



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

Appeal of PZ Commission Approval of C.U.P. 22-34 Shoemaker Donnelly Storage

Appellant: Todd Jurdana

Applicant: Jeff Hatch, Hatch Design Architecture

Property Owner: Shoemaker Properties LLC

Location: The 26.97-acre site is parcel RP16N03E157408 located west of Highway 55 at the intersection of Old State RD and Eagle Lane. The site is in the SE ¼ Section 15 T.16N R.3E, Boise Meridian, Valley County, Idaho.

Project Description: Jeff Hatch is requesting approval of a conditional use permit to construct a public self-storage facility. The proposal includes an office and five storage buildings. The buildings would be built on the southern portion of the parcel.

The facility would provide covered storage for boats, RVs, and recreational equipment, along with a variety of standard storage spaces. No outside storage is proposed.

Phase 2, proposed residential home(s) and any additional storage on the remainder of the parcel, would require a new application.

An individual well, an individual septic system, and electricity are proposed. Landscape berms with native plantings are proposed along all boundaries of the site. Drainage and snow storage would remain on-site.

The primary access would be from Old State Road, a public road, to State Highway 55. This intersection would be realigned. There would also be an emergency access road connecting to Eagle Lane, a public road.

The Valley County Planning and Zoning Commission approved the conditional use permit on December 8, 2022.

Reason for Appeal: The appellant states the project is not compatible. The primary issues are:

1. Lack of compatibility using the Compatibility Evaluation.
2. Traffic hazards related to the additional traffic and dangerous intersection for the entrance.
3. Snow storage and water contamination issues.

Continued on reverse side.

PUBLIC HEARING (In-Person)

**February 6, 2023
1:00 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".

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., January 30, 2023.

Direct questions and written comments to:

Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@co.valley.id.us

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

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

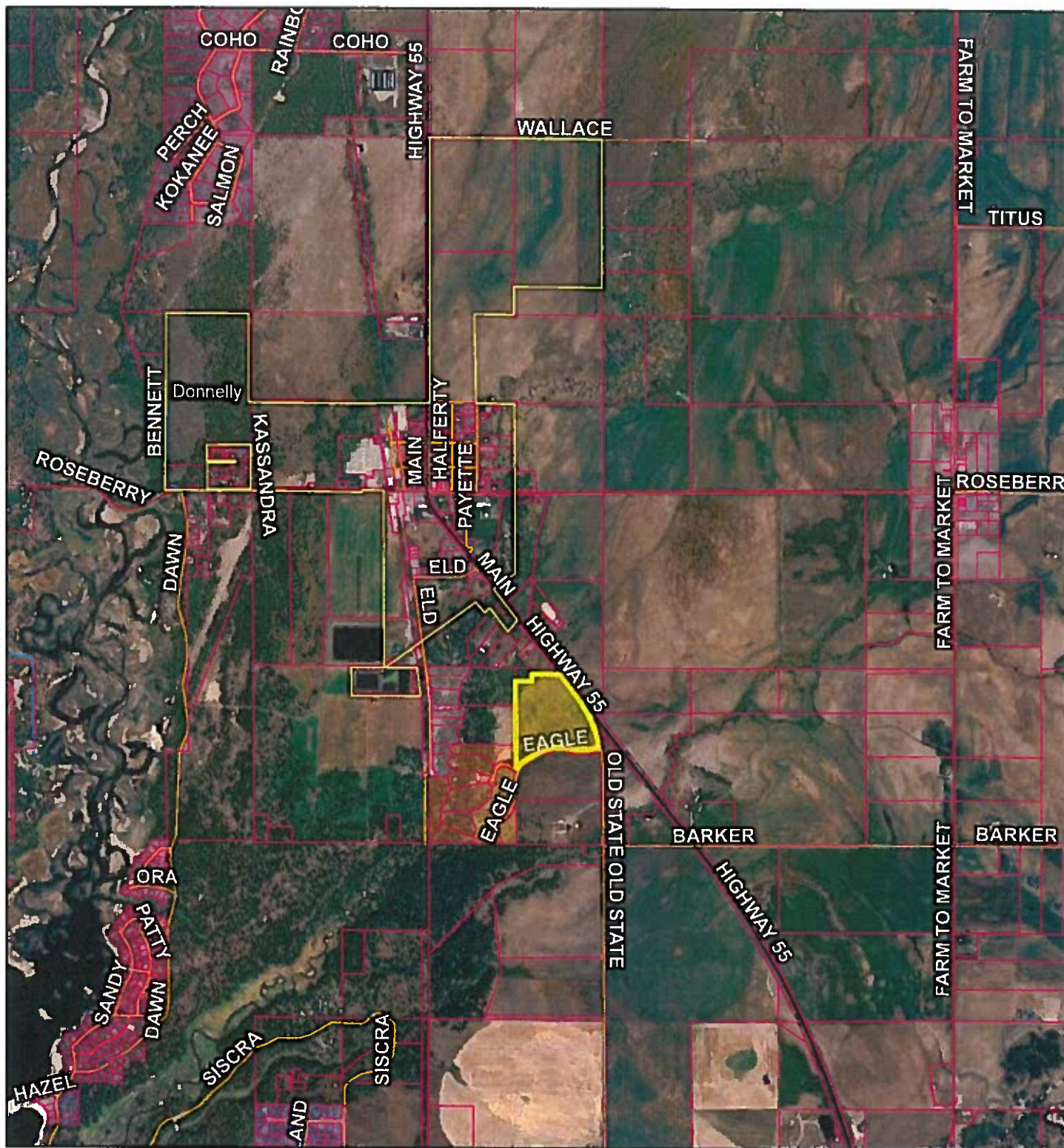
Maps and the site plan are attached.

