



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

SUB 25- 019 Rocky Mountain Storage

Previous written and emailed comments and the meeting minutes are included in the record and will be provided to the PZ Commission for this public hearing.

Applicant / Property Owner: Pearson Storage Partners LLC

Location: 14014 Highway 55
Parcel RP18N03E331807 and part of Vandal Flats Subdivision Lot 2 in the NE¼ Section 33, T.18N, R.3E, Boise Meridian, Valley County, ID

Brief Background: The Planning and Zoning Commission held public hearings on this matter and, on February 12, 2026, denied the permit and preliminary plat. The applicant appealed. On March 30, 2026, the Board of County Commissioners held a public hearing on the appeal and **remanded the matter back to the PZ Commission for further consideration of new information including the Traffic Impact Study and mitigation of visual impacts.**

Revised Project Description: Pearson Storage Partners LLC has requested a conditional use permit for a storage unit condominium subdivision on 19.7 acres. Block 1 would include 103 condominium storage units and two offices with bathroom units. This project has been modified from the previous submittals.

Wetland areas are delineated on the plat as “no build” areas. An undulating landscape 3-ft high berm is proposed along Highway 55 plus 8-ft high metal screening walls. Access would be from a new private road onto Highway 55 that would align with Sunbridge Drive on the west side of the highway.

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.

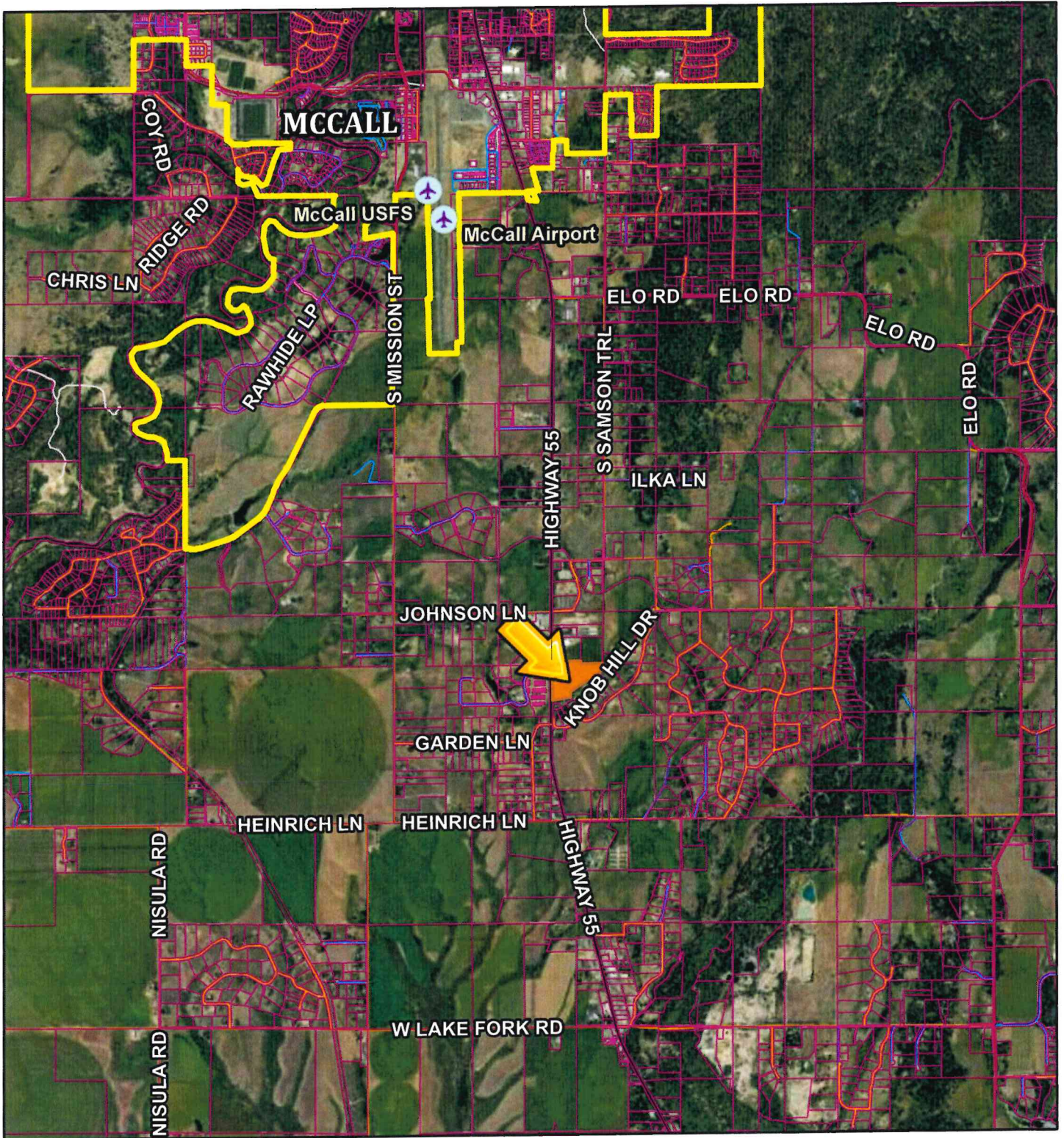
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, May 6, 2026.

