

Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



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

STAFF REPORT:	SUB 25-019 HWY 55 Storage - Preliminary Plat
MEETING DATE:	November 13, 2025
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT / PROPERTY OWNER:	Pearson Storage Partners LLC PO Box 4110, McCall, ID 83638
ENGINEER:	Rob Pair, Crestline Engineers PO Box 2330, McCall, ID 83638
SURVEYOR:	Dan Dunn 25 Coyote Trail, Cascade, ID 83611
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, Idaho
SIZE:	28.5 acres
REQUEST:	Storage Unit Condominium Subdivision Plat - Commercial Use
EXISTING LAND USE:	Storage Unit Building Approved for Private Use

On September 11, 2025, the PZ Commission tabled SUB 25-019 to October 16, 2025. Please refer to the previous staff report for additional information.

The Commissioners requested additional information from the Applicant:

- A traffic study to ensure safety; the applicant shall work with ITD,
- Landscape and building renderings,
- A monitoring well added to the site, and
- Determine if an easement is needed to deliver water through the site.

FINDINGS:

1. On September 11, 2025, the PZ Commission tabled SUB 25-019 to November 13, 2025, at 6:00 p.m. The public hearing was closed but can be reopened since new information has been submitted by the applicant.
2. Legal notice was posted in the *Star News* on October 23, 2025, and October 30, 2025.
3. No additional submittals have been received from the Applicant nor representatives as of noon on November 6, 2025

4. All Agency comments received:

Shirley Florence, Lake Irrigation District, stated the applicants and their engineers are working with the District's Board regarding the District's easement through the site. (November 6, 2025)

Kendra Conder, Idaho Transportation Department, stated ITD's request for turn lane warrants has not been met. (October 15, 2025)

Kendra Conder, Idaho Transportation Department (ITD), stated ITD will need to review turn lane warrants that include traffic that will be generated from all parcels using the shared access. The applicant will need to apply for an ITD encroachment permit and must meet ITD specifications for a commercial two-way approach. Installation of any landscaping within the ITD right-of-way will need a permit. (August 29, 2025)

Emily Hart, McCall Airport Manager, stated the site is 1.8 miles from Runway 34, in Horizontal Surface. The applicant should prescreen for FAA Form 7460-1. (August 21, 2025)

Ryan Garber, McCall Fire & EMS, listed requirements for fire flow, hydrants, driveways, security gates, and fire extinguishers. Roads and water supply for fire protection shall be installed, inspected, and operable prior to final plat or building construction within each phase. (September 2, 2025)

Shirley Florence, Lake Irrigation District (LID), listed requirements for the LID water assigned to the proposed subdivision. (September 3, 2025)

Annette Derrick, Valley County Building Official, stated a building permit will be required to convert the existing storage units to commercial use. (Exhibit 1 - September 11, 2025)

Brent Copes, Central District Health, stated a subdivision application, fees, test holes, ground water monitoring and engineering report are required. (Exhibit 2 – September 11, 2025)

5. All Public comment received:

April Whitney commented and sent pictures on the dirt work occurring on the site after the public hearing on September 11, 2025. (September 18, 2025)

- Dusty Bitton replied, stating the digging was occurring for underground electrical lines and propane tanks. (September 22, 2025)

Kathy Deinhardt Hill, 14068 Pioneer Road, is opposed. The constructed storage units should remain for personal use. Highway 55 has been made more dangerous by the unlimited commercial development. A full turn lane from Lake Fork to McCall and a reduced speed limit are needed before approval of additional commercial development. Commissioner Potter should recuse herself from review of this application. (November 3, 2025)

STAFF COMMENTS / QUESTIONS:

1. The designated wetland is shown on the preliminary plat.
2. The submitted landscape plan is only for the area along Highway 55. Additional areas require landscaping per VCC and needs consideration by the Commission.

