

Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



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STAFF REPORT: Appeal of Planning and Zoning Commission Approval of C.U.P. 22-34 Shoemaker Donnelly Storage

HEARING DATE: February 6, 2023

TO: Board of County Commissioners

STAFF: Cynda Herrick, AICP, CFM, Planning and Zoning Director

APPELLANT: Todd Jurdana
PO Box 538, Donnelly, ID 83615

APPLICANT: Jeff Hatch, Hatch Design Architecture
200 W 36th ST, Boise, ID 83714

PROPERTY OWNER: Craig Shoemaker, Shoemaker Properties LLC
2265 S Riverbirch PL, Eagle, ID 83615

LOCATION: 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

SIZE: 26.97 acres

REQUEST: Public Storage Facility

EXISTING LAND USE: Bare Land

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.

FINDINGS:

1. The matter was heard during a public hearing on October 20, 2022, and then tabled to December 8, 2022, for rebuttal from the applicant's representatives and Commissioner deliberation. On December 8, 2022, the public had opportunity to testify regarding the new information. The Valley County Planning and Zoning Commission approved C.U.P. 22-34 Shoemaker Donnelly Storage at a public hearing on December 8, 2022.
2. **Appeal:** The appeal was received in a timely manner on December 19, 2022, with the appropriate \$500 fee. The appeal is attached. Summarized reasons for appeal are listed below:
 - Lack of compatibility using the Compatibility Evaluation.
 - Traffic hazards related to the additional traffic and dangerous intersection for the entrance.
 - Snow storage and water contamination issues.
3. **STAFF RESPONSE TO APPEAL** based on the Application, Presentation at the Public Hearing, Required as Conditions of Approval, and Laws of State of Idaho and Valley County: (See the Minutes and Facts & Conclusions of the P&Z Commission)

Valley County Code (VCC) 9-5H-12: APPEALS:

Each appeal must clearly state the name, address and phone number of the person or organization appealing and the specific issues, items or conditions that are being appealed and state the nature of his or their interest and extent of damages.

Appellant identifies himself as an aggrieved individual. Definition of **Aggrieved Person**: a person sufficiently harmed by a legal judgment, decree, or order to have standing to prosecute an appellate remedy. (Merriam-Webster)

The existing use of the property described in the Petition is bare land.

The land use categorization for the proposed storage units in Valley County Code (Table 9-3-1) is as follows:

- 5. Commercial Uses d. Area Businesses (8) Mini-warehouse storage

Appeal Issue and Staff Comments:

- ***Lack of compatibility using the Compatibility Evaluation*** (attached).

Staff Comment: The Compatibility Questions and Evaluation was a +5. The Commission felt the applicant mitigated impacts through design, landscaping, and relocation of the access point. The Commission also believed that it is better to have this type of commercial use along Highway 55 versus a residential use due to noise impacts. The structures and landscaping will absorb and lessen noise impacts from Highway 55 on residential uses to the south and west.

- ***Traffic hazards related to the additional traffic and dangerous intersection for the entrance.***

Staff Comment: The applicant is working with Idaho Transportation Department to adjust the alignment of Old State Highway. The existing Old State Road and Highway 55 intersection is dangerous; realigning the intersection to improve safety is very positive.

A traffic study has been prepared. The applicant moved the ingress from Eagle LN; Eagle LN access will be for emergencies only.

- ***Snow storage and water contamination issues.***

Staff Comment: Snow will be stored on-site; buildings will retain the snow. A detailed stormwater management and drainage plans will be prepared by the applicant and approved by the Valley County Engineer prior to work being done on-site. They will have to use recommended BMP's and follow accepted stormwater management guidelines of Dept. of Environmental Quality. They will also have to comply with the requirements of the Army Corps of Engineers in regards to any disturbance of wetlands. They cannot increase the flows onto neighboring properties.

4. **Applicant's Response to Appeal** was received on January 31, 2023. It is attached directly behind the Appeal and will be presented by the Applicant.

a) Lack of compatibility using the Compatibility Evaluation.

The majority of commissioners agreed that storage is a low impact use when it comes to ground water quality, traffic, and drainage. Storage is a much-needed service for the community and this site would serve as a low impact buffer to the noise of Hwy 55. The proposed site will be accessed off of Old State Rd. This will limit the impact to Eagle Lane. This access will also allow the developer to coordinate with ITD and the county to reconfigure the intersection at Old State Rd. and Hwy. 55. Additional landscaping has been added to the Southwest corner of the site to further screen the site from the neighbors to the South and West. Please see the revised landscape plan on sheet L-1.0.

b) Traffic hazards related to the additional traffic and dangerous intersection for the entrance.

Please see the attached traffic impact statement, provided by the traffic engineer. Based on the evaluation and recommendations, the following conclusions have been made:

- The proposed facility will be a low traffic generator and will increase the daily traffic volumes along the area roadway network by approximately one percent.
- The proposed facility is estimated to generate eight trips during the weekday morning peak hour and fourteen trips during the weekday evening peak hour resulting in one vehicle approximately eight minutes and four minutes, respectively.
- As part of the proposed facility, the intersection of State Highway 55 and Old State Road will be reconfigured to create two 90-degree intersections incorporating access to the proposed facility.
- With the previously described recommendations, as illustrated in Exhibit 1, the newly configured intersections will significantly improve sightlines for vehicles turning to/from State Highway 55, particularly for vehicles making an eastbound to northbound left-turn movement.

c) Snow storage and water contamination issues.

As per our civil engineer, the project is designed to capture and infiltrate the required design-storm volumes to comply with Valley County requirements. There will not be any

direct stormwater runoff from the developed area of the site to the creek. The preliminary grading plan indicates the proposed location of stormwater retention basins, which are on the south and east sides of the site. These have been placed as far from the creek as possible. During the building permit process, the Civil Engineering design will be reviewed and approved by the County Engineer.

5. Legal notice for the Appeal was completed, as follows:

- Posted in the *Star News* on January 19, 2023, and January 26, 2023.
- Potentially affected agencies were notified on January 6, 2023.
- Property owners within 300 feet of the property line were notified by fact sheet sent January 6, 2023.
- Additional people who previously commented were notified by fact sheet sent January 6, 2023.
- The appeal letter, notice, and application submittals were posted online at www.co.valley.id.us on January 6, 2023.
- Two locations on the property (Highway 55 and Eagle Lane) were posted on January 26, 2023.

6. Additional Information:

- Compatibility Questions and Evaluation - Attached
- Minutes with Exhibits - Attached
- Planning and Zoning Commission Staff Reports - Attached
- Facts and Conclusions as approved by the Planning and Zoning Commission:

The following are the **Facts** of the Planning and Zoning Commission:

1. That the existing use of the property described in the Petition is bare land and will now be a public-storage facility.
2. The application and submittal information presented at the public hearing meets all the requirements of the Valley County Ordinances as codified in Title 9 of the Valley County Code.
3. That the land use categorization in Valley County Code (Table 9-3-1) are as follows:
 - 5. Commercial Uses d. Area Businesses (8) Mini-warehouse storage
4. That the surrounding land uses are Agriculture and Single-family Residential.
5. That the proper legal requirements for advertisement of the hearing have been fulfilled as required by the Valley County Land Use and Development Ordinance, Valley County Code, and by the Laws of the State of Idaho.
 - The application was received on Aug. 12, 2022, from the applicant Jeff Hatch, Hatch Design Architecture. Additional information was received on Sept. 27, 2022; Nov. 28, 2022; Dec. 6, 2022; and Dec. 8, 2022.
 - Legal notice was posted in the *Star News* on Sept. 29, 2022, Oct. 6, 2022, and Oct. 27, 2022.
 - Potentially affected agencies were notified on Sept. 20, 2022.

- Property owners within 300 feet of the property line were notified by fact sheet sent Sept. 20, 2022.
 - The site was posted at two locations (Eagle Lane and Highway 55) on Sept. 28, 2022.
 - The notice and application were posted online at www.co.valley.id.us on Sept. 20, 2022.
 - Additional legal notice for the public hearing on Dec. 8, 2022, was posted in the *Star News* on Nov. 17, 2022, and Nov. 23, 2022.
6. Valley County has one mixed use zone. Applications are evaluated on compatibility with surrounding land uses and promotes the mitigation of potential impacts.
 7. The wetlands have been delineated.
 8. A stormwater management plan and site grading plan shall be approved by the Valley County Engineer.
 9. Snow will be held on buildings; approximately 13% of snow will be stored on the ground.
 10. The City of Donnelly may request an entrance sign on the abandoned old state right-of-way that will be created due to the relocation of the intersection of Old State Highway and State Highway 55.
 11. The proposal consists of the following coverages of the 26.97 acres:
 - * Building coverage - 8.5%.
 - * Impervious areas – 10.3%
 - * Existing landscaping (vegetation) – 70.1
 - * Proposed landscaping – 11.1%
 12. Other persons in attendance expressed approval and disapproval of the proposed use.

