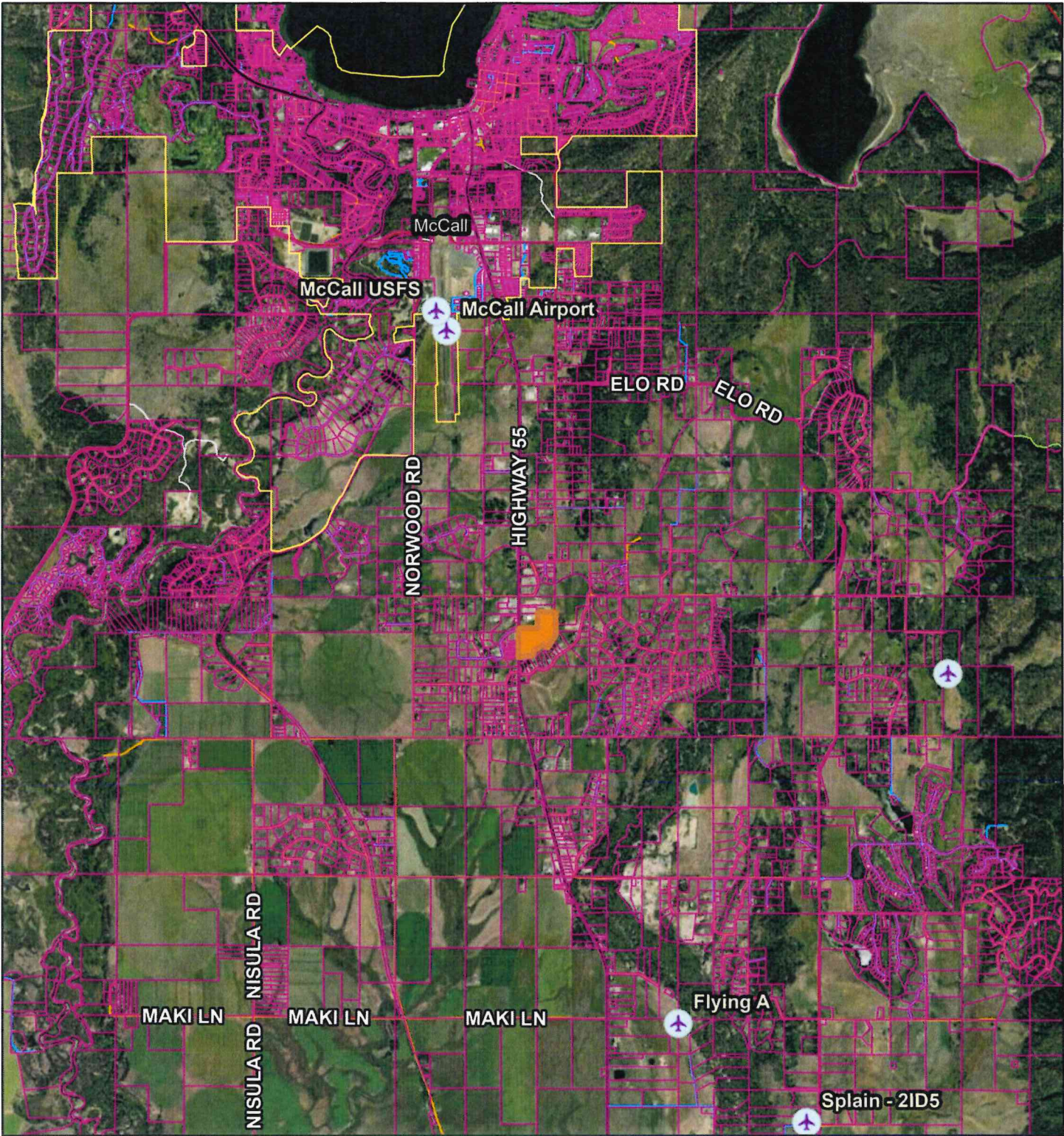
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by
5:00 p.m., Wednesday, Sept. 3, 2025.

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

Direct questions and written comments to:

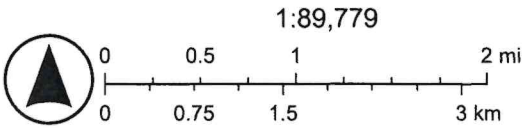
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleycountyid.gov