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

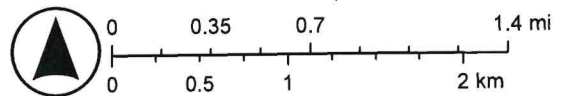
SUB 25-019 Location Map - Updated



4/10/2026, 2:55:24 PM

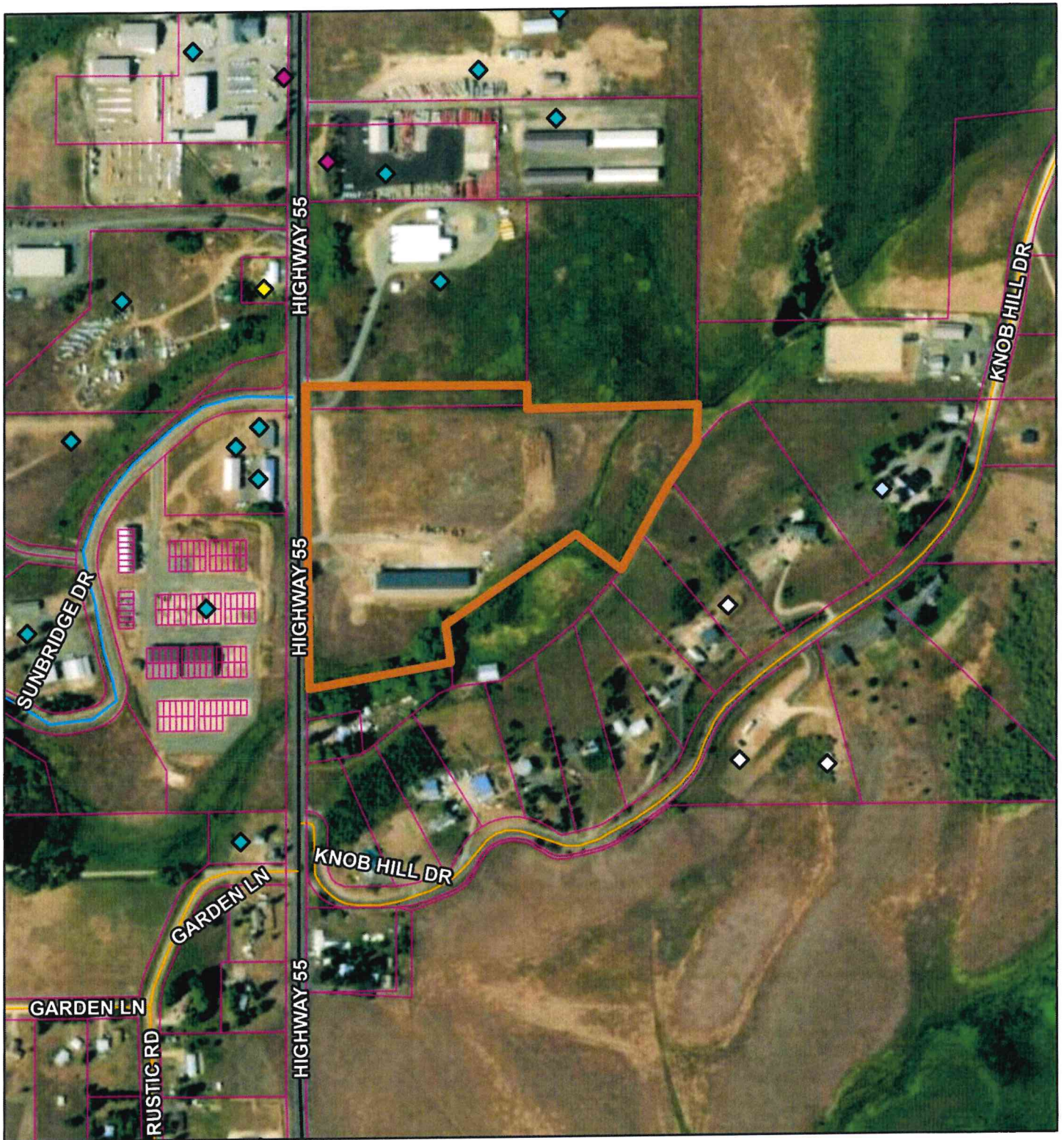
1:60,365

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



Earthstar Geographics

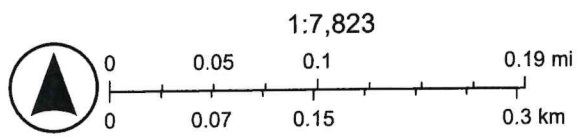
SUB 25-019 Aerial Map - Updated



4/10/2026, 3:10:28 PM

- | | | |
|---------|-------|------------------------|
