



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 RD
Parcel RP16N03E157408 located west of
Highway 55 at the intersection of Old State RD
and Eagle Lane. The 29.67 site is in the
SE ¼ Section 15 T.16N R.3E, Boise Meridian,
Valley County, Idaho

Project Description: Jeff Hatch is requesting a three-year
extension of the conditional use permit that expires on
May 23, 2026.

The approval includes a public self-storage facility containing
an office and five storage buildings on the southern portion of
a 29.67 parcel. Access would be from Old State Road, a
public road.

The request is due to on-going ground water monitoring.

Proposed timeline:

2026 – Phase 1 – All site improvements and the construction
of Building C and Canopy D.

2028 – Phase 2 – Construction of Buildings A, B, and E.

A revised site plan is attached.

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 700 South Main Street in Cascade, Idaho.

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

www.co.valley.id.us/meetingdashboard

PUBLIC HEARING

May 14, 2026

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.

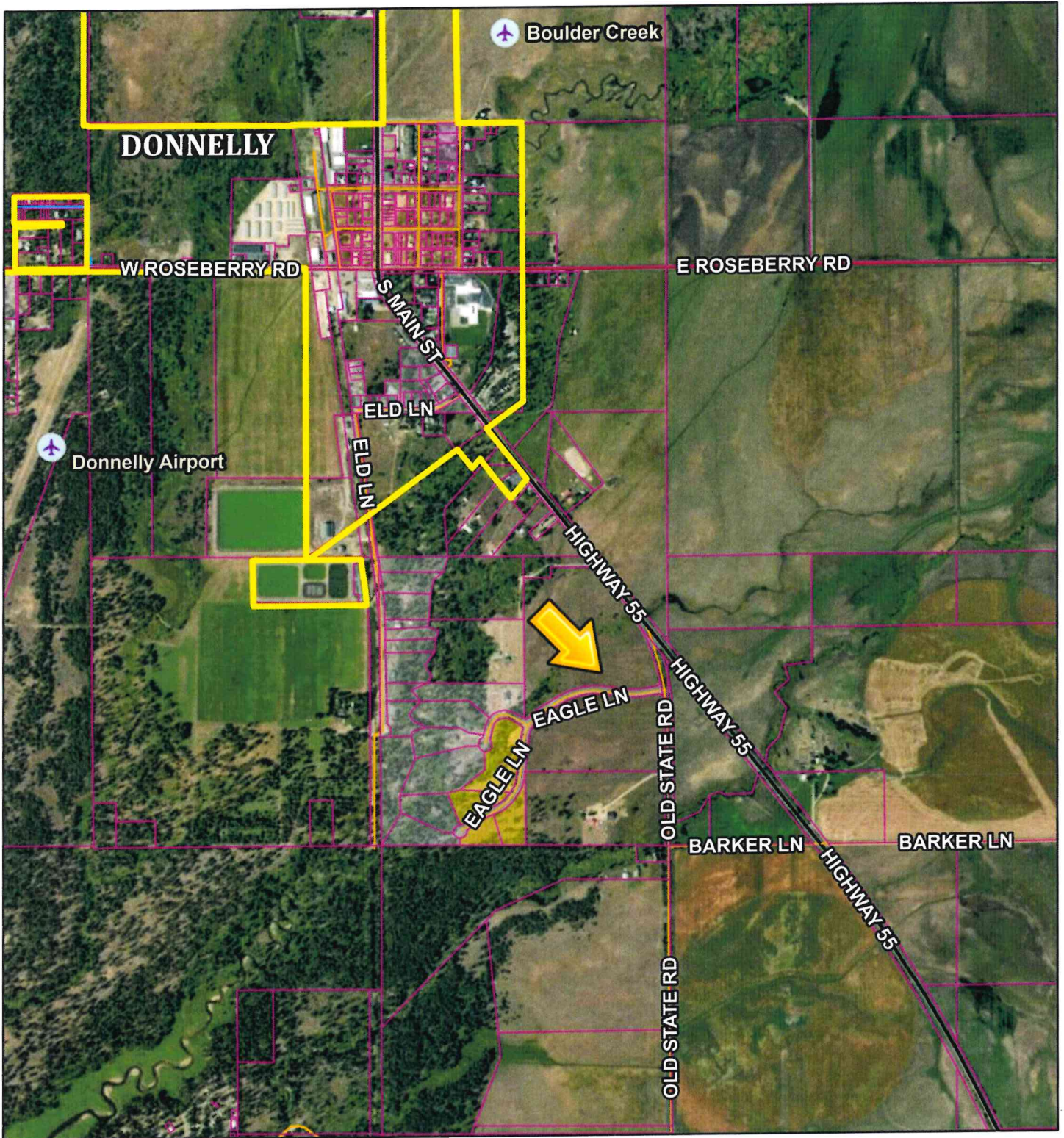
You may comment in person, by U.S.
Postal Service mail, or by email. Written
comments greater than one page must
be received at least seven days prior
to the public hearing. To be included
in the staff report, comments must
be received by
5:00 p.m., Wednesday,
May 6, 2026.