SUB 25-019 Location Map



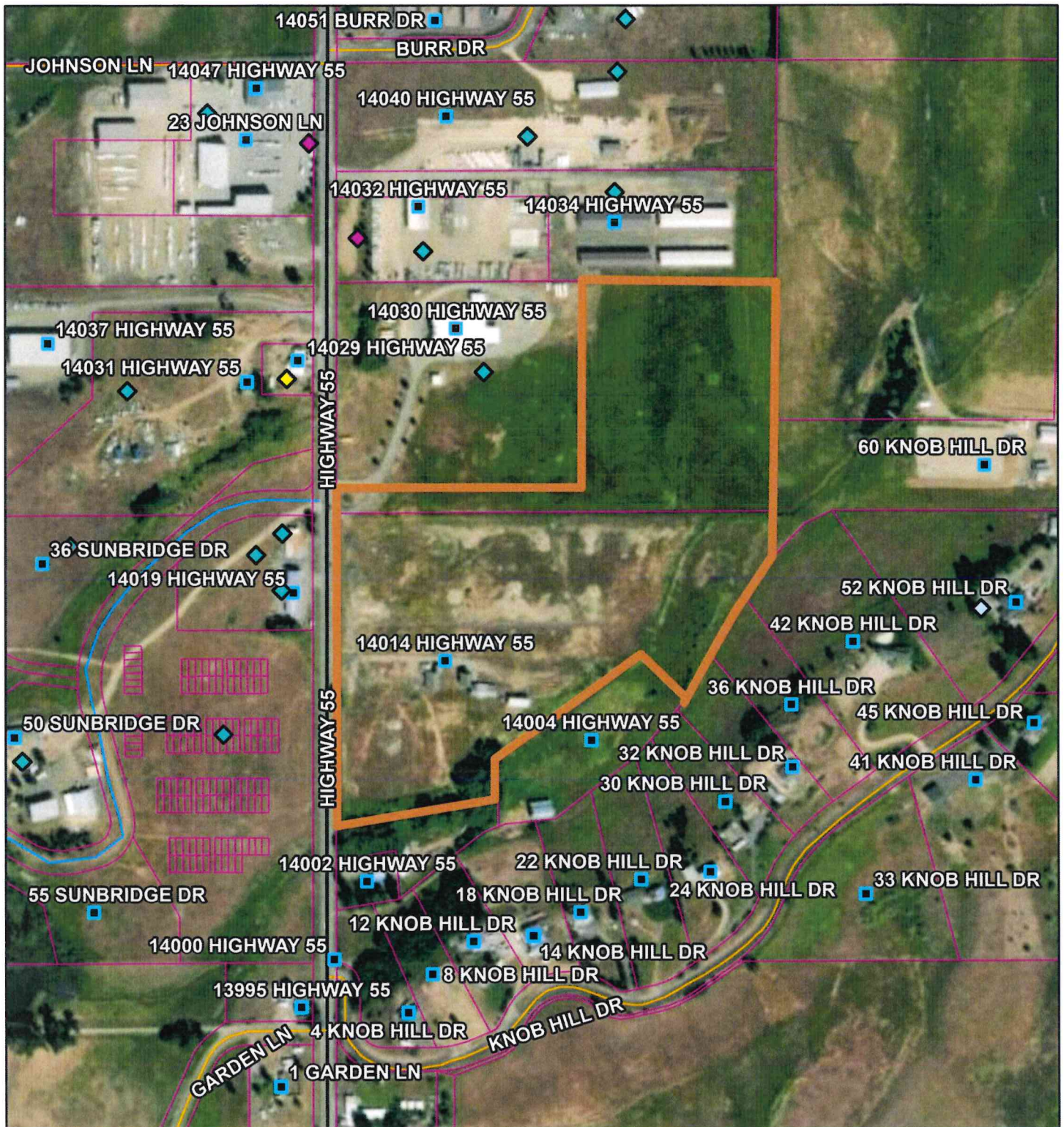
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-  Airstrips
-  Municipalities
-  Parcel Boundaries



Earthstar Geographics

SUB 25-019 Aerial Map



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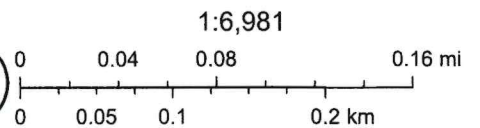
Permits