- Does not make sense to screen between property line and Knob Hill or other commercial/industrial storage areas such as Kesler's and the bus barns.
3. Will landscaping be financially guaranteed? How will it be maintained? The code states: Future commercial and industrial development sites shall be landscaped in the first phase of construction, unless a phased plan is approved by the commission.
 4. Who will own the common area / open area?
 5. What is the distance from the structure to the high-water line of the ditch?
 6. The 140.00-ft irrigation use, maintenance, and repair easement termination must be approved by the Lake Fork Irrigation District in writing. A document vacating the easement must be recorded with the final plat.
 7. The application states the property has no water rights; this conflicts with the letter from Lake Irrigation District. The applicant should clarify.
 8. The name of the proposed subdivision must change. A business named Highway 55 Storage already exists near the intersection of Highway 55 and Coho Lane.

Question to P&Z Commission:

1. Does this use meet the minimum standards in Title 9, Chapter 5, of the Valley County Code, etc.? If not, which ones does it not comply with?
2. Would impacts be properly mitigated? If not, which impacts would not be mitigated?
3. What could the applicant do to gain approval?

Standards of Approval:

1. Will the application result in an increase in value of private property? VCC 9-5-2(B)(3).
2. Will the approval of the application result in an undue adverse impact on the environment? VCC 9-5-2(B)(3).
3. Will the approval of the application result in an undue adverse impact on adjoining properties? VCC 9-5-2(B)(3).
4. Will the approval of the application result in an undue adverse impact on governmental services? VCC 9-5-2(B)(3).
5. Is the application consistent with the Valley County Comprehensive Plan? VCC 9-5-2(B)(3).
6. Conditional uses may be approved only after a C.U.P. has been evaluated to determine that the impacts can be mitigated through conformance with conditions of approval. VCC 9-5-2(A).

These six standards should be a significant focus of attention during the public hearing and deliberations because they need to be resolved in order to justify approval. VCC 9-5-1(C) directs the decision-making body to encourage conditional uses where noncompatible aspects of the application can be satisfactorily mitigated through development agreements for the costs

to service providers and impacts to surrounding land uses. Because mitigation measures are a requirement of approval the applicant needs to understand that he/she will be required to perform some off-site improvements. They are not mandatory but without them the application cannot satisfy the mitigation of impacts requirement and would be denied under the ordinance.

ATTACHMENTS:

- Proposed Conditions of Approval - Revised
- Draft Relevant PZ Commission Minutes – September 11, 2025
- Responses not included in the Staff Report for September 11, 2025
- Additional Submittals from Applicant
 - Exhibit 3, September 3, 2025 – Crestline Engineers replied to Staff Questions listed in the Staff Report

Proposed Conditions of Approval - Revised

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 final plat shall be recorded within two years, or this permit will be null and void.
5. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any more dirt work being done on-site.
6. Wetland delineation shall be shown on the final plat and marked as a "No Build Area".
7. A Declaration of Installation of Utilities shall be recorded and noted on the face of the plat.
8. A letter of approval is required from McCall Fire District prior to recording the final plat.
9. Must have approval from Central District Health prior to issuance of a building permit.
10. Must have approval from Idaho Transportation Department for Joint Access approach prior to approval of the final plat.
11. Must have a letter of approval from Lake Irrigation District.
12. All easements must be shown on the final plat.
13. CCR's should address septic maintenance, dark sky compliant lighting, wildfire prevention, noxious weeds, wetlands, and landscape maintenance.