The following are the **Conclusions of the Planning and Zoning Commission:**

1. That the proposed use is in harmony with the general purpose of Valley County ordinances and policies and will not be otherwise detrimental to the public health, safety, and welfare.
2. That the proposed use is consistent with the Valley County Comprehensive Plan.
3. Valley County must follow the laws of the State of Idaho and in the Valley County Code.
4. The proposed use is compatible with surrounding land uses due to mitigation.
5. The applicant has made efforts to improve the design, respond to concerns, and mitigate impacts.
6. This site is an ideal spot for something other than residential uses. Having storage units between Highway 55 and the residential area would reduce traffic noise to the residences.
7. Storage units might have less impacts on traffic, water quality, ground water, and drainage than single-family residences.
8. The existing Old State Road and Highway 55 intersection is dangerous; having the applicant work with ITD to improve safety is very positive. Use of this intersection will continue to increase.
9. Water quality concerns have been addressed through the future approval of an engineered stormwater management plan.

7. All Agency comment received:

Central District Health requires more information on soil conditions and seasonal ground water. Restroom facilities will require a sewage system. (Sept. 20, 2022)

Jeff McFadden, Road Department Superintendent, stated that Valley County owns right-of-way along Old State Road and Eagle Lane. He recommends mitigation of impacts to these roads negotiating with developer the payment of road improvement costs attributable to traffic generated by the proposed development. The value of the developers proportionate share may be determined by several methods. The recommendations that are agreeable to the developer should be memorialized in a future voluntary road agreement negotiated between the Valley County Board of County Commissioners, Valley County Road Department, and developer identifying the value of road improvement costs contributed. (Sept. 26, 2022).

Jeff McFadden, Valley County Road Department Superintendent, referred to a comment made about culvert on Creekside Court. This culvert is rusted out and is scheduled for replacement in 2023. (Nov. 16, 2022)

Jess Ellis, Donnelly Fire Marshall, responded with requirements for roads, gates, building plans, water storage tank, and fire extinguishers. (Oct. 5, 2022)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, solid waste, hazardous waste, ground water contamination, and best management practices. (Jan. 11, 2023)

Wendy I. Howell, Idaho Transportation Department, Development Project Coordinator, responded with requirements. This project abuts State Highway 55; no direct access to the State Highway system has been requested. Traffic generation numbers were not provided; ITD is requesting that the applicant provide a Traffic Impact Study (TIS) reflecting the full buildout. The ITD Form 2109 must be submitted. An Encroachment Permit may be required. (Dated Nov. 22, 2022; Received Jan. 23, 2023)

8. All public comment received:

Responses Received After the PZ Commission Meeting on December 8, 2022

Joni Goode, 13079 Highway 55, Donnelly, is not in favor of the storage units. Concerns include the scenic byway, lighting, noise, traffic safety, wetlands, water pollution, and well water. (Jan. 21, 2023; Jan. 22, 2023)

Lisa Mohler, 47 Johnson Lane, is opposed. Concerns include traffic, Scenic Byway designation, lights, noise, emergency access, caretaker availability, and desire for a rural atmosphere. (Jan. 28, 2023)

Jason Barnes, Donnelly, is in favor. The area has a lack of storage for all the recreational opportunities in the area. These storage condos would help alleviate the traffic congestion on Highway 55. (Jan. 25, 2023)

Exhibits – October 20, 2022

Exhibit 1 – Margie Higgins, 13072 Eld Lane, is concerned with traffic, lights, and property values. (Oct. 20, 2022)

Exhibit 2 – Slide show presentation by applicant.

Exhibits – December 8, 2022

Exhibit 1 – Additional Submittal from Applicant (Dec. 6, 2022, and Dec. 8, 2022)

Responses Included in the PZ Commission Staff Reports

Email chain between Jeff Hatch and Dwight Stuzman. Mr. Stuzman stated the design looks good. (Sept. 26, 2022; Nov. 14, 2022; Nov. 15, 2022)

Joey Pietri recommends that this project not be reviewed until after infrastructure improvements are made. (Sept. 26, 2022)

Lisa Mohler, 47 Johnson Lane, asks that the application be denied or tabled for more information. If approved, there should be 15-ft high evergreen trees and a fence on the east side of the property before any building starts; no advertising signs on the south side of the complex; and a caretaker on site 24/7. Red should not be approved as a design color for the building or sign. Questions include the number of acres, number of storage units, water on the site, the job types, and timeline.

9. **RECOMMENDATIONS:**

- Part of the Valley County Board of Commissioners deliberation and decision should be a **“reasoned statement** that explains the criteria and standards considered relevant; state the relevant facts relied upon, and explain the rationale for the decision based on applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record, ‘all of which’ should be part of the motion to approve or deny, or should be developed with staff assistance for action at a subsequent meeting.” (VCC 9-5H-11.8)
- **Idaho Code 67-6519. APPLICATION GRANTING PROCESS.**
 - (1) As part of ordinances required or authorized under this chapter, a procedure shall be established for processing in a timely manner applications for zoning changes, subdivisions, variances, special use permits and such other applications required or authorized pursuant to this chapter for which a reasonable fee may be charged.
 - (5) **Whenever a governing board or zoning or planning and zoning commission grants or denies an application, it shall specify:**
 - (a) The ordinance and standards used in evaluating the application;
 - (b) The reasons for approval or denial; and
 - (c) The actions, if any, that the applicant could take to obtain approval.
- If the Board of County Commissioners uphold the Planning and Zoning Commission approval, they should remove from or add to the Planning and Zoning Commission Facts and Conclusions so that a separate document can be prepared for their approval at a later date.

ATTACHMENTS:

- Proposed Conditions of Approval if Conditional Use Permit Approved by the Board of County Commissioners
- Appeal Letter
- Applicant's Response to Appeal Letter with Traffic Study Revised Landscaping Plan
- PZ Commission Facts and Conclusions
- PZ Commission Meeting Minutes – October 20, 2022
- PZ Commission Staff Report – Oct. 20, 2022
- PZ Commission Meeting Minutes – Dec. 8, 2022
- PZ Commission Staff Report – Dec. 8, 2022
- Vicinity Map
- Aerial Map
- Wetland Map
- Assessor Plat – T.16N R.3E Section 15
- Site Plan
- Pictures Taken Sept. 28, 2022, and January 26, 2023
- Idaho Code 67-6519 Application Granting Process
- All Responses, Including Exhibits
- Application Submittals

Proposed Conditions of Approval if Conditional Use Permit Approved by the Board of County Commissioners

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The use shall be established within one year of the date of approval, or a permit extension will be required.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site. The fee for engineering review shall be reimbursed at 105% prior to obtaining building permits.
6. Must comply with requirements of the Donnelly Fire District.
7. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
8. Shall obtain building permit for the structures.
9. Shall obtain a sign permit prior to installation of a sign.
10. All noxious weeds on the property must be controlled.
11. Snow must be stored on-site.
12. The site must be kept in a neat and orderly manner.
13. Any use other than storage buildings and an office will require an additional conditional use permit.
14. Shall obtain Central District Health approval prior to issuance of a building permit for the office.
15. Berm should be elevated above new grade and not have a slope no greater than 3:1.
16. Landscaping should be installed within one year after first structure is completed.
17. A minimum of one tree should be planted for every 25 feet of linear street frontage. The trees may be grouped or planted in groves.
18. Must have an approach permit from the Valley County Road Department and/or Idaho Transportation Department.
19. Hours of operation are limited to 6:00 a.m. to 10:00 p.m. Gates will be locked when closed.
20. No outside storage allowed.
21. Prior to construction of any on-site improvements, the applicant shall meet with the Valley County Road Director and/or Board of County Commissioners to discuss off-site road improvements. If an agreement cannot be reached the application shall be set for another public hearing with the Valley County Planning and Zoning Commission to determine if the application can be approved without improvements and still meet their mandates concerning public health, safety, and welfare matters. The discussion will be concerning current road conditions and potential mitigation for impacts caused by the development.

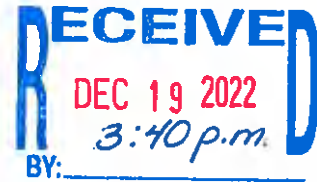
END OF STAFF REPORT

Staff Report

C.U.P. 22-34 Appeal

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Valley County Planning and Zoning
P.O. Box 1350 219 North Main Street
Cascade, Idaho 83611-1350



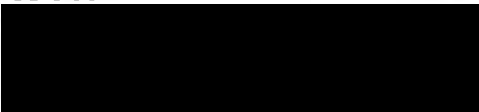
Todd Jurdana

Physical Address:

177 Eagle Lane

Donnelly, Idaho 83615

83615



Mailing Address:

P.O. Box 538

Donnelly, Idaho

Appeal to Decision CUP 22-34 Shoemaker Donnelly Storage

I request to appeal the decision for approval of the referenced application. Myself and many of my neighbors interpret the project as not compatible for the parcel related to the application. The applicant was asked by the P&Z members for a traffic study and an environmental impact study. Neither item was submitted to the members at the subsequent meeting and it is unclear why they weren't required for the approval.

The primary issues we would appeal are the following:

1. Lack of compatibility using the county's scoring system

All the planning and zoning members confirm the poor compatibility numbers. This will affect the scenic byway with an industrial use with high walls and extremely large square footage. This will also bring an industrial complex to a residential neighborhood, which will diminish the quality of life of the residents and create a financial hardship related to property values.