- ◆ CUP
- ◆ GF
- ◆ STR

◆ VAR

◆ Address Points

Parcel Boundaries



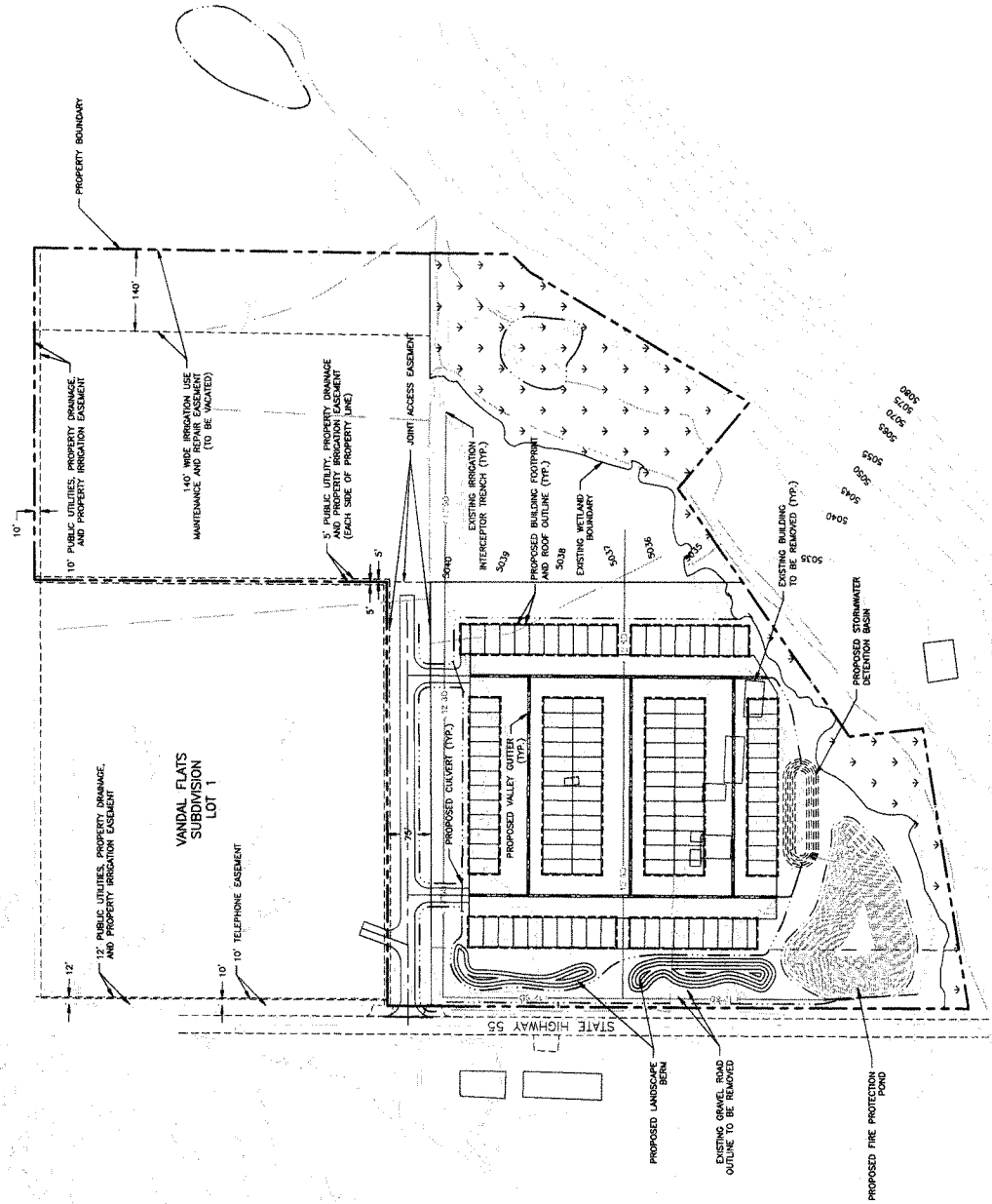
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NOTES:

- EXISTING PROPERTY BOUNDARIES, BASE MAP AND TOPOGRAPHY DATA AS SHOWN ON THIS PLAN ARE BASED ON THE LATEST AVAILABLE DATA. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO DISCREPANCIES. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO DISCREPANCIES.
- CONTOUR INTERVALS ARE 1 FOOT MINOR AND 5 FOOT MAJOR.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO DISCREPANCIES.
- ALL PROPOSED UTILITIES (ELECTRIC, CABLE TELEVISION AND FIBER OPTIC) SHALL BE LOCATED WITHIN THE PROPOSED EASEMENT LOCATED WITHIN EASEMENTS THAT WILL BE PROVIDED PRIOR TO RECORDING A FINAL PLAN.
- REFER TO EXHIBITS EX-4, EX-5, AND EX-6 FOR PROPOSED UTILITY LAYOUTS AND EASEMENT PLANS.
- WETLAND BOUNDARIES AS SHOWN ON THE 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



NO.	REVISION	BY	DATE	DESIGN	RFP
				DESIGN	RFP
				CHECKED	RFP
				APPROVED	GT
				APPROVED	GT

FOR REVIEW ONLY
CONSTRUCTION

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



HWY 55 STORAGE
VALLEY COUNTY, IDAHO
EXISTING CONDITIONS WITH PRELIMINARY SITE PLAN

PROJECT	2012
DATE	7/26/2012
DRAWING NO.	EX-3
SHEET NO.	3 OF 7



NORTH
SCALE: 1" = 100'