14. All lighting must comply with the Valley County Lighting Ordinance. All lights shall be fully shielded so that there is not upward or horizontal projection of lights. This includes any pathway lighting. Motion lights are recommended.
15. Landscaping, as shown on the submitted landscaping plan, shall be installed prior to October 1, 2026. If landscaping dies, it must be replaced.
16. Shall place addressing numbers on each building.
17. All easements shall be shown on the final plat.
18. Shall obtain a sign permit prior to installation of any signs. Construction trailers cannot be used as signage.
19. No outside storage is allowed.
20. Any additional uses on Block 1 or Block 2 will require approval of a new conditional use permit.
21. Must have Idaho Transportation Department approval of the change in access and use.
22. The following notes shall be placed in the notes on the face of the final plat:
 - '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.'
 - "All lighting must comply with the Valley County Lighting Ordinance."
 - "Surrounding land uses are subject to change."
 - There shall be no division of any unit depicted on this plat except as permitted in the declaration AND with approval of the Health Authority and Planning and Zoning Commission.
23. A building permit will be required to convert the storage units to commercial use.
24. First well installed will be a monitoring well for data collection by Idaho Department of Environmental Quality or their assigned.

END OF STAFF REPORT

Valley County Planning and Zoning Commission

PO Box 1350 • 219 North Main Street
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Phone: 208-382-7115
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Ken Roberts, Chairman
Carrie Potter, Vice-Chair

Brad Mabe, Commissioner
Ben Oyarzo, Commissioner
Heidi Schneider, Commissioner

MINUTES

Valley County Planning and Zoning Commission
September 11, 2025
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

A. OPEN: Meeting called to order at 6:00 p.m. by Chairman Roberts. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Brad Mabe	Present
PZ Commissioner – Ben Oyarzo:	Present
PZ Commissioner – Carrie Potter:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Heidi Schneider:	Present
PZ Planner II – Lori Hunter:	Present

B. MINUTES: Commissioner Schneider moved to approve the minutes of August 14, 2025, and August 28, 2025. Commissioner Potter seconded the motion. Motion passed unanimously.

C. OLD BUSINESS:

1. C.U.P. 25-016 Harvey Property Management and Equipment Storage: Karen and Aaron Harvey are requesting a conditional use permit for the operation and equipment storage of a property management business using an existing shop. An individual well and individual septic system would be used. Access is from an easement across 13978 Rustic Road to Rustic Road, a public road. The 1-acre parcel, addressed at 13978 B Rustic Road, is the east half of Lot 3 of Eld's Country Subdivision in the NWSE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. *Tabled from August 14, 2025.* Action Item

Commissioner Mabe moved to move C.U.P. 25-016 Harvey Property Management and Equipment Storage from the table. Commissioner Potter seconded. Motion passed unanimously

Chairman Roberts introduced the item and asked if there was additional information. Director Herrick applied in the affirmative, presented the staff report with additional information, and displayed the site plan and GIS map on the projector screen.

Ion Electric is not interested in sharing access to Highway 55. The nearby Crawford Landscaping business has a condition of approval to work with the Valley County Road Department to mitigate dust and to travel northward on Rustic Road to access Highway 55. Proposed Conditional # 19 would require using a shorter trip on an unpaved road to Highway 55 rather than by traveling to the south on Rustic Road; thereby, limiting business traffic past homes.

9:00 p.m.

7. **SUB 25-019 HWY 55 Storage – Preliminary Plat:** 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. Individual septic systems and individual wells are proposed. The use for Block 2 is undefined. Access would be from a joint driveway onto State Highway 55. The site, addressed at 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, Idaho. Action Item.

Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest. Commissioner Potter recused herself and left the meeting room.

Director Herrick presented the staff report, displayed the site and GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Annette Derrick, Valley County Building Official, stated a building permit will be required to convert the existing storage units to commercial use. (Sept. 11, 2025)
- **Exhibit 2** – Brent Copes, Central District Health, stated a subdivision application, fees, test holes, ground water monitoring and engineering report are required. (September 4, 2025)
- **Exhibit 3** – Crestline Engineers replied to Staff Questions listed in the Staff Report. (September 11, 2025)

The applicant has stated that the proposed Block 2, platted as Vandal Subdivision Lot 2, will be removed from the proposal. This would not affect the number of storage units or proposed land use.