2. Traffic hazards related to the additional traffic and dangerous intersection for the entrance

The intersection of Highway 55 and Old State Road is a poor intersection as it sits. Adding the changes the applicant requests will cause additional stopping traffic on Highway 55 both right and left turns at this intersection.

3. Snow storage and water contamination issues

The water authority testified at the meeting this project will affect water quality of the stream that flows into

Lake Cascade.

Several neighbors in the area that support the appeal are:

Bradley and Heather Beaman
13017 Old State Road, Donnelly ID 83615 -

[REDACTED]

Mike and Rene Birkinbine
20 Creekside Court, Donnelly, ID 83615 -


[REDACTED]

Arleigh S. McCoy
13067 Highway 55, Donnelly ID 83615 -

[REDACTED]

Dwight Stutzman
Creekside Court, Donnelly, ID 83615 -

[REDACTED]


12/19/2022
Todd Jurdana



HATCH
DESIGN
ARCHITECTURE

200 w. 36th st., boise, idaho 83714 • phone [REDACTED] • fax [REDACTED] • email [REDACTED]

January 31, 2023

Appeal Response

Valley County Planning and Zoning
219 N Main St.
Cascade, ID 83611

Re: Conditional Use Permit Appeal for Shoemaker – Donnelly Storage
Located at TBD, Donnelly, ID 83615

1. Lack of compatibility using the Compatibility Evaluation.

1R. The majority of commissioners agreed that storage is a low impact use when it comes to ground water quality, traffic, and drainage. Storage is a much-needed service for the community and this site would serve as a low impact buffer to the noise of Hwy 55. The proposed site will be accessed off of Old State Rd. This will limit the impact to Eagle Lane. This access will also allow the developer to coordinate with ITD and the county to reconfigure the intersection at Old State Rd. and Hwy. 55. Additional landscaping has been added to the Southwest corner of the site to further screen the site from the neighbors to the South and West. Please see the revised landscape plan on sheet L-1.0.

2. Traffic hazards related to the additional traffic and dangerous intersection for the entrance.

R2. Please see the attached traffic impact statement, provided by our traffic engineer.

3. Snow storage and water contamination issues.

R3. As per our civil engineer, the project is designed to capture and infiltrate the required design-storm volumes to comply with Valley County requirements. There will not be any direct stormwater runoff from the developed area of the site to the creek. The preliminary grading plan indicates the proposed location of stormwater retention basins, which are on the south and east sides of the site. These have been placed as far from the creek as possible. During the building permit process, the Civil Engineering design will be reviewed and approved by the County Engineer.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP

HATCH DESIGN ARCHITECTURE

CUP 22-34 Appeal

From: Steve Thiessen [REDACTED]
Sent: Tuesday, January 31, 2023 4:52 PM
To: Cynda Herrick [REDACTED]
Subject: CUP 22-34 Appeal

Good evening Cynda,

I have attached the traffic study and a revised landscape plan for the upcoming hearing.

Thank you,
Steve

Steve Thiessen, Architectural drafter
Hatch Design Architecture
200 West 36th Street
Boise, ID 83714
[REDACTED]

MEMORANDUM TO: Jeff Hatch, AIA Leed AP
Hatch Design Architecture

FROM: Brendan S. May, PE, PTOE
Senior Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: January 31, 2023

SUBJECT: Traffic Impact Statement
Self-Storage Facility
Donnelly, Idaho

This memorandum summarizes the findings of a traffic impact evaluation prepared for the proposed self-storage facility to be located in the northwest quadrant of the intersection of Eagle Lane with State Highway 55/Old State Road in Donnelly, Idaho.

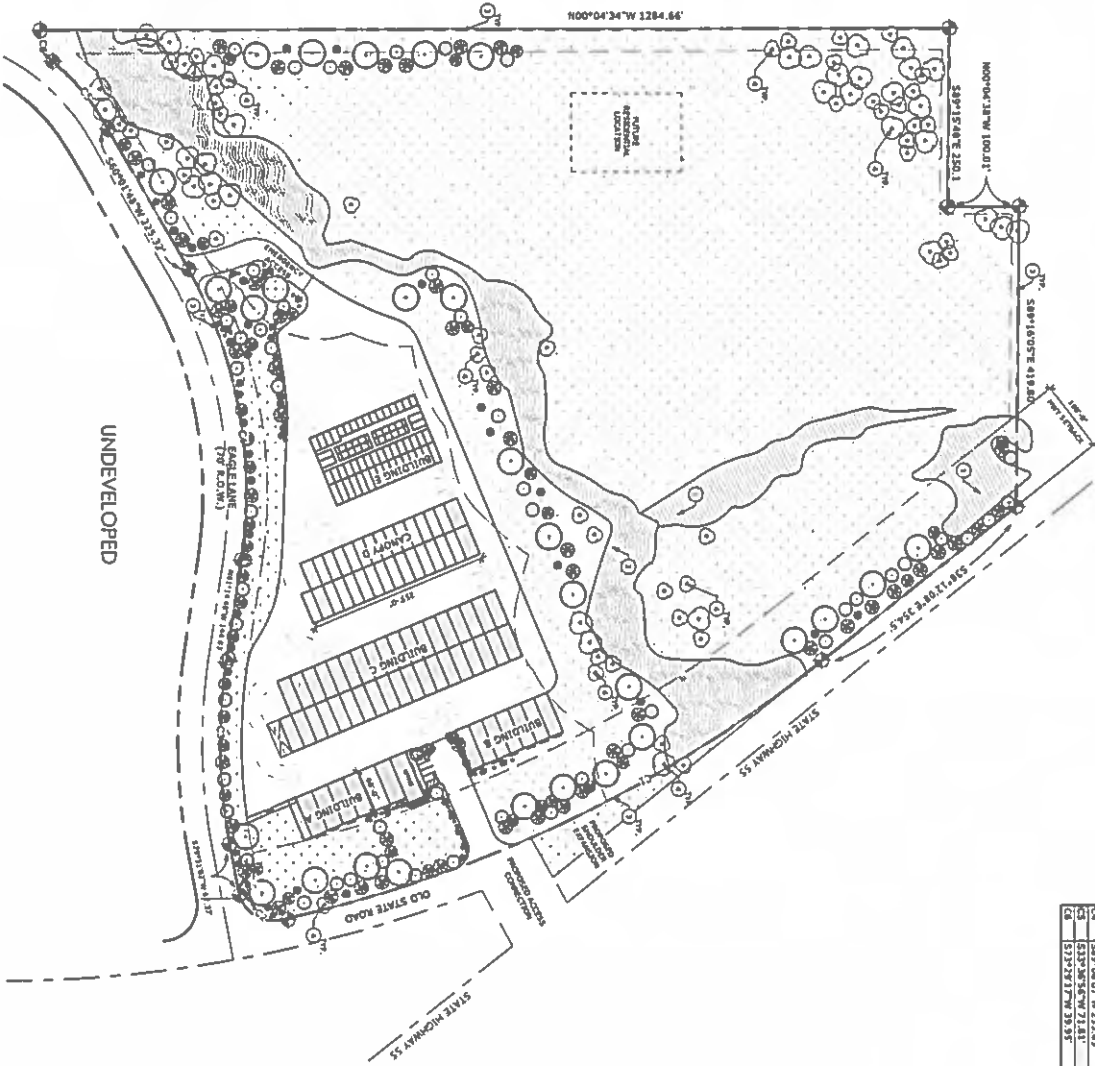
As proposed, the self-storage facility will provide approximately 90,348 square feet of building space. Access to the facility will be provided off State Highway 55 and emergency access will be provided off Eagle Lane. As part of the proposed facility, the intersection of State Highway 55 with Old State Road/the proposed access drive will be reconfigured to provide two 90-degree intersections.

The purpose of this memorandum was to document the existing roadway conditions, estimate the traffic projected to be generated by the self-storage facility, provide a generally assessment of the impact the traffic will have on the adjacent roadway system, and to review the proposed access configuration.

Existing Roadway Characteristics

State Highway 55 is generally a north-south other principal arterial roadway that in the vicinity of the site provides one travel lane in each direction. State Highway 55 operates under free flow conditions at its intersection with Old State Road. North of Old State Road, State Highway 55 carries an annual average daily traffic (AADT) volume of 6,000 vehicles (ITD 2021) and has a posted speed limit of 45 miles per hour. South of Old State Road, State Highway 55 carries an annual average daily traffic volume of 4,900 vehicles (ITD 2021) and has as a posted speed limit of 65 miles per hour. State Highway 55 is under the jurisdiction of the Idaho Transportation Department (ITD).

