



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

## Appeal to Board

### Stor-It McCall

DR-25-14, SR-25-05, PUD-22-04, and CUP-22-04:

- Failure to Act on Applications in a Timely Manner (IC 67-6521)
- Request for Final Decision on Entire Application

\*\*\*\*\*

**Applicant:** Hatch Design Architecture

**Property Owner:** C.W. Hurless

**Location:** 379 & To Be Determined Elo Rd  
Parcels RP18N03E217354 and RP18N03E217205 in the  
SE ¼ of Section 21 T18N, R3E, Boise Meridian, Valley  
County, Idaho.

**Project Description:** The project is an expansion of the Stor-it self-storage facility and will be accessed off Elo Road, a public road. The existing facility is on the western parcel addressed as 379 Elo Rd. The proposed facility on the eastern 9.96-acre parcel at TBD Elo Rd would include an approximately 148,171-sqft expansion of the facility.

**Explanation of Appeal:** Hatch Design Architecture is seeking an appeal of the McCall Planning and Zoning Commission's (Commission) decision regarding DR-25-14 and SR-25-05. On October 14, 2025, the Commission held a public hearing, closed the record, and voted to table the applications until the decision document on PUD-22-04 and CUP-22-04 from the Valley County Board of County Commissioners was received. The appeal also requests a final written decision for all applications.

### Reasons for Appeal:

- 1) The design review and scenic route review applications are still unresolved and there cannot be a final decision until the two applications can be decided either by the McCall Planning and Zoning Commission or on appeal to the Board.
- 2) The Commission's request for a written decision from the Board prior to issuing a decision on the applications conflicts with the County's position of issuing one written decision and constitutes a failure to act.

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Maps and a site plan are attached.

## PUBLIC HEARING

(In-Person)

March 9, 2026

1:30 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 appeal.

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., March 2, 2026.

### Direct questions and written comments to:

Cynda Herrick, AICP, CFM  
Planning & Zoning Director  
PO Box 1350  
Cascade, ID 83611  
208-382-7115

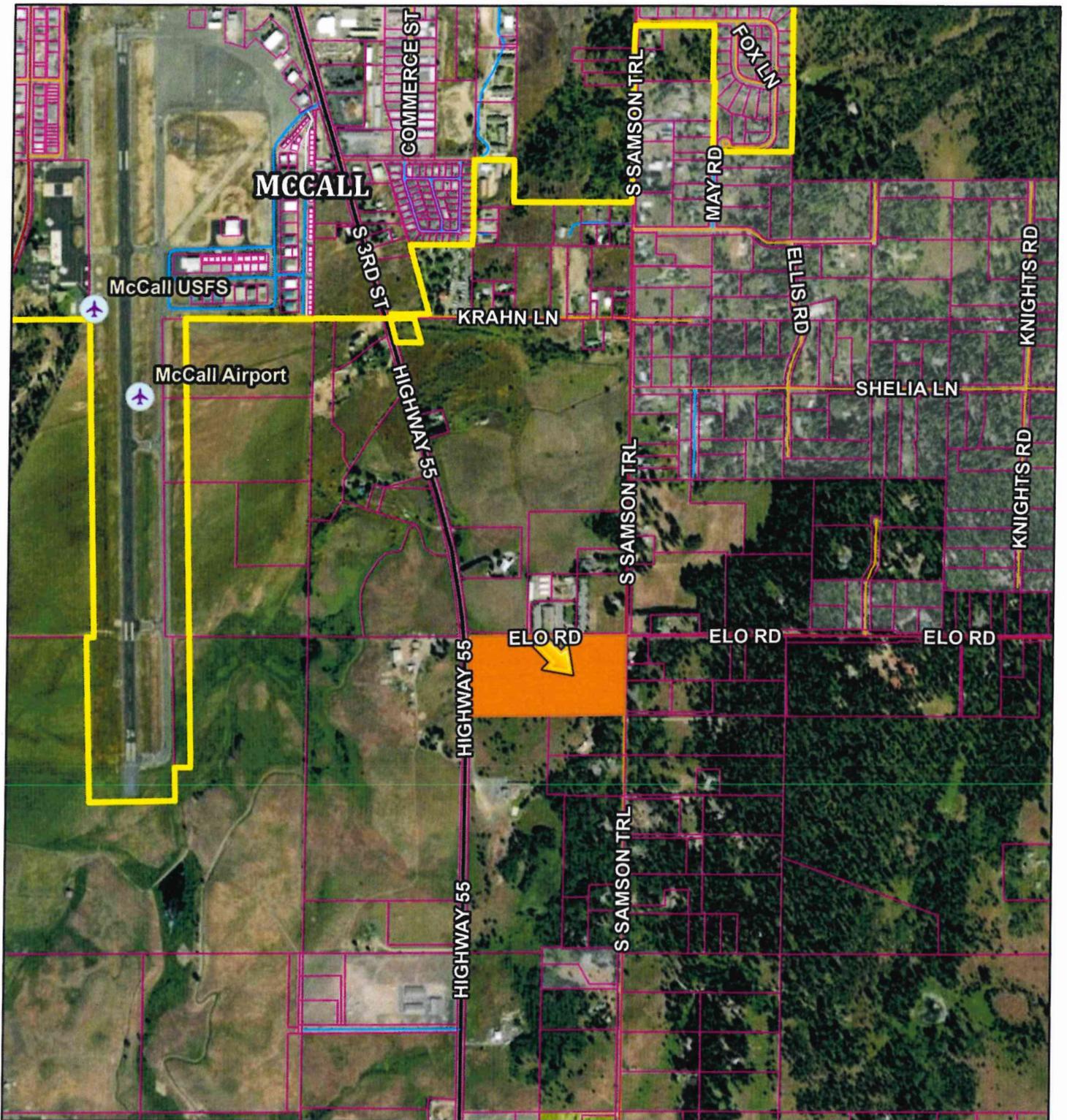
[cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)