Applications and the contents of the files can be reviewed at the
Planning and Zoning office located in the Valley County Courthouse at
219 North Main Street in Cascade, Idaho.

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

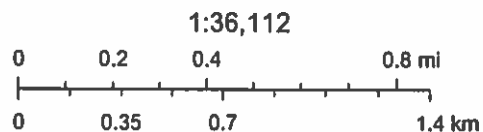
www.co.valley.id.us

C.U.P. 22-34 Vicinity Map



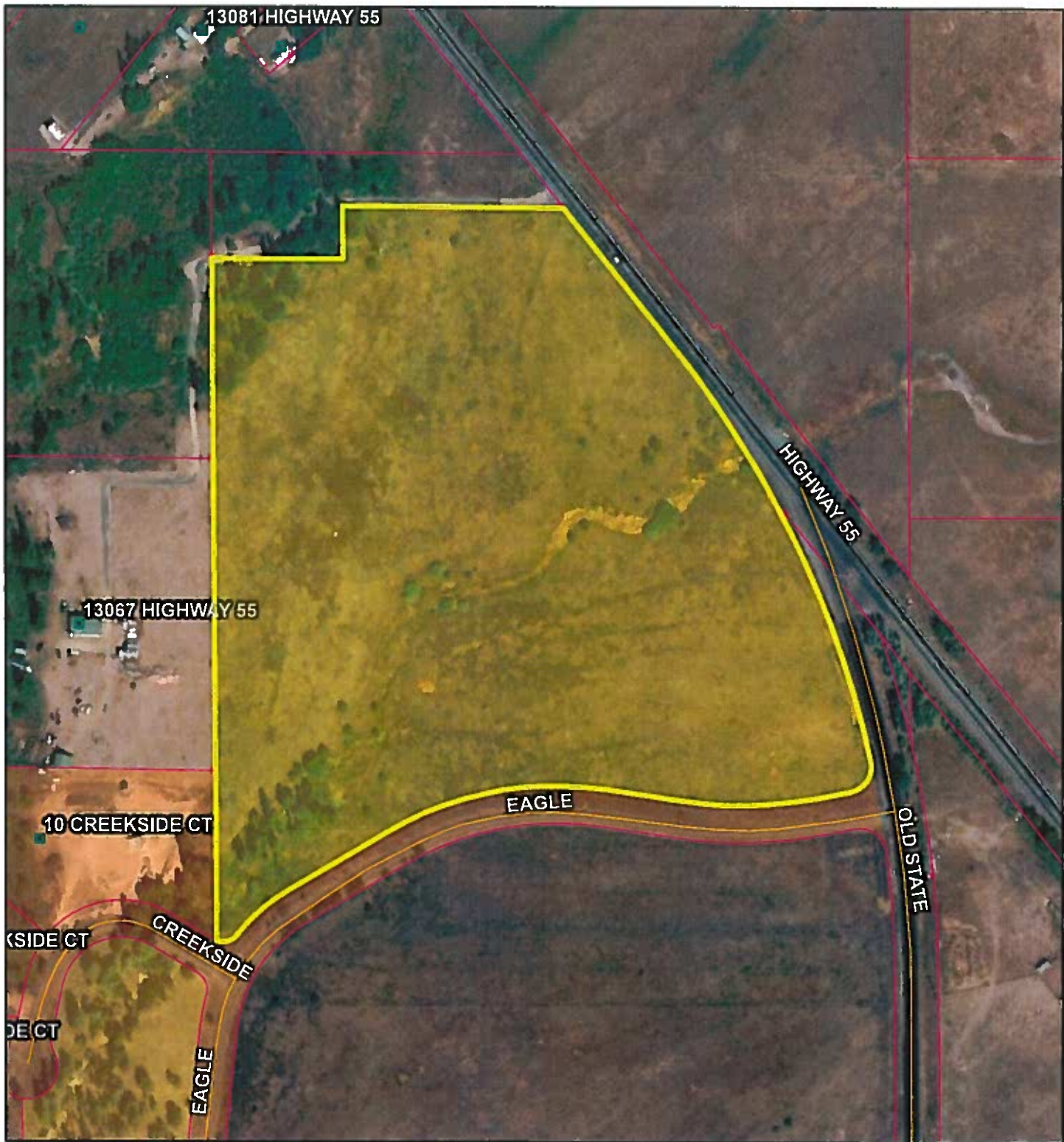
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- Municipalities
- Parcel Boundaries
- Roads**
- MAJOR
- COLLECTOR
- URBAN/RURAL
- PRIVATE