LANDSCAPE PLAN



CURVE TABLE

NAME	CHORD
C1	535°16'36"E 841.79'
C2	548°21'31"W 124.07'
C3	579°27'30"W 421.04'
C4	589°00'07"W 255.85'
C5	633°30'56"W 21.81'
C6	573°28'17"W 25.95'

PLANTING SCHEDULE

COMMON NAME - SCIENTIFIC NAME	COUNT	CLASS	NATURE SIZE H X W	SIZE	SYMBOL
COMMON NAME - SCIENTIFIC NAME	54	N/A	48" X 20"	6 HT.	○
COMMON NAME - SCIENTIFIC NAME	29	N/A	48" X 25"	6 HT.	○
COMMON NAME - SCIENTIFIC NAME	49	CLASS II	48" X 35"	7' CL. 8.8.8	○
COMMON NAME - SCIENTIFIC NAME	39	CLASS II	48" X 35"	7' CL. 8.8.8	○
COMMON NAME - SCIENTIFIC NAME	21	CLASS I	24" X 20"	2' CL. 8.8.8	○
COMMON NAME - SCIENTIFIC NAME	N/A	N/A	N/A	N/A	○
COMMON NAME - SCIENTIFIC NAME	14	CLASS II	48" X 35"	7' CL. 8.8.8	○
COMMON NAME - SCIENTIFIC NAME	39	CLASS II	48" X 35"	7' CL. 8.8.8	○
COMMON NAME - SCIENTIFIC NAME	N/A	N/A	N/A	N/A	○

KEYNOTE

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

GENERAL NOTES

- ALL PLANT MATERIALS SHALL BE WATERED BY THE PROPOSED PRIVATE IRRIGATION SYSTEM.
- LANDSCAPE BEDS ARE PROPOSED ALONG THE TO BE CONSTRUCTED PER THE STANDARDS SET FORTH IN VCC 9.5.4.

LANDSCAPE CALCULATIONS & REQUIREMENTS

PARKING AREA: 25,967 ACRES (1,175,518 S.F.)
LOT COVERAGE:
BUILDING FOOTPRINT - 90,308 S.F. (6.2%)
PERVIOUS SURFACE - 1,381,822 S.F. (11.8%)
PERVIOUS VEG. SURFACE - 1,381,822 S.F. (11.8%)
PERVIOUS SURFACE - 1,381,822 S.F. (11.8%)
TOTAL - 1,375,518 S.F. (11.8%)

**FINDINGS OF FACT AND CONCLUSIONS OF LAW BEFORE
THE VALLEY COUNTY PLANNING AND ZONING COMMISSION**

SUBJECT: Conditional Use Permit No 22-34
Shoemaker Donnelly Storage

INTRODUCTION

This matter came before the Valley County Planning and Zoning Commission on October 20, 2022. The Commission reached a quorum. Commission members in attendance were Scott Freeman, Ken Roberts, and Chairman Neal Thompson. The staff report, applicant's presentation, and public testimony were heard. The matter was tabled to December 8, 2022.

This matter came before the Valley County Planning and Zoning Commission on December 8, 2022. The Commission reached a quorum. Commission members in attendance were Katlin Caldwell, Sasha Childs, Scott Freeman, and Vice Chairman Ken Roberts. The applicant's representatives presented rebuttal comments and the public testified on the new information.

Jeff Hatch was present and requesting approval of a conditional use permit to construct a public self-storage facility. The proposal includes an office and five storage buildings totaling approximately 97,125 sqft. The site is part of the 26.97-acre parcel RP16N03E157408, located in the SE ¼ Section 15 T.16N R.3E, Boise Meridian, Valley County, Idaho.

FINDINGS OF FACT

Having given due consideration to the application and evidence presented at the Public Hearing, which is summarized in the Minutes of the Commission's meeting dated October 20, 2022, and December 8, 2022, the Valley County Planning and Zoning Commission hereby made the following findings of fact:

1. That the existing use of the property described in the Petition is bare land and will now be a public-storage facility.
2. The application and submittal information presented at the public hearing meets all the requirements of the Valley County Ordinances as codified in Title 9 of the Valley County Code.
3. That the land use categorization in Valley County Code (Table 9-3-1) are as follows:
 - 5. Commercial Uses d. Area Businesses (8) Mini-warehouse storage
4. That the surrounding land uses are Agriculture and Single-family Residential.
5. That the proper legal requirements for advertisement of the hearing have been fulfilled as required by the Valley County Land Use and Development Ordinance, Valley County Code, and by the Laws of the State of Idaho.
 - The application was received on August 12, 2022, from the applicant Jeff Hatch, Hatch Design Architecture. Additional information was received on Sept. 27, 2022; Nov. 28, 2022; Dec. 6, 2022; and Dec. 8, 2022.

- Legal notice was posted in the *Star News* on September 29, 2022, October 6, 2022, and October 27, 2022.
 - Potentially affected agencies were notified on September 20, 2022.
 - Property owners within 300 feet of the property line were notified by fact sheet sent September 20, 2022.
 - The site was posted at two locations (Eagle Lane and Highway 55) on Sept. 28, 2022.
 - The notice and application were posted online at www.co.valley.id.us on September 20, 2022.
 - Additional legal notice for the public hearing on December 8, 2022, was posted in the *Star News* on November 17, 2022, and November 23, 2022.
6. Valley County has one mixed use zone. Applications are evaluated on compatibility with surrounding land uses and promotes the mitigation of potential impacts.
 7. The wetlands have been delineated.
 8. A stormwater management plan and site grading plan shall be approved by the Valley County Engineer.
 9. Snow will be held on buildings; approximately 13% of snow will be stored on the ground.
 10. The City of Donnelly may request an entrance sign on the abandoned old state right-of-way that will be created due to the relocation of the intersection of Old State Highway and State Highway 55.
 11. The proposal consists of the following coverages of the 26.97 acres:
 - * Building coverage - 8.5%.
 - * Impervious areas – 10.3%
 - * Existing landscaping (vegetation) – 70.1
 - * Proposed landscaping – 11.1%
 12. Other persons in attendance expressed approval and disapproval of the proposed use.

CONCLUSIONS

Based on the foregoing findings, the Valley County Planning and Zoning Commission concludes as follows:

1. That the proposed use is in harmony with the general purpose of Valley County ordinances and policies and will not be otherwise detrimental to the public health, safety, and welfare.
2. That the proposed use is consistent with the Valley County Comprehensive Plan.
3. Valley County must follow the laws of the State of Idaho and in the Valley County Code.
4. The proposed use is compatible with surrounding land uses due to mitigation.
5. The applicant has made efforts to improve the design, respond to concerns, and mitigate impacts.
6. This site is an ideal spot for something other than residential uses. Having storage units between Highway 55 and the residential area would reduce traffic noise to the

residences.

7. Storage units might have less impacts on traffic, water quality, ground water, and drainage than single-family residences.
8. The existing Old State Road and Highway 55 intersection is dangerous; having the applicant work with ITD to improve safety is very positive. Use of this intersection will continue to increase.
9. Water quality concerns have been addressed through the future approval of an engineered stormwater management plan.

ORDER

The Valley County Planning and Zoning Commission, pursuant to the aforementioned, orders that the application of Jeff Hatch for Conditional Use Permit 22-34 Shoemaker Donnelly Storage, as described in the application, staff report, correspondence, minutes, and exhibits of the meeting be approved.

Special conditions applied to the proposed use are:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The use shall be established within one year of the date of approval, or a permit extension will be required.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site. The fee for engineering review shall be reimbursed at 105% prior to obtaining building permits.
6. Must comply with requirements of the Donnelly Fire District.
7. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
8. Shall obtain building permit for the structures.
9. Shall obtain a sign permit prior to installation of a sign.
10. All noxious weeds on the property must be controlled.
11. Snow must be stored on-site.

12. The site must be kept in a neat and orderly manner.
13. Any use other than storage buildings and an office will require an additional conditional use permit.
14. Shall obtain Central District Health approval prior to issuance of a building permit for the office.
15. Berm should be elevated above new grade and not have a slope no greater than 3:1.
16. Landscaping should be installed within one year after first structure is completed.
17. A minimum of one tree should be planted for every 25 feet of linear street frontage. The trees may be grouped or planted in groves.
18. Must have an approach permit from the Valley County Road Department and/or Idaho Transportation Department.
19. Hours of operation are limited to 6:00 a.m. to 10:00 p.m. Gates will be locked when closed.
20. No outside storage allowed.
21. Prior to construction of any on-site improvements, the applicant shall meet with the Valley County Road Director and/or Board of County Commissioners to discuss off-site road improvements. If an agreement cannot be reached the application shall be set for another public hearing with the Valley County Planning and Zoning Commission to determine if the application can be approved without improvements and still meet their mandates concerning public health, safety, and welfare matters. The discussion will be concerning current road conditions and potential mitigation for impacts caused by the development.

NOTICE OF FINAL ACTION AND RIGHT TO REGULATORY TAKING ANALYSIS

The Applicant is hereby notified that pursuant to Idaho Code §67-8003, an owner of real property that is the subject of an administrative or regulatory action may request a regulatory taking analysis. Such request must be in writing and must be filed with the Valley County Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

Please take notice that if this is a decision of the Planning and Zoning Commission it can be appealed to the Valley County Board of Commissioners in accordance with Valley County Code 9-5H-12. The appeal should be filed with the Valley County Planning and Zoning Administrator within ten days of the decision.