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

More information, including the application, appeal, and staff report, will be posted online at:

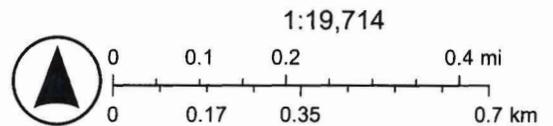
[www.co.valley.id.us/meetingdashboard](http://www.co.valley.id.us/meetingdashboard)

# Stor-It McCall - Location Map



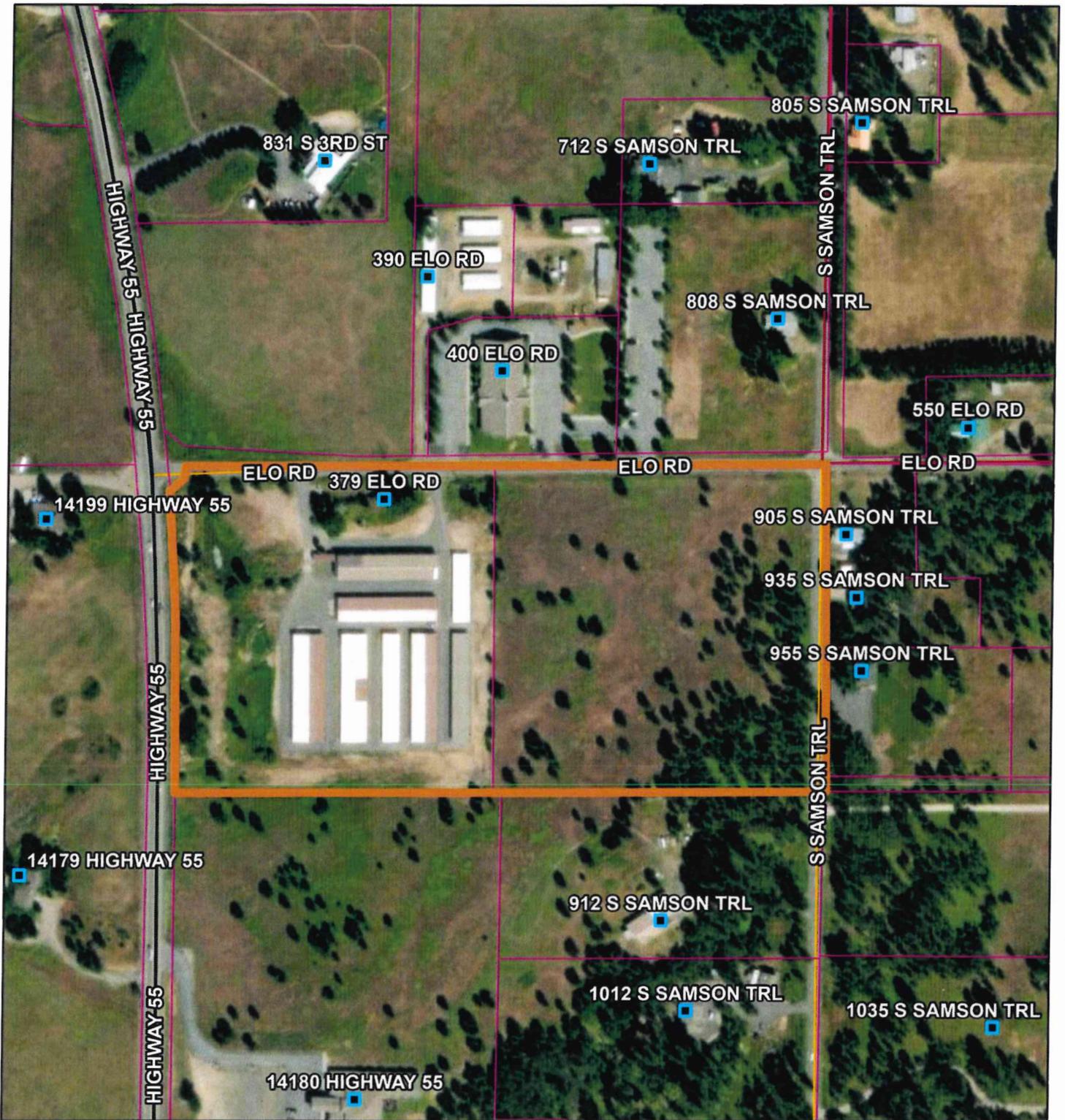
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-  Airstrips
-  Municipal Boundaries
-  Parcel Boundaries
- Roads
  -  MAJOR
  -  COLLECTOR
  -  URBAN/RURAL
  -  PRIVATE
  -  OTHER



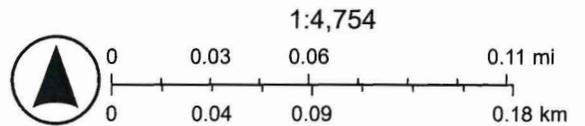
Vantor

# Stor-It McCall - Aerial Map



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- Address Points
- Parcel Boundaries
- URBAN/RURAL Roads
- MAJOR Roads
- COLLECTOR Roads



Vantor

**HATCH DESIGN ARCHITECTURE**  
 500 W. 36TH ST  
 SUITE 200  
 MINNEAPOLIS, MN 55408  
 PHONE: (612) 338-2200  
 FAX: (612) 338-2201  
 WWW.HATCHDESIGN.COM

**NOT FOR CONSTRUCTION**

**STOR-IT SELF STORAGE**  
 379 ELO RD, MCCALL ID

NEW SELF STORAGE EXPANSION:  
 DATE: APRIL 2023  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NUMBER: [Number]  
 SHEET TITLE: [Title]

**A-1.0**  
 SITE PLAN

**BUILDING AREA RECAP**

BUILDING 1	11,000 SF
BUILDING 2	12,750 SF
BUILDING 3	11,281 SF
BUILDING 4	30,400 SF
BUILDING 5	9,500 SF
BUILDING 6	11,400 SF
BUILDING 7	11,400 SF
BUILDING 8	15,200 SF
BUILDING 9	7,800 SF
CANOPY 10	10,750 SF
CANOPY 11	148,171 SF
<b>TOTAL:</b>	