Commissioner Schneider asked for clarification of the existing storage building and use. Director Herrick stated that she originally determined that a conditional use permit would be required for the storage unit building. This decision was appealed to the PZ Commission. The applicant stated the storage units would be used only for personal use of his family and business partners' families, not commercial use. The PZ Commission approved the use. The decision was then appealed to the Board of County Commissioners who also approved the use. The applicant has since had changes in this business operations and wishes to convert the site to commercial use. A building permit would be required to convert the existing building from personal use to a commercial use. The various phases were reviewed by Staff and Commissioners.

Chairman Roberts asked for the applicant's presentation.

Rob Pair, Crestline Engineers, McCall, represented the applicant and clarified the change in the proposal. The proposed plat only includes the rural parcel, not the adjacent portion of Vandal Flats Subdivision. The proposal is still below the maximum lot coverage requirement. The wetland boundary has been delineated and approved by U.S. Army Corps of Engineers. Landscaping berms would be adjacent to highway. The wetland area already has mature vegetation. A pond is proposed for fire protection. The majority of landscaping would be along Highway 55. The applicant does not want a wall of trees along the highway and has proposed a mixture of trees, shrubs, and rocks.

The current building is Phase 1. Landscaping would be established during Phase 2. The current access from Highway 55 will be used until Phase 2; the new landscaping would cover the current driveway access. A property owner association will be established to maintain landscaping. The proposal will be revised to meet the 100-ft setback from highwater line.

The irrigation easement mentioned for vacation in the application is only on portion that has been removed from proposal (Vandal Flats Lot 2); thus, this project will no longer include vacation of irrigation easement.

Mr. Pair gave more details and responded to questions from the Commissioners.

The Lake Irrigation District allocates water rights to users within the District. Mr. Pair has reached out to Shirley Florence and will obtain a letter from the District prior to final plat. Irrigation water flows through a pond located on the property to the northeast, then into an existing pond on the east portion of this property. The existing 140-ft easement is on Lot 2 of Vandal Flat Subdivision, not part of this property. The application originally included vacating this easement; this is no longer part of the proposal.

A subdivision name change request will be submitted to Staff. An approach permit will be obtained from Idaho Transportation Department. Water rights for the new pond will be obtained from Idaho Department of Water Resources. Based on a discussion with Ryan of McCall Fire, two dry hydrants will be added for fire protection. Water would still be available for fire protection during winter. The fire volume available calculation does not include top 6-ft, which allows for ice buildup and the vortex from the pump. The pond would be constructed to be about 13-ft deep and would hold more than 30,000 gallons of water. The application shows a pond for fire protection plus a 4-ft deep retention pond for stormwater. Overflow would go the pond and then to the existing natural drainage.

Only one person attended the neighborhood meeting; this person was pleased that a residential subdivision was not proposed.

Director Herrick stated the applicant intends to break up the visual design of the structures along the highway instead of building one long storage building along Highway 55.

A traffic study has not been completed yet; it was not a requirement of the application submittal. The change in access location was reviewed. The new access would be across the highway from Sunbridge Drive. It would be a shared access that was included in the approval of Vandal Flat subdivision to consolidate access points.

Phase 1 is underway. The building has been erected, foundation was poured, and the shell has been constructed for the private use. Electrical power has not been energized. No more dirt work, other what is associated with the existing building, can be done until a stormwater plan is approved.

All work done regarding draining and trenches to mitigate ground water in 2022 was permitted and excess material was removed.

Chairman Roberts opened the public hearing and asked for proponents. There were none. Chairman Roberts asked for undecided. There were none. Chairman Roberts asked for opponents. There were none.

Chairman Roberts asked for rebuttal from the applicant.