Please take notice that if this is a decision of the Board of County Commissioners it is a final action of the governing body of Valley County, Idaho. Pursuant to Idaho Code §67-6521, an affected person i.e., a person who has an interest in real property which may be adversely affected by the issuance or denial of the application to which this decision is made, may within twenty-eight (28) days after the date of this Decision and Order, seek a judicial review as provided by Chapter 52, Title 67, Idaho Code.

END FACTS AND CONCLUSIONS



Valley County

Planning and Zoning Commission Chairman

Date: 01/12/23

Valley County Planning and Zoning Commission

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Email: cherrick@co.valley.id.us

Neal Thompson, Chairman
Ken Roberts, Vice-Chair

Katlin Caldwell, Commissioner
Sasha Childs, Commissioner
Scott Freeman, Commissioner

MINUTES

Valley County Planning and Zoning Commission

October 20, 2022

Valley County Court House - Cascade, Idaho

PUBLIC HEARING – 6:00 p.m.

You may view the hearing by going to www.co.valley.id.us and click on "Watch Meetings Live".

A. OPEN: Meeting called to order at 6:00 p.m. by Chairman Thompson. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Katlin Caldwell	Excused
PZ Commissioner – Sasha Childs:	Excused
PZ Commissioner – Scott Freeman:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Neal Thompson:	Present
PZ Assistant Planner – Lori Hunter:	Present

B. MINUTES: Commissioner Roberts moved to approve the minutes of September 1, 2022, and September 8, 2022. Commissioner Freeman seconded the motion. Motion carried unanimously.

C. NEW BUSINESS:

- 1. C.U.P. 22-32 Esplin Glamping and Short-Term Rentals:** Harmon Esplin is requesting approval of a conditional use permit for a camping facility for short-term rentals. Phase 1 an existing rental cabin, three RV camping sites, and five yurt campsites. Phase 2 would replace the campsites and existing cabin with a total of seven residences available for short-term rentals. Individual wells and storage tank would provide water; central sewer would be provided by Northlake Recreation Sewer and Water District. Access will be multiple driveways from West Mountain RD (public) and Palladin RD (public). The 2.9-acre site, addressed at 2440 Palladin RD, parcels RP16N03E191508 and Smiling Julie Lot 33A, is located in the NE ¼ Sec. 19, T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item. **POSTPONED from September 8, 2022**

Chairman Thompson introduced the item and opened the public hearing. Chairman Thompson asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Thompson asked for the Staff Report. Director Herrick presented the staff report, displayed the site and GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Slide presentation by Applicant showing proposed boundaries and drawings of proposed house styles.
- **Exhibit 2** – Brad Oakey and Abby Fry, owners of property addressed at 2439 Palladin Road, ask questions regarding the short-term rental permit and driveway access. (Oct. 20, 2022)
- **Exhibit 3** – Ben and Rachel Esplin support the proposal. (Oct. 20, 2022)
- **Exhibit 4** – Justin Roth, 2278 Franks RD, supports the proposal. (Oct. 20, 2022)

Chairman Thompson calculated a compatibility of +2. He struggled with compatibility. The final result would be multiple short-term rentals on one property.

Commercial aspect of more than one short-term rental would have a different impact than use by family. The applicant is currently permitted for one short-term rental. Commissioner Roberts stated a similar request for multiple rentals on one parcel was recently denied. Commissioner Roberts said the applicant choose one use, not phases, and have a clean application with a clear intent. Commissioner Freeman said the use is commercial and thus should be built to commercial standards and building setbacks, not residential as shown. The applicant can reapply.

Commissioner Roberts moved to deny C.U.P. 22-32 Esplin Glamping and Short-Term Rentals. Commissioner Freeman seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12.

6:55 p.m.

2. **C.U.P. 22-34 Shoemaker Donnelly Storage:** 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 totaling approximately 97,125 sqft. Phase 2 (residential and additional storage) would require a new application. Individual well, an individual septic system, and electricity are proposed. Access would be from Eagle Lane, a public road. The site is part of the 26.97-acre parcel RP16N03E157408, located in the SE ¼ Section 15 T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item

Chairman Thompson introduced the item and opened the public hearing. Chairman Thompson asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Thompson asked for the Staff Report. Director Herrick presented the staff report, displayed the site and GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Margie Higgins, 13072 Eld Lane, is concerned with traffic, lights, and property values. (Oct. 20, 2022)

Director Herrick responded to questions from Commissioners. She stated that a response was not received from the City of Donnelly. Highway 55 requires a 100-ft setback. A wetland delineation would be required. Hours of access were discussed. The proposal is for a self-service facility. Proposed conditions of approval would be used to reduce traffic and mitigate impacts. Landscaping and lighting plans have been submitted. The applicant has proposed a 120-ft landscape buffer from Highway 55 and Old State Road as well as an 80-ft landscape buffer along Eagle Lane.

Chairman Thompson asked for the applicant's presentation.

Jeff Hatch of Hatch Design Architecture, Boise, Idaho, presented a slide presentation (**Exhibit 2**). He described the proposed site which includes wetlands. The proposal does not include the northern portion of the property. A wetland delineation application has been submitted and is currently being reviewed by the U.S. Corps of Engineers. **Exhibit 2** includes modifications for the wetlands from the previous submittals. Small low cast lights would be directed downward. Lighting would be motion-lights and be set on timers to be off when during closed hours. Dark for majority of evenings. If all lit up at the same time, the result would be similar to a parking lot, approximately 1.5 candles. Landscaping plan includes a 120-ft setback from Highway 55 for appropriate berm and a drainage swale. The site includes wetlands and natural vegetation.

Commissioner Roberts asked if the applicant would be willing to block the view of the buildings from the north. Mr. Hatch that they are willing to add more landscaping to the site. The berm would be 7 to

8-feet tall, not including the height of the vegetation.

Buildings would be single-story. Snow would be stored on roofs of structures. He presented renderings of views of the site from different directions. Phase 2 would be a separate application. Signage is not included in this application; it would be in a separate sign permit application. The application originally proposed to be open hours to 24 hours; the applicant is willing to limit hours to 6 a.m. to 10 p.m. as listed in the proposed conditions of approval.

Wetlands have been surveyed. There are existing ditches and water rights. A septic system and water well are proposed for the office on southeast portion of property. They are willing to tie into North Lake Recreational Sewer and Water District if available at the site. Mr. Hatch responded to the compatibility questions and staff evaluation. The proposed development would be eight acres of low intensity commercial use. There would be no wetland disturbance and no living in facilities. Staff would be on site. The landscaping buffer exceeds requirements. The applicant is willing to add additional landscaping. The building color in renderings has been revised based on comments. There would be 146 storage units of varying sizes. Four phases would be completed in five years. The number of buildings has been reduced from five to four due to wetland delineation survey results. The number of units is similar but the overall building footprint has been reduced. The southwest corner would be used for snow storage. Snow can also be stored on the north part of the property (18 acres). Stormwater would be contained and kept from wetland area.

Chairman Thompson asked for proponents. There were none.

Chairman Thompson asked for undecided.

Susan Dorris, Mayor of City of Donnelly, stated that a response letter was mailed from the City of Donnelly three days after the public hearing notice was received. The letter was written by Allison Hatzenbuehler.

Allison Hatzenbuehler, Planning and Zoning Administrator for the City of Donnelly. Her concerns are the site is designated as Scenic Byway. Storage units is not what they want to be as the entrance to Donnelly. Concerns include lighting and landscaping. This site is within the Donnelly Impact Area.

Chairman Thompson asked for opponents.

Arleigh McCoy, 13067 Highway 55, lives immediately west of site. Lighting would impact the properties to the west. The northwest corner is also a wetland. Deer herds use this property. Property values would decrease.

Todd Jurdana, lives at 177 Eagle Lane and also owns 247 Eagle Lane. The commercial driveway would be about 25 yards away from his property and new home. Every vehicle would shine into his property and house. Eagle Lane is a residential road for a 10-lot subdivision. The creek is currently fully running. Wildlife would be impact. Kids, dogs, grandkids would not be safe. Highway 55 and Old State Road is a dangerous corner intersection. There would be heavy weekend traffic if people are stopping at the storage units to pick up their boats, trailers, etc. for use. The applicant stated that contractors would use the storage units which would be regular traffic in and out of the site.

Mike Birkinbine, 20 Creekside Court, also accesses his home from Eagle Lane. These are dead-end roads. He has resided there for 17 years. Wetlands drain from east side of Highway 55 into this parcel as well as the south side of Eagle Lane. The water drains into the creek and then goes under Creekside Court. Underneath Creekside Court is a 4-ft culvert that has rotted out. Valley County has said that there is no money to replace the culvert. If snow is stored in the southwest corner, runoff will flood Eagle Lane and Creekside Court, the creek, and will then flow directly into Boulder Creek and Lake Cascade. In addition, Eagle Lane is a one-lane road in the winter as the County cannot push

the snow high enough. Plowed snow will destroy the landscaping. Water pools on Eagle Lane and is unable to drain. Water is on the proposed property year-round, especially north of the wetland area. Currently Valley County will not plow Eagle Lane until six inches of snow have accumulated. Eagle Lane is a dirt road and would be a muddy road. The County does not have the money or equipment to improve the road. The 120-ft berm area would have water 12 months of the year. Headlights would directly shine into his house. The proposal does not benefit Donnelly or Valley County citizens. The land is not appropriate for this type of build. Two previous owners cancelled developments at this site as the land is not buildable.