| Permits | ◆ RES | ◆ HBB |
| ◆ CUP | ◆ RVC | ○ Undefined |
| ◆ ADU | ◆ STR | ✈ Airstrips |
| ◆ FP | ◆ STS | ▭ Municipal Boundaries |
| ◆ GF | ◆ VAC | ▭ Parcel Boundaries |
| ◆ EXC | ◆ VAR | — Roads |
| ◆ Privy | ◆ PSP | — MAJOR |

- | |
|-------------------|
| — MINOR COLLECTOR |
| — COLLECTOR |
| — URBAN/RURAL |
| — USFS |
| — PRIVATE |
| — OTHER |
| — Other |



Vantor

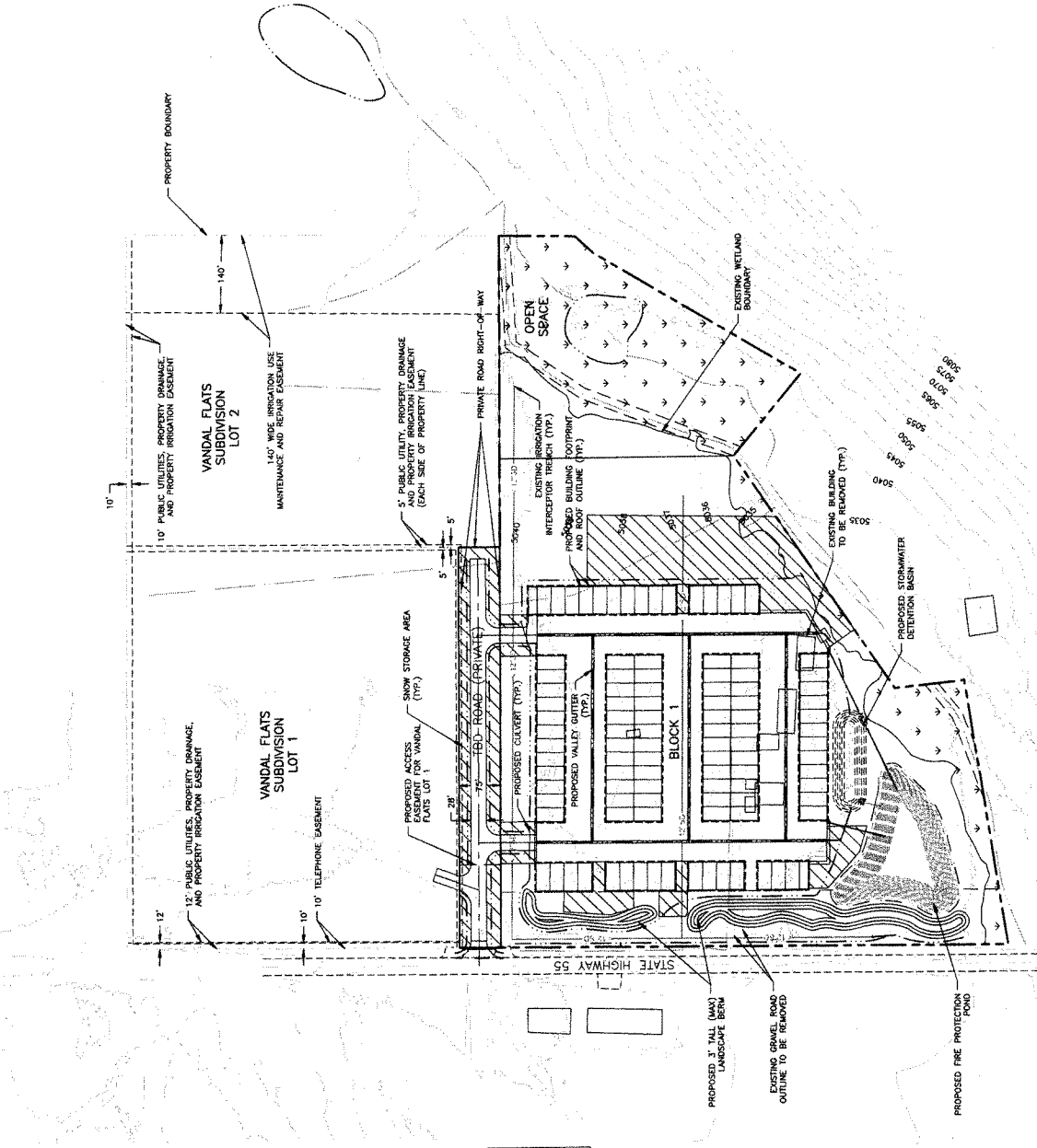
NOTES:

- EXISTING PROPERTY BOUNDARIES, BASE MAP AND TOPOGRAPHY DATA AS SHOWN ON THIS PLAN ARE BASED ON THE 2010 STATE OF IDAHO PLAT MAPS, AND HAVE BEEN CALCULATED USING DATA PROVIDED ON THE VANDAL FLATS SUBDIVISION FINAL PLAT.
- CONTOUR INTERVALS ARE 1 FOOT MINOR AND 5 FOOT MAJOR.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS OF THE UTILITY LOCATIONS OR THE ACCURACY OF THE INFORMATION HAS BEEN OBTAINED FROM SOURCES OF VARYING RELIABILITY.
- ALL PROPOSED UTILITIES (ELECTRIC, CABLE TELEVISION AND GAS) SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCATED WITHIN EASEMENTS THAT WILL BE PROVIDED PRIOR TO RECORDING A FINAL PLAT.
- REFER TO EXHIBITS EX-4, EX-5, AND EX-6 FOR PLANS, SPECIFICATIONS AND STORMWATER MANAGEMENT PLAN.
- WETLAND BOUNDARIES AS SHOWN ON THIS PLAN HAVE BEEN DELINEATED, SUBMITTED TO THE USACE, AND HAS RECEIVED A PRELIMINARY JURISDICTIONAL DETERMINATION.

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- ROAD/TORRE 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

PRELIMINARY SHOW COVERAGE CALCULATIONS/REQUIREMENTS			
S.F.	PERCENT BY AREA (S.F.)	ADJUSTED AREA (S.F.)	
TOTAL AREA TO BE PLUMED	100,492	33%	52,962
SNOW STORAGE AREA SHOWN ON PLAN	112,682		



NORTH
SCALE: 1" = 100'

NO.	DATE	DESIGN	BY	DATE	REVISION
1.	10/20/18	REVISED PER V.C. P&Z COMMISSIONER REQUEST.	RPT	10/20/18	
			DRWN		
			CHECKED		
			APPROVED		

ROCKY MOUNTAIN STORAGE
VALLEY COUNTY, IDAHO
EXISTING CONDITIONS WITH PRELIMINARY SITE PLAN



CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C - P.O. BOX 2930
MC CALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX

FOR REVIEW ONLY
CONSTRUCTION

NO.	DATE	DESIGN	BY	DATE	REVISION
1.	10/20/18	REVISED PER V.C. P&Z COMMISSIONER REQUEST.	RPT	10/20/18	
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