The applicant, Dusty Bitton, McCall, responded to questions. They are planning to get approval from Lake Fork Irrigation for a dry well. Landscaping would be irrigated with existing water rights. Phase 1 was constructed to commercial standards with fire walls. The irrigation easement is for an old irrigation pipe that runs behind the Nez Perce office building through

Vandal Flats Lot 2 and ends prior to Mr. Bitton's property. The owner of Vandal Flats Lot 2 is trying to get the easement abandoned. The Vandal Flat portion of the application submittal has been removed. He was going to do a lot line adjustment but could not get a deal done at this time. The stormwater management plan needs approval. Extra soil from the previous dewatering project has been removed.

Mr. Bitton responded to questions from Chairman Roberts. The current application is for storage unit condominiums. The existing building would be used for various personal recreational vehicles if the subdivision application is not approved. Business changes have occurred; he is going in a different direction than previously planned.

Commissioner Mabe asked for more details regarding the landscaping plan, particularly the view of the site from northbound drivers. The proposed berms are between the buildings and Highway 55. Mr. Pair stated the proposed pond may shrink or could move slightly to the east; if so, the landscaping berm could continue further south. That area is heavily treed.

Mr. Mabe asked if the proposed buildings have been designed. Director Herrick stated that building design can be used to mitigate visual impacts on the designated scenic byway. Mr. Pair referred to other storage building sites in the McCall area; accents can be added so the result is not just a solid wall of metal. Mr. Bitton stated having two buildings along the highway instead of one breaks up the visual barrier. They are considering staggered, screening walls, less than 6-ft high. The buildings would have overhanging eaves, unlike the storage units being constructed across the highway. He does not want to add exterior wooden beams due to maintenance concerns.

Chairman Roberts closed the public hearing. The Commission deliberated.

Chairman Roberts stated the original application no longer matches the current proposal. The parameters keep changing. The plan is not complete. A traffic study should be done as this would result in lots of units on Highway 55. The landscaping plan is lacking. He would like the applicant to verify water rights going downstream from this property. This may not involve Lake Irrigation District; however, existing water rights may exist to downstream users. Applicant needs to give more details as there are too many loose ends.

Commissioner Mabe has concerns about more storage units along Highway 55 during this sensitive time. The proposed landscaping plan may not do a good job of screening from Highway 55. He would like a rendering of proposed landscaping.

Commissioner Schneider is not as concerned about the landscaping; she is not sure of the landscaping requirements for the Paradigm storage units across Highway 55. She is concerned about seeing what ITD will require. ITD approval is a proposed condition of approval.

Commissioner Oyarzo stated a traffic study takes precedence over landscaping.

Chairman Roberts stated he had a difficult time completing the compatibility rating. The applicant is not clear and not detailed. There are not enough details regarding mitigation to answer compatibility rating questions 4 through 9. There are companies that prepare traffic studies and put a number to the infrastructure impact.

Director Herrick understands that the Commissioners are requesting additional information and wanted to clarify this for the applicant. Desired items include a traffic study to ensure safety, the applicant shall work with ITD, landscape and building renderings, a monitoring well, and determine if an easement is needed to deliver water through the site.

Commissioner Mabe moved to table SUB 25-019 HWY 55 Storage to November 13, 2025, at 6 to allow the applicant submit the desired information. Commissioner Oyarzo seconded the motion. Commissioner Mabe, Commissioner Oyarzo, and Chairman Roberts voted in favor of the motion; Commissioner Schneider voted in opposition. The motion passed.

Commissioner Potter returned to the Commission.

E. FACTS AND CONCLUSIONS - Action Items:

- C.U.P. 25-015 Vore Solar Panels
- SUB 25-015 Devil's View Subdivision
- SUB 25-016 South Ranch

Commissioner Schneider moved to approve the Facts and Conclusions as presented and authorize the chairman to sign. Commissioner Potter seconded the motion. Motion carried unanimously.

Upcoming Meetings

October 16, 2025, 6:00 p.m. – Public Hearings. Commissioner Mabe will not be able to attend.

October 23, 2025, 4:00 p.m. – Anticipated public hearing for revisions to the Comprehensive Plan and Valley County Code.

Chairman Roberts adjourned the meeting at 10:05 p.m.