Art Troutner, representing the Valley County Soil and Water Conservation District, is not opposed but has water quality and drainage questions. The use would be a large parking lot with hard surfaces (roof and driveways). Water will flow into creek. There has been no discussion about protecting the wetlands areas from parking lot runoff with contaminants. He suggested that this proposal be tabled until there is a viable drainage plan.

Bradley Beaman, 13017 Old State Road, lives two properties south of this proposal. He was shocked by proposed renderings and compared them to a "supersized Walmart". The proposal has many issues including dangerous intersection of Highway 55 and Old State Road, the additional noisy traffic, snow storage, water drainage, and wildlife habitat. How would access to the site be limited? The berm would block turning traffic. Eagle Lane is a graveled dirt road that would need improved, widen, and paved. This is a residential area. How many years to get tall, mature trees for landscaping? The use is not compatible.

Heather Beaman, 13017 Old State Road, agrees with previous comments. She wanted to reiterate how dangerous the corner is. There is not much room, especially for trucks and trailers, to maneuver. This road is also a bus route. Eagle Lane is a residential dirt road.

Chairman Thompson asked for rebuttal from the applicant.

Mr. Hatch responded to comments. The landscaping and berm address Scenic Byway concerns. Lighting will be dark-sky compliant; applicant is willing to reduce to 38 lights. The applicant is also willing to provide additional landscaping to north and west of the buildings. Regarding the roadway concerns, a condition of approval could include a traffic impact study for both current and proposed uses as well as recommended improvements. Regarding stormwater concerns, they are working with U.S. Corps of Engineers. Swales can be increased. The possibilities for this site are limited particularly due to the wetlands. Storage units are a need in Donnelly. The applicant wants to be a good neighbor; the use will be screened.

Commissioner Roberts has concerns regarding the runoff and water quality. The application did not contain stormwater management information or retention ponds.

Mr. Hatch stated their civil engineer recently receive the soil report for this site. There is some limited subsurface, primarily in the southeast corner. Thus, the majority of the subsurface stormwater would be stored in the drive lane in that southeast corner. There is also storage in the southwest corner. There also is ancillary storage in the swales along Eagle Lane. The soil engineer could also review to determine if oversaturation occurs near the highway and Old State Road.

Commissioner Roberts stated that people must understand that they cannot buy and build anything they want on all pieces of land in Valley County. There are unique soil types in Valley County that do not lend themselves to construction of buildings including silty loam soils. The applicant would need to elevate the building site, bring in soil, etc. The Commission's job is to determine if the proposed use is compatible for the site. He would like to see the response letter from the City of Donnelly. There are some issues that need to be addressed for the site, particularly the deteriorating water quality. The toxic cyanobacteria is getting worse. Too much warm nutrient rich water is flowing into

Lake Cascade. He is concerned how the water would drain from this property, including chemicals from vehicles. These issues affect the compatibility and appropriateness of the use. The site is within the Roseberry Irrigation District.

Mr. Hatch stated that commercial development is required by law to maintain stormwater drainage on the property. Traditionally the applicant would coordinate with the engineering department to satisfy that request. Mr. Hatch suggested that the Commissioners table the public hearing so the applicant can submit sufficient engineering information for review.

Chairman Thompson asked Mr. Hatch to also respond to additional traffic concerns.

Chairman Thompson closed the public hearing.

The Commission deliberated and agreed that more information is needed. Chairman Thompson stated storage units are needed; however, there are issues and unknowns. Commissioner Freeman is particularly concerned about water runoff, flow amounts, and filtration.

Commissioner Roberts moved to table C.U.P. 22-34 Shoemaker Donnelly Storage until the regularly scheduled December 2022 meeting at 6.00 p.m. [December 8, 2022]. Commissioners desire more time to review the application. More information is requested from the applicant including traffic impact study, civil engineering plan, and proposed road development agreement. Commissioner Freeman seconded the motion. Motion carried unanimously.

Short recess. Chairman Thompson stated that the order of the agenda has been amended.

3. C.U.P. 22-40 Stonebraker Winter Recreation Parking Site: The Idaho Fish and Game Department and Valley County Parks and Recreation are requesting a conditional use permit for a winter parking area on private property. No overnight parking would be allowed. A porta-potty would be placed at the site. Access would be from Stonebraker Lane. The approximately 0.5-acre site is part of parcel RP15N03E350006, addressed at 21 Stonebraker LN, and located in the NENE Sec. 35, T.15N R.3E, Boise Meridian, Valley County, Idaho. Action Item

Chairman Thompson introduced the item and opened the public hearing. Chairman Thompson asked if there was any *ex parte* contact or conflict of interest. There was none.

Director Herrick stated that this item has been moved earlier in the agenda due to public safety issues and implementation is necessary prior to winter if the use is approved.

Chairman Thompson asked for the Staff Report. Director Herrick presented the staff report and displayed the site and GIS map on the projector screen. This proposal is for a civic community service use.

Director Herrick suggested that proposed Conditional of Approval #10 be stricken as this is a joint Valley County and Idaho Fish and Game Department project. A lot of congestion and recreational parking along Highway 55 and the east part of Stonebraker Lane occurs every winter. This proposal is a porta-potty and parking area for ice fishermen to alleviate this problem

Chairman Thompson asked for the applicant's presentation.

Jordan Messner, Idaho Fish and Game, McCall, and Dave Bingaman, Valley County Parks and Recreation Department, hope to start work as soon as possible. This application would alleviate the congestion problem with Highway 55 traffic and snowplowing difficulties. The parking area will be graded, and surface will be hardened. The parking site is a higher and dryer area compared to surrounding area. The proposed 0.5-acre parking area was described. Two entrances would create a

Valley County Planning and Zoning

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STAFF REPORT: C.U.P. 22-34 Shoemaker Donnelly Storage
HEARING DATE: October 20, 2022
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT: Jeff Hatch, Hatch Design Architecture
200 W 36th ST
Boise, ID 83714
PROPERTY OWNER: Craig Shoemaker
2265 S Riverbirch PL
Eagle, ID 83615
LOCATION: 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.
SIZE: 26.97 acres
REQUEST: Public Storage Facility
EXISTING LAND USE: Bare Land

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 totaling approximately 97,125 sqft. 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.

The application submittal includes renderings of proposed building style, materials, and colors.

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

Individual well, an individual septic system, and electricity are proposed. Landscape berms with native plantings are proposed along the east and south boundary of the site. Drainage and snow storage would remain on-site. A lighting plan was submitted. The applicant does not intend to fence the property.

Access would be from Eagle Lane, a public road.

This site is within the Donnelly Impact Area. The City of Donnelly was sent a copy of the application plus the additional submittal for review.

FINDINGS:

1. The application was submitted on August 12, 2022. Additional information was received on Sept. 27, 2022.
2. Legal notice was posted in the *Star News* on September 29, 2022, and October 6, 2022. Potentially affected agencies were notified on September 20, 2022. Property owners within 300 feet of the property line were notified by fact sheet sent September 20, 2022. The site was posted at two locations (Eagle Lane and Highway 55) on Sept. 28, 2022. The notice and application were posted online at www.co.valley.id.us on September 20, 2022. The additional application submitted was added on September 28, 2022.

3. Agency comment received:

Central District Health requires more information on soil conditions and seasonal ground water. Restroom facilities will require a sewage system. (Sept. 20, 2022)

Jeff McFadden, Road Department Superintendent, stated that Valley County owns right-of-way along Old State Road and Eagle Lane. He recommends mitigation of impacts to these roads negotiating with developer the payment of road improvement costs attributable to traffic generated by the proposed development. The value of the developers proportionate share may be determined by several methods. The recommendations that are agreeable to the developer should be memorialized in a future voluntary road agreement negotiated between the Valley County Board of County Commissioners, Valley County Road Department, and developer identifying the value of road improvement costs contributed. (Sept. 26, 2022).

Jess Ellis, Donnelly Fire Marshall, responded with requirements for roads, gates, building plans, water storage tank, and fire extinguishers. (Oct. 5, 2022)

4. Neighbor comment received:

Joey Pietri recommends that this project not be reviewed until after infrastructure improvements are made. (Sept. 26, 2022)

Lisa Mohler, 47 Johnson Lane, asks that the application be denied or tabled for more information. If approved, there should be 15-ft high evergreen trees and a fence on the east side of the property before any building starts; no advertising signs on the south side of the complex; and a caretaker on site 24/7. Red should not be approved as a design color for the building or sign. Questions include the number of acres, number of storage units, water on the site, the job types, and timeline.

5. Physical characteristics of the site: Relatively Flat with sloped drainage running across parcel
6. The surrounding land use and zoning includes:
 - North: Single-Family Residential
 - South: Bare Land – Single-Family Residential Parcel
 - East: Agriculture (Irrigated Grazing Land)
 - West: Single-Family Residential

7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
- 5. Commercial Uses d. Area Businesses (8) Mini-warehouse storage

Review of Title 9 - Chapter 5 Conditional Uses should be done.