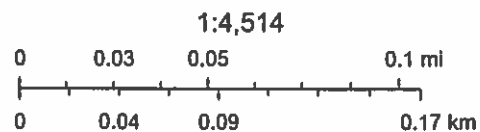
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C.U.P. 22-34 Aerial Map



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- | | |
|---------------------|---------------|
| ■ Address Points | Roads |
| □ Parcel Boundaries | — MAJOR |
| | — URBAN/RURAL |



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TABLE	CHORD
C1	S45°14'28"E 841.76'
C2	S49°21'31"W 326.07'
C3	S79°23'30"W 421.04'
C4	S39°08'37"W 215.87'
C5	S73°28'17"W 31.85'

COMMON NAME - SCIENTIFIC NAME	COUNT	CLASS	NATURE SIZE N X W	SIZE	SYMBOL
CONIFER					
BLACK HILLS SPRUCE - PICEA GLAUCA DE SITA	54	<VARIES>	4" X 20"	6" HT.	○
POROSQUA PINE - PICEA MARMOSA	28	<VARIES>	6" X 25"	6" HT.	○
DECIDUOUS					
RIVER BIRCH - BETULA NIGRA	16	<VARIES>	4" X 35"	2" CAL. B.B.B.	○
COMMON HAZELBERRY - C. OCCIDENTALIS	37	<VARIES>	4" X 35"	2" CAL. B.B.B.	○
AMUR MAPLE - ACER GINNALA	29	<VARIES>	2" X 27"	2" CAL. B.B.B.	○
EXISTING					
EXISTING TREES TO REMAIN	N/A	N/A	N/A	N/A	○
SHRUB					
BURNING BUSH	46	<VARIES>	<VARIES>	5 CAL.	○
OLEANDER - NERUM OLEANDER	37	<VARIES>	<VARIES>	5 CAL.	○

KEYNOTE	DESCRIPTION
1	Approximate Wetland Area, Per Wetland Delineation Report
2	Approximate Stream and Adjacent Wetland Area, Per Wetland Delineation Report
3	Property Boundary Line
4	Existing Plantings to remain, see schedule for details

GENERAL NOTES

A. ALL PLANT MATERIALS SHALL BE WATERED BY THE PROPOSED PRIVATE IRRIGATION SYSTEM, UNLESS OTHERWISE NOTED OTHERWISE.

B. LANDSCAPE PLANTINGS SHALL BE CONSTRUCTED TO BE CONSTRUCTED PER THE STANDARDS SET FORTH IN VCC 9-54-4.

LANDSCAPE CALCULATIONS & REQUIREMENTS

PLOT AREA: 26.97 ACRES (1,171,518 S.F.)

LOT COVERAGE:

BUILDING FOOTPRINT - 90,308 S.F. (8.2%)

IMPERVIOUS SURFACE - 136,182 S.F. (11.6%)

PERMEABLE SURFACE - 1,035,028 S.F. (88.2%)

PROPOSED LANDSCAPING - 110,427 S.F. (9.4%)

TOTAL - 1,171,518 S.F. (100%)

REQUIREMENTS:

ONE TREE PER 25' ALONG LOT FRONTAGE