From: Shirley Florence [REDACTED]
Sent: Thursday, November 6, 2025 10:18 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Rob Pair <rpair@crestline-eng.com>
Subject: Hwy 55 storage

Cynda,

This email is to inform the Valley County Planning and Zoning Commissioners that the applicants and their engineers are currently working with the Lake Irrigation District board regarding the easement the District has through their property,

Shirley Florence
Secretary
Lake Irrigation District
208-634-9235

Public Notices - Valley County PZ - November 13, 2025

From Kendra Conder <Kendra.Conder@itd.idaho.gov>

Date Wed 10/15/2025 1:14 PM

To Cynda Herrick <cherrick@valleycountyid.gov>

Cc Lori Hunter <lhunter@valleycountyid.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Cynda,

ITD does not have any comments for the November 13 agency notice. However, our request for turn lane warrants for SUB 25-019 has not been met.

Let me know if you have any questions!

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190



YOUR Safety ... YOUR Mobility ... YOUR Economic Opportunity

Bitton Storage

From Annette Derrick <aderrick@valleycountyid.gov>

Date Thu 9/11/2025 10:11 AM

To Cynda Herrick <cherrick@valleycountyid.gov>

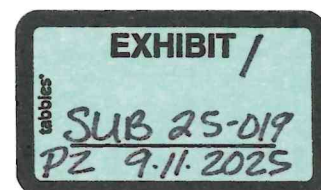
A building permit will be required to convert the storage units to commercial use

Thanks ,



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

**SERVICE
TRANSPARENCY
ACCOUNTABILITY
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Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

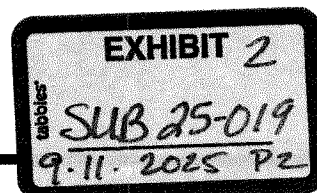
Conditional Use # _____

Preliminary / Final / Short Plat SUB 25-019 HWY 55 Storage

- ☐ 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:
- | | |
|--|---|
| <input type="checkbox"/> high seasonal ground water | <input type="checkbox"/> waste flow characteristics |
| <input type="checkbox"/> bedrock from original grade | <input type="checkbox"/> 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:
- | | | |
|--|--|---|
| <input type="checkbox"/> central sewage | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water well |
| <input type="checkbox"/> interim sewage | <input type="checkbox"/> central water | |
| <input type="checkbox"/> individual sewage | <input type="checkbox"/> individual water | |
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
- | | | |
|---|--|--|
| <input type="checkbox"/> central sewage | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water |
| <input type="checkbox"/> sewage dry lines | <input type="checkbox"/> 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:
- | | | |
|---|---|--|
| <input type="checkbox"/> food establishment | <input type="checkbox"/> swimming pools or spas | <input type="checkbox"/> child care center |
| <input type="checkbox"/> beverage establishment | <input type="checkbox"/> grocery store | |
- ☒ 14. Subdivision application, fees, test holes, groundwater monitoring, and engineering report required.

Reviewed By: B. J. Coper

Date: 9.14.25



From: Dusty Bitton <dusty@pinetopmccall.com>
Sent: Monday, September 22, 2025 5:27 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Rob Pair <rpair@crestline-eng.com>; Tod Costello <tcostello@valleycountyid.gov>;
Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: Fw: Update on Activities at HWY 55 Storage Condominiums

Cynda

Thanks for your concern

I was installing the power for the current building that we are building for personal use and have a building permit for.

We will also be digging some propane tanks as a heads up to the people above us.

Thanks

From: Cynda Herrick <cherrick@valleycountyid.gov>
Sent: Thursday, September 18, 2025 3:00 PM
To: dusty@pinetopmccall.com <dusty@pinetopmccall.com>; Rob Pair <rpair@crestline-eng.com>
Cc: Tod Costello <tcostello@valleycountyid.gov>; Lori Hunter <lhunter@valleycountyid.gov>
Subject: Fw: Update on Activities at HWY 55 Storage Condominiums

Dusty,

You need to stop working on the site that we have received an application for a conditional use permit. You do not have an approved stormwater management plan or a site grading plan.