9-5-3: STANDARDS:

A. Lot Areas:

2. Minimum Lot Size And Configuration: The minimum lot size and configuration for any use shall be at least sufficient to accommodate water supply facilities, sewage disposal facilities, replacement sewage disposal facilities, buildings, parking areas, streets or driveways, stormwater containment, snow storage, open areas, accessory structures, and setbacks in accordance with provisions herein. All lots shall have a reasonable building site and access to that site.
3. Direct Frontage Along Public Or Private Road: All lots or parcels for conditional uses shall have direct frontage along a public or private road with minimum frontage distance as specified in the site or development standards for the specific use.

B. Setbacks:

1. Structures Exceeding Three Feet In Height: The setbacks for all structures exceeding three feet (3') in height are specified herein under the site and development standards for the specific use.
2. Highway 55: All structures shall be set back one hundred feet (100') from the right of way line of Highway 55 unless a more restrictive setback is required within other sections of this title.
3. High Water Line: All residential buildings shall be set back at least thirty feet (30') from high water lines. All other buildings shall be set back at least one hundred feet (100') from high water lines.
6. Measurement: All building setbacks shall be measured horizontally, on a perpendicular to the property line, to the nearest corner or face of the building including eaves, projections, or overhangs.

9-5A-1: GRADING:

- A. Permit Required: Grading to prepare a site for a conditional use or grading, vegetation removal, construction or other activity that has any impact on the subject land or on adjoining properties is a conditional use. A conditional use permit is required prior to the start of such an activity.
- C. Flood Prone Areas: Grading within flood prone areas is regulated by provisions of section 9-6-2 of this title and title 11 of this code. A permit, if required, shall be a part of the conditional use permit.
- D. Wetlands: Grading or disturbance of wetlands is subject to approval of the U.S. corps of engineers under the federal clean water act. The federal permit, if required, shall be part of the conditional use permit.

E. Site Grading Plan:

1. The conditional use permit application shall include a site grading plan, or preliminary site grading plan for subdivisions, clearly showing the existing site topography and the proposed final grades with elevations or contour lines and specifications for materials and their placement as necessary to complete the work. The plan shall demonstrate compliance with best management practices for surface water management for permanent management and the methods that will be used during construction to control or prevent the erosion, mass movement, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development. The plan shall be subject to review of the county engineer and the soil conservation district. The information received from the county engineer, the soil conservation district, and other agencies regarding the site grading plan shall be considered by the planning and zoning commission and/or the board of county commissioners in preparing the conditions of approval or reasons for denial of the applications.

- F. Land Surfaces Not Used For Roads, Buildings And Parking: All land surfaces not used for roads, buildings and parking shall be covered either by natural vegetation, other natural and undisturbed open space, or landscaping.

- G. Stormwater Management Plan: Prior to issuance of building permits, the administrator must receive a certification from the developer's engineer verifying that the stormwater management plan has been implemented according to approved plans. (Ord 10-06, 8-23-2010)

9-5A-2: ROADS AND DRIVEWAYS:

- B. Access Roads Or Driveways: Residential developments, civic or community service uses, and commercial uses shall have at least two (2) access roads or driveways to a public street wherever practicable.
- E. Access To Highway 55: Access to Highway 55 shall be limited at all locations and may be prohibited where other access is available. An access permit from the Idaho transportation department may be required. (Ord. 10-06, 8-23-2010)

9-5A-4: LANDSCAPING:

B. Purpose And General Regulations:

1. Minimum Requirements: Each site to be developed under a conditional use permit shall be required to provide landscape areas equal to or exceeding the following minimum amounts:
 - b. Service/Commercial Use: Each site for proposed service/commercial use shall have a minimum of fifteen percent (15%) of the net site/lot area in landscaping.
 - d. Additional Landscaping: In addition to the minimum on site landscaping, there shall be landscaping in the entire area of the right of way, between street property line and back of street curb, road, back slope, or fill slope, except for approved driveways, walkways, bike paths, and snow storage areas.
2. Future Commercial And Industrial Development: Future commercial and industrial development sites shall be landscaped in the first phase of construction, unless a phased plan is approved by the commission.
4. Use Adjacent To Single-Family Residential Development: Where multi-family, commercial, office or industrial uses are adjacent to or separated by an alley or lesser separation from a single-family residential development, such trees shall be planted at ten feet (10') on center, with every other tree being a minimum twenty four inch (24") box size.
5. Commercial, Office Or Industrial Use Adjacent To Residence: Where a commercial, office or industrial user of over fifty thousand (50,000) square feet building area is located adjacent to a residence, the landscape buffer described in subsection B3 of this section shall be increased to fifteen feet (15') (adjacent to that user), with two (2) rows of trees along the interior side of the property line. Each row is to contain minimum fifteen (15) gallon trees spaced fifteen feet (15') on center, staggered for maximum effect in buffering the two (2) uses.
6. Criteria For Trees Along Street Frontage: Trees shall be required along all street frontages according to the following criteria:
 - a. A minimum of one tree shall be planted for every twenty five feet (25') of linear street frontage. The trees may be grouped or planted in groves;
 - b. Fifty percent (50%) shall be twenty four inch (24") box size or larger with the balance being minimum fifteen (15) gallon size;
 - c. The trees selected shall be compatible with the overall site and landscape plan as well as adjacent sites.
7. Standard Tree Planting Detail: All trees shall be planted and staked in accordance with the "Standard Tree Planting Detail" diagram in section [9-5-4](#) of this chapter. Plant sizes to be in accordance with Nurseryman Association standards.
8. On Site Water Retention Areas: All on site water retention areas, other than paved surfaces, shall be entirely landscaped and shall comply with the following criteria:
 - a. The retention areas shall not occupy more than sixty seven percent (67%) of the on site street frontage landscape area;
 - b. All retention areas shall maintain slopes no steeper than three to one (3:1).
9. Mounding And Berming: All mounding and berming shall have slopes no steeper than three to one (3:1).
10. Ground Cover: A minimum of fifty percent (50%) of the landscaped areas is to be planted with vegetative ground cover. Minimum size and spacing to be one gallon size plants at a maximum three feet (3') on center.
11. Landscape Designs: Landscape designs shall be compatible with adjacent properties. Selected stock shall be especially suited for this climate or shall be from native stock.

9-5A-5: FENCING:

- A. Substituted For Planting Screens: Fencing may be substituted for planting screens subject to the approval of the staff and the commission.

- B. Separation Or Screening: Fencing shall be installed to provide separation or screening as specified in the site or development standards for the specific use. A sight obscuring fence required by the commission for any conditional use shall be stained or painted a single solid color, shall not be used for advertising, and shall be maintained in good repair.
- C. Livestock In Residential Development: If livestock are allowed in a residential development, then fencing shall be installed to keep livestock out of public street rights of way. Cattle guards shall not be installed in public roads within residential developments.
- D. Random Entry: Fencing shall be installed to secure against random entry into hazardous areas or operations.
- E. Construction And Materials: Fence construction and materials shall be in accordance with commonly accepted good practices to produce a neat appearing durable fence. The location, height, and materials used for constructing a fence shall be approved by the commission and specified in the conditional use permit. Fences required for any conditional use shall be maintained in good repair.
- F. Conditional Use Adjoins Agricultural Uses: Where a conditional use adjoins an agricultural use where animal grazing is known to occur for more than thirty (30) consecutive days per year, the permittee shall cause a fence to be constructed so as to prevent the animals from entering the use area. The permittee shall provide for the maintenance of said fence through covenants, association documents, agreement(s) with the adjoining owner(s), or other form acceptable to the commission prior to approval of the permit so that there is reasonable assurance that the fence will be maintained in functional condition so long as the conflicting uses continue.
- G. Obstruction Of Vision: Sight obscuring fences, hedges, walls, latticework, or screens shall not be constructed in such a manner that vision necessary for safe operation of motor vehicles or bicycles on or entering public roadways is obstructed.

9-5B-6: OPEN STORAGE:

All storage shall be located within an area not closer than twenty feet (20') from the street right of way line and shall be enclosed with a heavy wire or board fence not less than six feet (6') high, or by plantings the same height. Lumber, coal, or other combustible material will be fully accessible to firetrucks at all times. Open storage of toxic or hazardous materials shall not be allowed. (Ord. 10-06, 8-23-2010)

9-5B-7: FIRE PROTECTION:

Provisions must be made to implement prefire activities that may help improve the survivability of people and homes in areas prone to wildfire. Activities may include vegetation management around the home, use of fire resistant building materials, appropriate subdivision design, removal of fuel, providing a water source, and other measures. Recommendations of the applicable fire district will be considered.

9-5F-1: COMMERCIAL USES; SITE OR DEVELOPMENT STANDARDS

A. Minimum Lot Area:

1. The minimum lot area shall be unlimited herein except for the provisions of subsection 9-5-3A2 of this chapter, and except the minimum area for a ski area shall be forty (40) acres.
2. Frontage on a public or private road shall not be less than seventy five feet (75') for each lot or parcel.

