



# 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

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

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**Appellant / Applicant / Property Owner:**  
Pearson Storage Partners LLC

**Location:** 14014 Highway 55  
Parcel RP18N03E331807 in the NE ¼ Section 33,  
T.18N, R.3E, Boise Meridian, Valley County, Idaho

**Project Description:** Pearson Storage Partners LLC requested a conditional use permit for a subdivision on 18.47 acres. Block 1 would include 105 condominium storage units and two offices with bathroom units. This project was modified from the original submittal.

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

On February 12, 2026, the Valley County Planning and Zoning Commission denied the permit and preliminary plat in a unanimous vote. The applicant has appealed the decision.

### Reasons for Appeal Include:

- 1) The record demonstrates compliance with conditional use permit criteria.
- 2) The denial was not supported by substantial evidence and relied on speculative environmental concerns and discretionary standards applied inconsistently.
- 3) The Commission failed to provide a written reasoned statement before the applicant was required to submit the appeal.

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

### March 30, 2026

### 2:00 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., March 23, 2026.

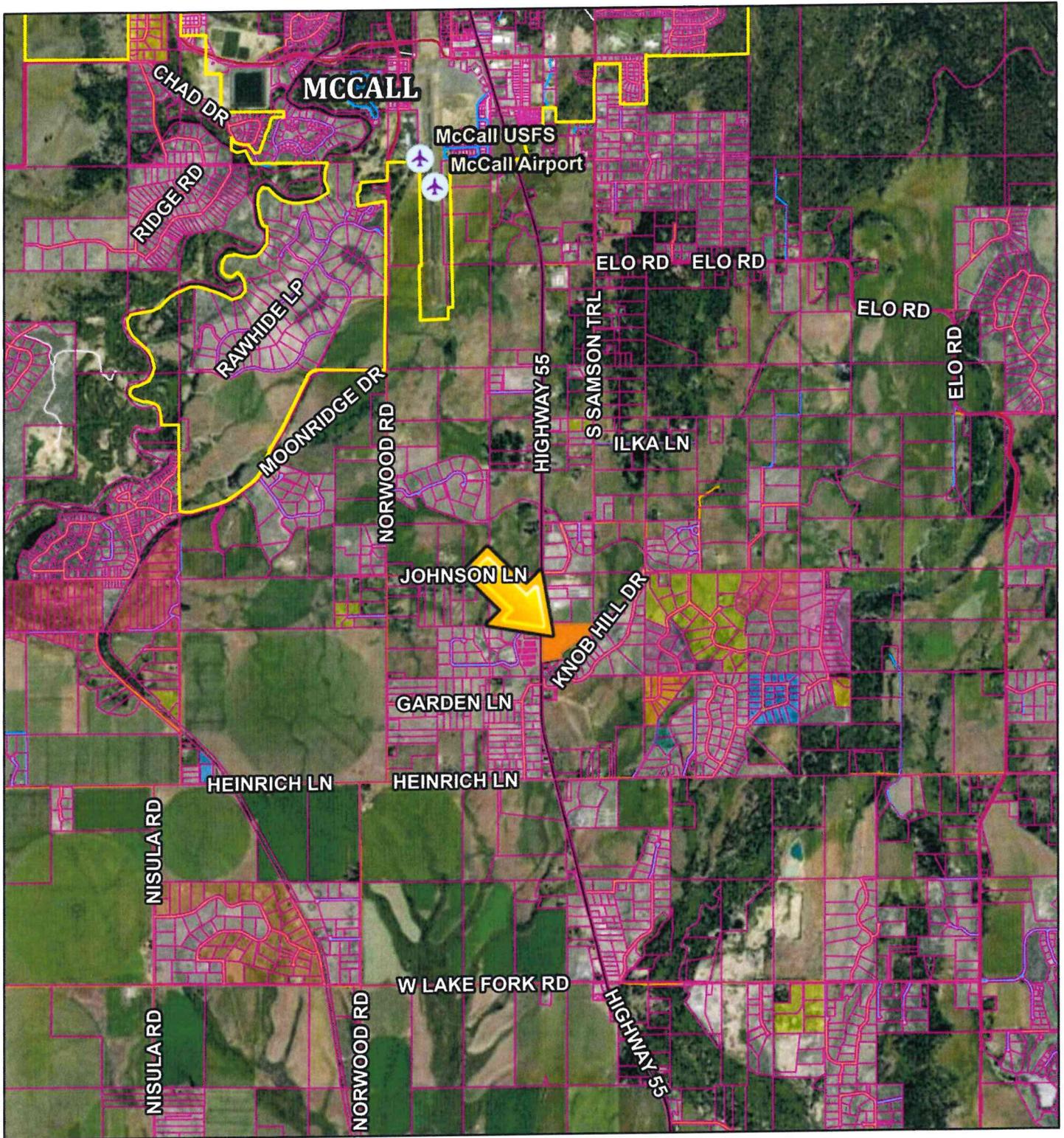
### Direct questions and written comments to:

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.

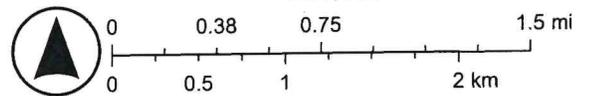
# SUB 25-019 Location Map



12/29/2025, 3:40:34 PM

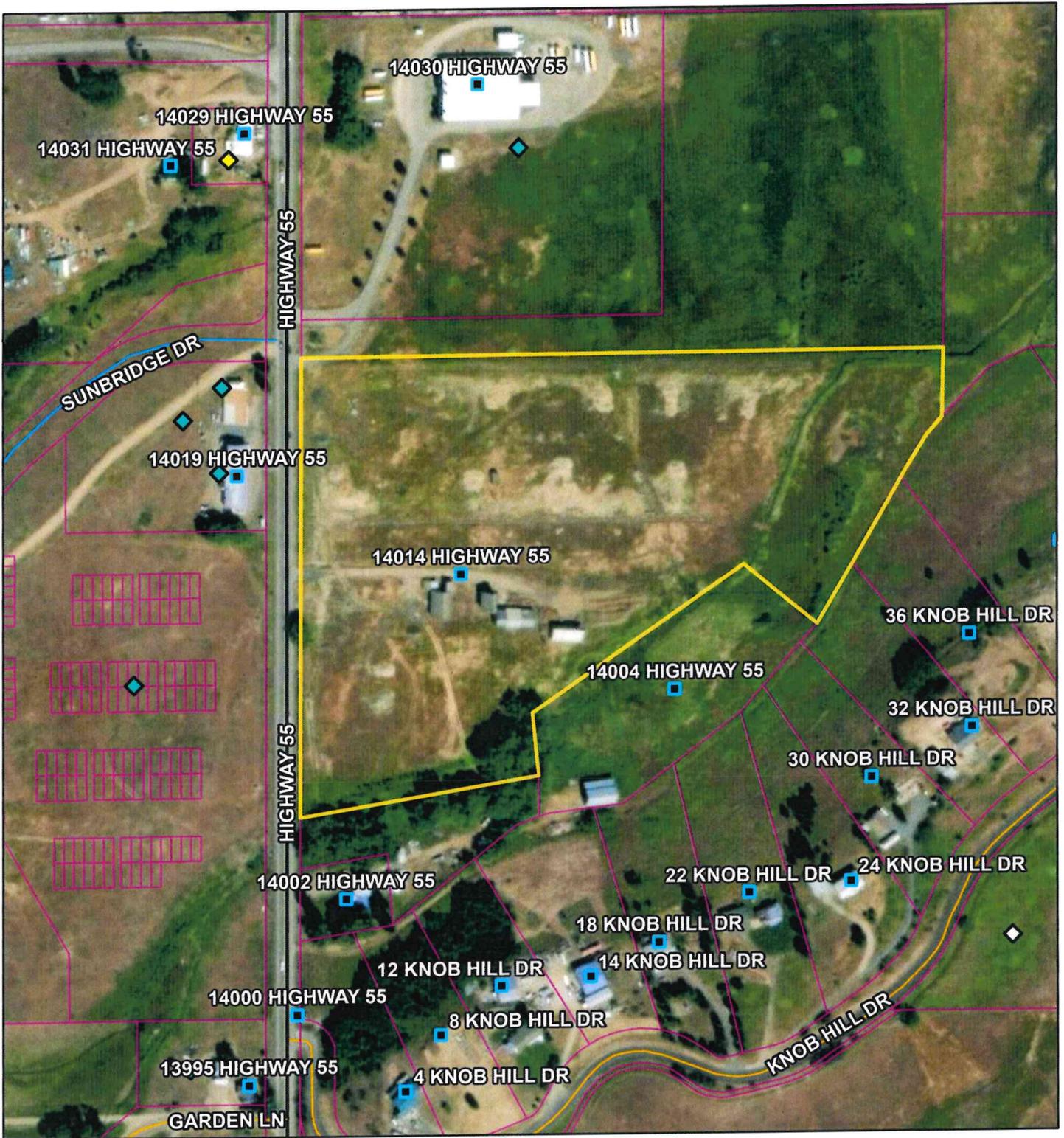
1:61,133

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



Earthstar Geographics

# SUB 25-019 Aerial Map



12/29/2025, 3:07:21 PM

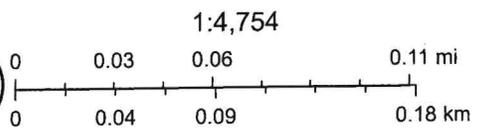
## Permits

- ◆ CUP
- ◆ GF
- ◆ PSP
- Address Points

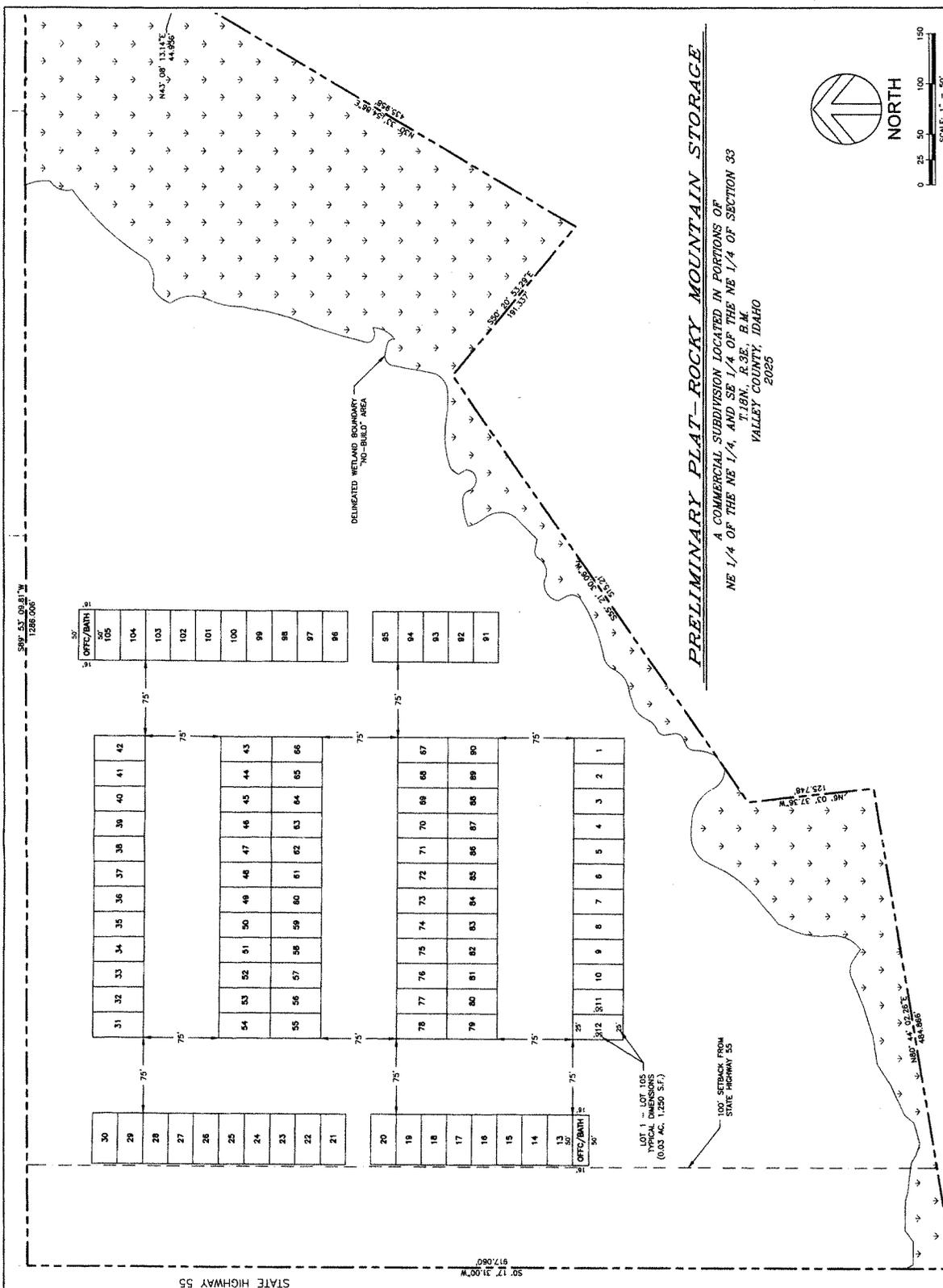
Parcel Boundaries

## Roads

- MAJOR
- URBAN/RURAL
- PRIVATE



Vantor



**NOTES:**

1. THE SUBDIVISION OF THIS PROPOSED DEVELOPMENT IS: POKOIN STORAGE PARTNERS, LLC, MCCALL, ID 83638
2. THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS: DAWN LAND SURVEYS, INC., 24 COVOTTE TRAIL, CASCADE, ID 83811