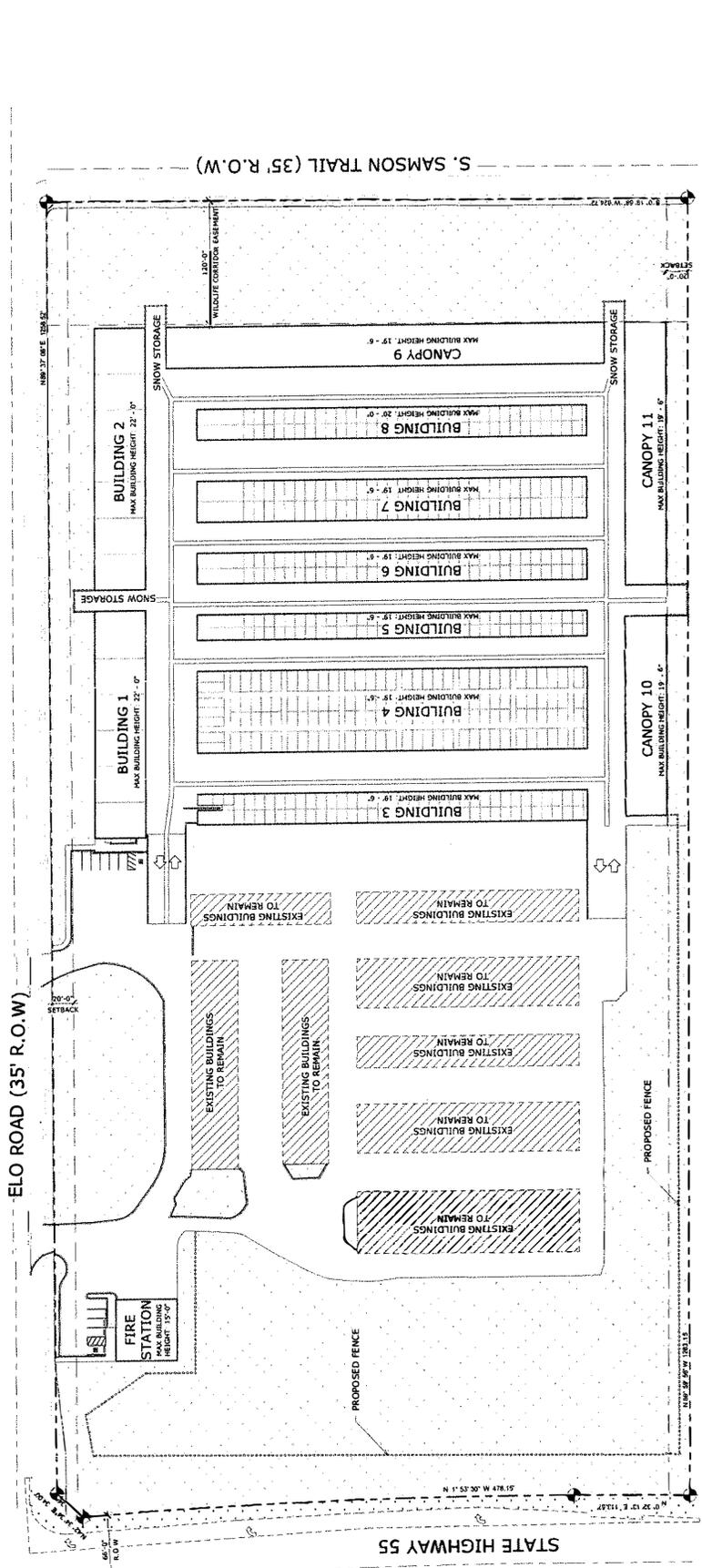
**SITE RECAP**

**PROJECT SITE:**  
 TOTAL PROPERTY SIZE: 786,607 SF (18.06 ACRES)  
 EXISTING BUILDING FOOTPRINTS: 68,970 SF  
 TOTAL LOT COVERAGE: 29% (231,157 SF)  
 LANDSCAPING/OPEN SPACE: 40% (316,459 SF)

**ZONING: RE**

**SETBACKS:**  
 ELO ROAD SETBACK = 20'-0"  
 STATE HIGHWAY SETBACK = 120'-0"  
 REAR SETBACK = 20'-0"

**PARKING:**  
 STANDARD: 10 PARKING SPACES  
 ADA: 2 PARKING SPACES  
 RV: 50 PARKING SPACES



**SITE PLAN**  
 SCALE 1"=50'-0"

## Jurisdictions

### Septic Systems

#### *Central District Health*

Did you know septic systems and drainfields need to be maintained?