You have to have approval prior to doing any more site work.

If you have any questions, please give me a call.

(Lori...please document in our record.)

Thanks, Cynda

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

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

Service **T**ransparent **A**ccountable **R**esponsive

From: [REDACTED]
Sent: Thursday, September 18, 2025 2:18 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Lori Hunter <lhunter@valleycountyid.gov>; Tod Costello <tcostello@valleycountyid.gov>; Hannah Smith <hsmith@valleycountyid.gov>; Sherry Maupin <smaupin@valleycountyid.gov>
Subject: Update on Activities at HWY 55 Storage Condominiums

Hi Cynda –

I was just catching up on the September 11 P&Z meeting on YouTube, and was quite confused about what I heard versus what something I’m seeing in real time. During the discussion on the Prelim Plat application for the HWY 55 Storage Condos, P&Z Commissioners and staff appeared to be seeking confirmation that there would be no further construction or “Dirt Work” on site until the full permit was granted.

You can imagine my surprise when I compared that testimony to the actions I'm witnessing on site just a week later! Heavy equipment was used to pile dirt along the "irrigation canal" in question, a deep trench was excavated, and a lot of attention seemed to be given to the corner of the building that was suspiciously close to the high water mark.

I've been told that our county code doesn't include any "enforcement" for things like this, but this is a perfect example of why it needs to.

This applicant – who swore the already built phase 1 was for "personal use" just two years ago, happened to have the foresight to build it to commercial use standards. And now the site in question is being altered less than a week after all parties involved agreed that there is going to be no more work until permits are issued.

I'll share the photos I took from my yard today.

The trench and the piles of dirt next to the irrigation ditch are new today.

I know the staff is doing the best it can with the code on the books, but Valley County needs to find a way to do better!

Thanks,
April





From: Kathy Deinhardt Hill [REDACTED]
Sent: Monday, November 3, 2025 8:26 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: SUB 25-19

Dear Commissioners:

Please deny the application SUB 25-19, Highway 55 Storage by Dusty Bitton and Pearson Storage Partners LLC.

When Mr. Bitton applied for the building permit to construct his current storage units at this site, he said they were for personal use. They should remain that way.

Highway 55 from Lake Fork to McCall has become a transportation nightmare. The storage unit developments, the construction businesses, boat services and sales, a bakery turned restaurant, the churches—all contribute to a dangerous situation. With no turning lanes, cars are often backed up 30 deep as they await for someone to turn onto sided roads and businesses. Slow moving vehicles—construction vehicles, people pulling trailers and boats, dump trucks, cranes, school busses— all pulling onto or off the highway is dangerous for everyone, especially when the speed limit of 55 is normally exceeded.

The problem on this section of highway has been created by unlimited commercial development. Highway 55 needs a full turn lane from Lake Fork to McCall and a reduced speed limit. Until the Idaho State Highway Department and Valley County get together to do this, no further commercial development should be approved or allowed.

Also, Commissioner Carrie Potter should recuse herself from any decisions about this application. Ms. Potter was the registered agent and manager of Pearson Storage Partners LLC at its inception and remained in that position until August of 2025. While she has since been removed from those roles, to avoid the appearance of any impropriety, she should refrain from voting.

Again, please deny Application SUB 25-19.

Thank you.

Kathy Deinhardt Hill
14068 Pioneer Road
McCall, Idaho 83638

MEMORANDUM

TO: Valley County Planning and Zoning
FROM: Rob Pair - Crestline Engineers, Inc.
CC: Dusty Bitton – Applicant
DATE: September 11, 2025
RE: SUB 25-019 Staff Report Comment/Questions Responses

Crestline Engineers, Inc. (Crestline) has prepared the following memo to address staff related comments/questions provided in the SUB 25-019 staff report.