3. THE EXISTING LAND USE/ZONING IS AGRICULTURAL.
4. THIS PLAT IS SUBJECT TO THE CONDOMINIUM PROPERTY ACT, TITLE 55, CHAPTER 10, OF IDAHO CODE
5. 216.07 ACRES FOR THE DEVELOPMENT IS APPROXIMATELY
6. REFER TO PLAT NO. EX-3 FOR EXISTING CONDITIONS AND TOPOGRAPHY.
7. SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS.
8. ALL LIGHTING MUST BE DARK SKY COMPLIANT.
9. ONLY ONE WOOD BURNING DEVICE PER LOT.
10. 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.
11. SURROUNDING LAND USES ARE SUBJECT TO CHANGE.
12. WETLAND BOUNDARIES AS SHOWN ON THIS PLAN HAVE BEEN DELIMITED, 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
- DELIMITED WETLAND AREA

**FLOOD PLAN NOTE:**

FEMA FIRM PANEL(S): 16085C1002C  
 FIRM EFFECTIVE DATE(S): 2/7/2019  
 FLOOD ZONE(S): ZONE X  
 BASE FLOOD ELEVATION(S): N/A  
 FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AS SHOWN BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

**DEVELOPMENT DATA:**

PROPERTY AREA: 18.47 ACRES  
 CONDOMINIUM AREA (BLOCK 1): 3.47 ACRES

NO.	BY	DATE	DESIGN	REVISION
			RFP	
			DRAWN	
			CHECKED	
			GTT	
			APPROVED	
			GTT	

**FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION**



**CRESTLINE ENGINEERS**  
 323 DEINHARD LANE, SUITE C - PO BOX 2330  
 MCCALL, IDAHO 83638  
 208.634.4140 - 208.634.4146 FAX

**ROCKY MOUNTAIN STORAGE**  
 VALLEY COUNTY, IDAHO  
 BLOCK 1 PRELIMINARY PLAT

VERIFY SCALE  
 DATE OF SURVEY: 7/26/2025  
 PROJECT: 23012  
 DRAWING NO.: 7/26/2025  
 SHEET NO.: EX-2  
 2 OF 7