### Individual Wells

#### *Idaho Department of Water Resources*

### Central Sewer and/or Water

#### *Idaho Department of Environmental Quality*

### Wetlands

#### *U.S. Army Corps of Engineers*

### State Highway 55

#### *Idaho Transportation Department*

### Valley County

Assessor Office	208-382-7126
Clerk's Office	208-382-7100
Building Department	208-382-7114
Parks & Recreation	208-405-3148
Planning & Zoning	208-382-7115
Road & Bridge	208-382-7195
Sheriff	208-382-7150
Treasurer	208-382-7110

## Appeal Process

Valley County Code 9-5H-12

Appeals must be written.

The appeal must be submitted to the Planning and Zoning Director within 10 calendar days from the decision date, with the appropriate fee.

Administrative Decisions



Planning and Zoning Commission



Board of County Commissioners



Reconsideration



District Court



(and beyond)



## Valley County Planning and Zoning

Idaho Code 67-65  
Local Land Use Planning Act

The purpose is to promote the health, safety and general welfare of the people of the state of Idaho.

Valley County Codes (VCC) can be found on the Valley County website: [www.co.valley.id.us](http://www.co.valley.id.us)

Valley County has performance-based land use ordinances with one Land Use Zone: Multiple Use

Allowed uses are agriculture (including timber) and single-family residences (VCC Table 9-3-1). Most other uses require a permit per VCC Title 9 Land Use and Development.

The Compatibility Rating is a tool to assist in the determination of compatibility of a proposed land use with surrounding land uses. It is not the sole deciding factor in the approval or denial of any applicant. (VCC 9-11-1)

## Public Hearing Procedures (VCC 9-5H-11)

- Chairman announces the item (e.g., C.U.P. # and name).
- Commissioners state if they have a conflict of interest or have had *ex parte* contact.
- Staff Report, Exhibits, and Questions for Staff.
- Presentation by Applicant.
- Testimony of Proponents. minutes each
- Testimony of Undecided.
- Testimony of Opponents.
- Rebuttal by the Applicant.
- If new information is provided, must reopen for other testimony.
- The Public Hearing is closed for Commissioner deliberation.
- Commissioners approve a motion or postpone to a future date for further information.
- There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12.

## Administrative Permits

- Accessory Dwelling Unit (VCC 9-4-7)
- Excavation / Pond (VCC 9-4-3-4)
  - Floodplain (VCC 11-1-4)
- Placement Permit (VCC 6-1)
- Recreational Vehicle Campground (VCC 9-4-9)
- Short-Term Rental (VCC 9-4-10)
  - Signs (VCC 9-7)
- Placement Permit (VCC 6-1)

### Other

- Conditional Use Permits (C.U.P.) are required for short-term rentals for greater than 12 guests.
- A C.U.P. is also required to rent out sites for RVs, camping, or glamping.
- Applications are available on the Valley County website or from the Planning and Zoning Office.

### Please Note

- Detailed plans for Site Grading and Stormwater Pollution Prevention Plans (SWPPP) are not required at time of conditional use permit approval.
- Prior to construction of the infrastructure, excavation, or recordation of the final plat, the final plans must be approved by the County Engineer. (VCC 9-5A-1-E)

## Minimum Valley County Standards (VCC 9-5)

All lots or parcels for conditional uses shall have direct frontage along a public or private road

- Minimum Lot Sizes for New Subdivisions:
- One acre where individual sewage disposal systems and individual wells are proposed.
  - 20,000-sqft where a central water supply system and individual sewage disposal systems are proposed.
  - 12,000-sqft where a central sewage collection and disposal system and individual wells are proposed.
  - 8,000-sqft where both central systems are proposed.

### Residential Setbacks

Front	20-ft
Side	7.5 ft
Rear	20-ft
Side Street	20-ft
High Water Line	50-ft
State Highway	55 100-ft

All setbacks are measured from the eaves of the structure, not the wall, to the property line. Other setbacks vary. (VCC 9-5-8)

Maximum lot coverage—35%

Maximum Density

2.5 Dwelling Units Per Acre

No Development in the Floodplain

Planned Unit Developments (PUDs) may vary from these minimums

Riparian Area Overlay (VCC 9-6-6)