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

**Direct questions and
written comments to:**

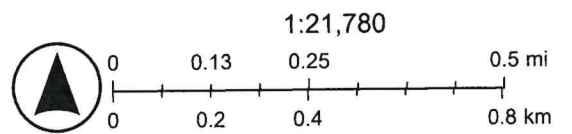
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleycountyid.gov

C.U.P. 22-34 Location Map



4/6/2026, 11:03:09 AM

- | | | | |
|-------|----------------------|--|-------------|
| | Airstrips | | COLLECTOR |
| | Municipal Boundaries | | URBAN/RURAL |
| | Parcel Boundaries | | USFS |
| Roads | | | PRIVATE |
| | MAJOR | | OTHER |
| | MINOR COLLECTOR | | Other |



Vantor

HATCH DESIGN
 200 WEST 36TH ST.
 SUITE 1000
 DENVER, CO 80202
 PHONE: (303) 733-1200
 FAX: (303) 733-1205
 WWW.HATCHDESIGN.COM

CONTRACT NO. 2022-0001
 PROJECT NO. 2022-0001
 SHEET NO. 2022-0001
 DATE: AUGUST 2022

37% PROGRESS SET
 REF. FOR SET
 CONNECTION

NEW STORAGE FACILITY FOR:
STORNOW - DONNELLY
 13051 OLD STATE ROAD, DONNELLY, ID

SITE PLAN

A-1.0

SITE RECAP

ZONING: MULTIPLE USE
 TOTAL PROJECT SITE: RP16093E157408 26.967 acres, 1,175,518 SF
 SETBACKS:
 FRONT (HWY 55): 100'-0"
 SIDE: 10'-0"
 STREET (EAGLE LN): 30'-0"
 PARKING: REQUIRED: OFFICE - 1 SPACE PER 500 SF
 1665 SF / 500 SF = 3 SPACES
 HC ACCESSIBLE - 1 SPACE
 PROVIDED: HC ACCESSIBLE STANDARD
 3 OF 3 SPACES
 TOTAL 4 OF 4 SPACES