Staff Comments/Questions/Concerns

1. The site is within the McCall Fire District, Water District 65, and Lake Irrigation District. It is not within a herd district.

Understood.

2. The designated wetland is shown on the preliminary plat.

Wetland boundaries were formally delineated, submitted, reviewed and a Preliminary Jurisdictional Determination was issued by the U.S. Army Corps of Engineers. The proposed improvements do not impact the delineated wetlands and will be marked as “no-build” areas on the Final Plat.

3. The submitted landscape plan is only for the area along Highway 55. Additional areas require landscaping per VCC and needs consideration by the commission:
a. Doesn't make sense to screen between property line and Knob Hill or other commercial/industrial storage areas such as Kesler's and the bus barns.

As mentioned by Staff, a natural irrigation drainage ditch and vegetated buffer run along the south/east property boundary. Knob Hill Estates is much more elevated than the proposed subdivision, and similar commercial/industrial uses adjoin the property to the north. Therefore, landscaping was only proposed adjacent to State Highway 55.

4. Will landscaping be financially guaranteed? How will it be maintained? The code states: Future commercial and industrial development sites shall be landscaped in the first phase of construction, unless a phased plan is approved by the commission.

Although the phasing timeline presented in the SUB/CUP application states that landscaping will be performed in Phase 2, Phase 1 only includes the current building that is under construction. The applicant is proposing to construct the landscaping improvements in

conjunction with Phase 2 which will be completed prior to occupying those units. Landscaping will be maintained using a drip irrigation system with the available water rights.

5. Who will own the common area?

A Property Owner's Association will be formed and will own the common area.

6. What is the distance from the structure to the high-water line of the ditch?

Unit No. 1 is currently 106 L.F. from the HWL of the irrigation ditch. The applicant recognizes that Unit No. 91/92 may need to be removed to meet the setback requirements.

7. The 140.00-ft irrigation use, maintenance, and repair easement termination must be approved by the Lake Fork Irrigation District in writing. A document vacating the easement must be recorded with the final plat.

The applicant is no longer including Lot 2 of Vandal Flats subdivision in the Preliminary Plat. The irrigation easement will remain in place, and the Preliminary Plat will only include the original 18.4 acre parcel as shown by VC Parcel RP18N03E331807.

8. The application states the property has no water rights; this conflicts with the letter from Lake Irrigation District. The applicant should clarify.

During our review of the water rights, the IDWR map did not show any water rights allocated to the parcel. After receiving the letter from Lake Irrigation District (LID), Crestline contacted Shirley Florence in which she stated the water rights are allocated to the District, which then are disbursed to the shareholders. Through the discussion, it was determined that the parcel does have water rights assigned to it for irrigation purposes only. The applicant will work with LID to determine a plan moving forward and will obtain approval from the LID board prior to recording a Final Plat.

9. The name of the proposed subdivision must change. A business named Highway 55 Storage already exists near the intersection of Highway 55 and Coho Lane.

The applicant will work with Staff to determine an appropriate name for the subdivision.

General Responses/Clarification to Staff and P&Z Commission

1. As mentioned above, the submitted preliminary plat included Lot 2 of the Vandal Flats subdivision. Since submitting the application, the applicant has chose not to include that parcel in the preliminary plat and the subdivision will remain only on VC Parcel RP18N03E331807.
2. We plan to work with ITD and submit an encroachment permit as stated in their letter. A permit was completed by The Land Group for the Vandal Flats subdivision; however it was not submitted.
3. The applicant intends to revise the site plan/preliminary plat to remove units 91/92 to comply with the 100' setback from the high-water line of the irrigation ditch.
4. Appropriate IDWR permits will be acquired for the proposed fire protection pond.

5. The applicant and Crestline met with Ryan Garber to discuss fire protection requirements. During the meeting we discussed dry hydrant locations and fire extinguisher requirements and noted in his submitted letter.