BUILDING AREA RECAP

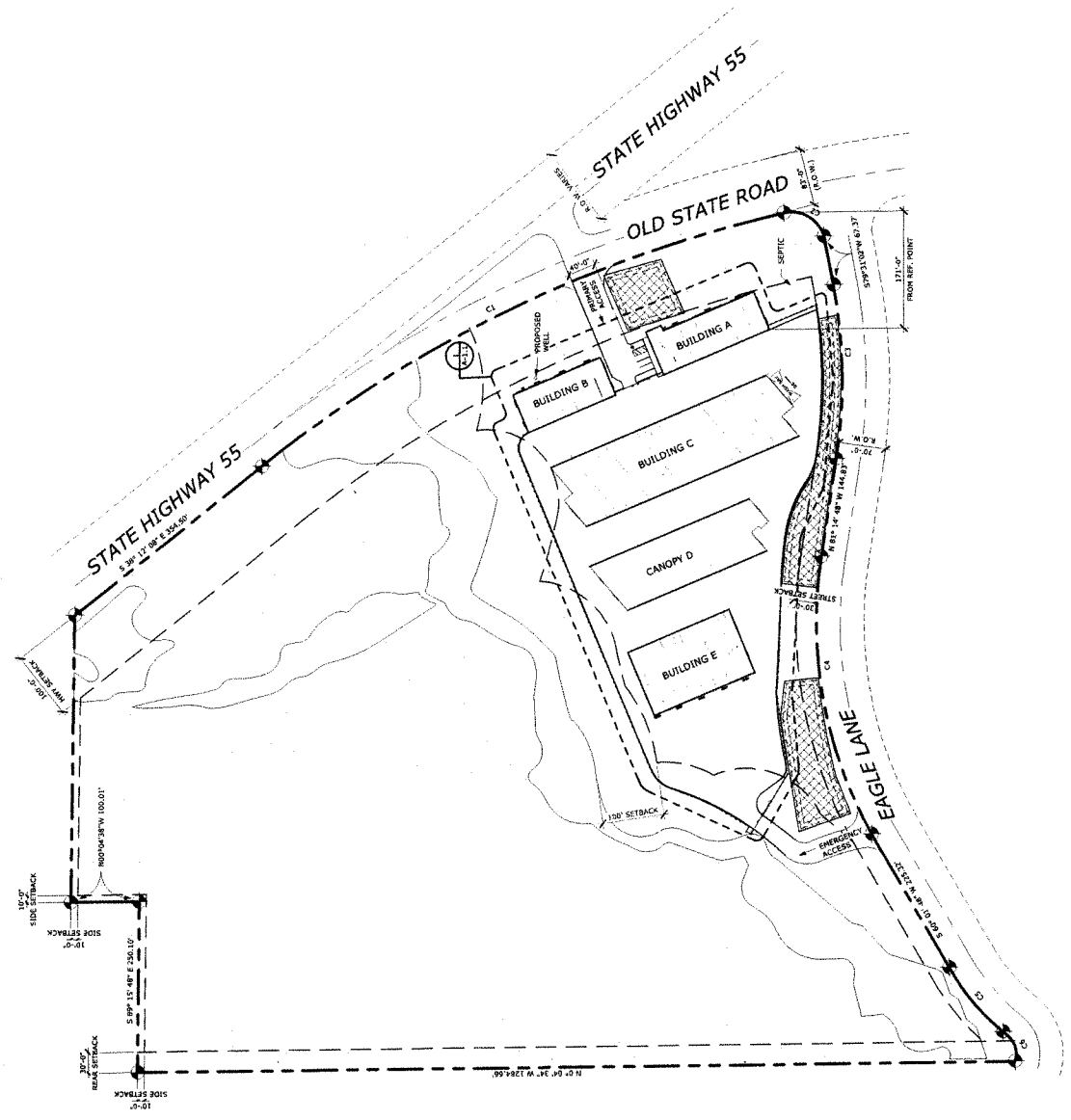
| | |
|------------|-----------|
| BUILDING A | 10,205 SF |
| BUILDING B | 8,400 SF |
| BUILDING C | 24,600 SF |
| BUILDING D | 1,075 SF |
| CANOPY E | 21,075 SF |
| TOTAL | 90,510 SF |

CURVE TABLE

| MARK | BEARING | CHORD |
|------|-----------------|---------|
| C1 | S 75° 14' 38" E | 841.79' |
| C2 | S 33° 36' 56" W | 71.81' |
| C3 | S 89° 08' 07" W | 255.63' |
| C4 | S 79° 23' 30" W | 421.04' |
| C5 | S 69° 21' 31" W | 124.07' |
| C6 | S 73° 29' 17" W | 399.95' |

SYMBOL LEGEND

- LANDSCAPING SURFACE, SEE LANDSCAPE DRAWINGS
- APPROXIMATE STREAM AND WETLAND AREA LOCATION
- STORWATER BASIN, SEE CIVIL DRAWINGS
- SNOW STORAGE AREA, SEE CIVIL DRAWINGS
- PROPERTY BOUNDARY LINE
- PROPERTY SETBACK LINE
- ROAD/ACCESS LINE



SITE PLAN
 SCALE: 1" = 60'-0"