B. Minimum Setbacks:

2. The minimum setbacks for service and recreation businesses shall be fifty feet (50') from rear, front, and side street property lines and thirty feet (30') from side property lines.
3. The minimum setbacks for area businesses shall be the same as those for neighborhood businesses. Salvage yards, auto wrecking yards, or commercial agricultural businesses shall be located not less than one thousand feet (1,000') from any residential development, civic or community service use, or other noncompatible commercial use, unless the impacts are adequately mitigated by implementation of standards as approved by the commission. The setbacks will be determined in relation to impact mitigation.

C. Maximum Building Height And Floor Area:

1. Building heights shall not exceed thirty-five feet (35') above the lower of the existing or finished grade.
2. The building size or floor area shall not exceed the limitations of subsections 9-5-3A and C of this chapter and title 6, chapter 1 of this code.

3. No building or combination of buildings may cover more than forty percent (40%) of the lot or parcel, except recreation business buildings may not cover more than one percent (1%) of the lot and agricultural business buildings may not cover more than twenty percent (20%) of the lot or parcel.

D. Site Improvements:

1. Where commercial uses are proposed on a lot or parcel having frontage on Highway 55 and a side street, the access shall be limited to the side street.

SUMMARY:

Compatibility Rating: Staff's compatibility rating is a +5.

The Planning and Zoning Commission should do their own compatibility rating prior to the meeting (form with directions attached).

STAFF COMMENTS / QUESTIONS:

1. This site is within the city of Donnelly Impact Area, Donnelly Fire District, the Roseberry Irrigation District, and a herd district.
2. Residential uses in Phase 2 will need to be a new conditional use permit. There are no details in this application.
3. The Commission should determine if the proposed style of building fits in with the rural character of this area along the Payette River National Scenic Byway.
4. Signage can only be 32 sq. ft.
5. If all of the red circles (looks like 46) around the buildings are lights, then it will make the entire area glow. I cannot read the submittal; it was too small. The smallest amount of lumens would be best.
6. Will you be open 24 hours a day? Or what are your hours that the public can access the site? Vehicle headlights all night long could impact adjoining residential users.
7. Are the wetlands that are shown delineated or was it a general wetland overlay from the GIS system?
8. Do you have water rights and if so, what are you going to do with them? Are there existing irrigation ditches through your property?

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Wetland Map
- Assessor Plat – T.16N R.3E Section 15
- Site Plan
- Pictures Taken Sept. 28, 2022
- Responses

Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The use shall be established within one year of the date of approval, or a permit extension will be required.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site. The fee for engineering review shall be reimbursed at 105% prior to obtaining building permits.
6. Must comply with requirements of the Donnelly Fire District.
7. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
8. Shall obtain building permit for the structures.
9. Shall obtain a sign permit prior to installation of a sign.
10. All noxious weeds on the property must be controlled.
11. Snow must be stored on-site.
12. The site must be kept in a neat and orderly manner.
13. Any use other than storage buildings and an office will require an additional conditional use permit.
14. Shall obtain Central District Health approval prior to issuance of a building permit for the office.
15. Berm should be elevated above new grade and not have a slope no greater than 3:1.
16. Landscaping shall be installed prior to October 1, 2023. If landscaping dies, it must be replaced.
17. A minimum of one tree should be planted for every 25 feet of linear street frontage. The trees may be grouped or planted in groves.
18. Must have an approach permit from the Valley County Road Department.
19. Hours of operation are limited to 6:00 a.m. to 10:00 p.m. Gates will be locked when closed.
20. No outside storage allowed.
21. Prior to construction of any on-site improvements, the applicant shall meet with the Valley County Road Director and/or Board of County Commissioners to discuss off-site road improvements. If an agreement cannot be reached the application shall be set for another public hearing with the Valley County Planning and Zoning Commission to determine if the application can be approved without improvements and still meet their mandates concerning public health, safety, and welfare matters. The discussion will be concerning current road conditions and potential mitigation for impacts caused by the development.

END OF STAFF REPORT

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response
Value

Use Matrix Values:

(+2/-2) X 4 _____

1. Is the proposed use compatible with the dominant adjacent land use?

(+2/-2) X 2 _____

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

(+2/-2) X 1 _____

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) X 3 _____

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

(+2/-2) X 1 _____

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

(+2/-2) X 2 _____

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

(+2/-2) X 2 _____

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

(+2/-2) X 2 _____

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

(+2/-2) X 2 _____

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Sub-Total (+) _____

Sub-Total (--) _____

Total Score _____

The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

9-11-1: APPENDIX A, COMPATIBILITY EVALUATION:

A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.

B. Purpose; Use:

1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.
2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.

C. General Evaluation: Completing the compatibility questions and evaluation (form):

1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:

Plus 2 - assigned for full compatibility (adjacency encouraged).

Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).

0 - assigned if not applicable or neutral.

Minus 1 - assigned for minimal compatibility (adjacency not discouraged).

Minus 2 - assigned for no compatibility (adjacency not acceptable).

2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:

x4 - indicates major relative importance.

x3 - indicates above average relative importance.

x2 - indicates below average relative importance.

x1 - indicates minor relative importance.

D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.

E. Terms:

DOMINANT ADJACENT LAND USE: Any use which is within three hundred feet (300') of the use boundary being proposed; and

1. Comprises at least one-half ($1/2$) of the adjacent uses and one-fourth ($1/4$) of the total adjacent area; or
2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or
3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.

LOCAL VICINITY: Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.

F. Questions 4 Through 9:

1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

APPENDIX A

MATRIX FOR RATING QUESTIONS 1, 2, and 3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
1. AGRICULTURAL		+2	-1	-2	-2	-2	-2	+1	+1	+1	+1	+2	+1	+1	-1	-1	-1	+2	-1	-2	+1	+2	+2
2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+2	+1	-1	+2	+1	-2	-2
4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
5. RESIDENCE, M.F.	-2	+1	+1	+1	+1	+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2	+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
7. P.U.D., RES.	-2	+1	+1	+1	+2	+2								+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
8. REL, EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1		+1	+1	-1	+2	-2	-1	-1	+2	+2	+1	+1	-1	+1	-2	-1
9. FRAT or GOV'T	+1	+1	+1	+1	+1	+1	+1	+1		+1	-1	+2	-2	-1	-1	+1	+1	+1	+1	-1	+1	-2	-2
10. PUBLIC UTIL. (1A-3.1)	+1	-1	-1	-1	-1	-1	-1	+1	+1		+1	+1	-1	+1	+1	+1	-1	+1	+1	+1	+1	+2	+2
11. PUBLIC REC	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1	+1	+1	+1	+1	+1	+1	+1	+1	-1	-1
12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	+1
13. LANDFILL or SWR. PLANT	+1	-2	-2	-2	-2	-2	-2	-2	-2	-2	-1	+1		-1	-1	-2	-2	-2	-2	-1	+2	+2	+2
14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1		+1	+1	+1	+2	+1	+2	+2	-1	+1
15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	+1	-1	+1		-2	-2	-1	-2	-2	+2	-1	+1
16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2	+1	-2		+1	+2	+2	+1	+2	-1	-1
17. RESIDENCE BUS.	+2	+2	+2	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2	+1	-2	+1		+1	-1	+1	+1	-2	-2
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2		+2	+2	+1	+1	+1
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2	+2	+2	+2		+2	+2	-2	-2
20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+2	-2	+1	+1	+2	+1		+2	-2	+1
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+2	+1	+2	+2		+1	+1
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-1	+1	+2	-1	-1	-1	-1	-2	-1	-2	-2	+1	+2
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2	+1	+1	+1	-1	-2	-1	-2	+1	+1	+2

THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use:

19
Area Business

Prepared by:

CH

YES/NO X Response Value

Use Matrix Values:

(+2/-2) -1 X 4 -4

1. Is the proposed use compatible with the dominant adjacent land use?

S.F. Residential

(+2/-2) -2 X 2 -4

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

Agricultural

(+2/-2) -1 X 1 -1

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

See 182 w/Commercial

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +1 X 3 +3

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

Property is large without trees

(+2/-2) +1 X 1 +1

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

Applicant will put in berms and landscaping
Will be larger

(+2/-2) -1 X 2 -2

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

No it is a commercial use.

(+2/-2) +2 X 2 +4

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

Yes - storage units are quiet

(+2/-2) +2 X 2 +4

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

Very little service required

(+2/-2) +2 X 2 +4

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Will ↑ market value

Sub-Total (+) 16

Sub-Total (--) 11

Total Score +5

The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

Valley County Planning and Zoning Commission

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Email: cherrick@co.valley.id.us

Neal Thompson, Chairman
Ken Roberts, Vice-Chair

Katlin Caldwell, Commissioner
Sasha Childs, Commissioner
Scott Freeman, Commissioner

MINUTES

Valley County Planning and Zoning Commission
December 8, 2022
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

A. OPEN: Meeting called to order at 6:00 p.m. by Acting Chairman Roberts. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Katlin Caldwell	Present
PZ Commissioner – Sasha Childs:	Present
PZ Commissioner – Scott Freeman:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Neal Thompson:	Excused
PZ Assistant Planner – Lori Hunter:	Present

Vice Chairman Roberts stated two withdrawals by applicants: C.U.P. 22-47 Cryptocurrency Site and C.U.P. 22-48 Wolfe RV Rental Site.

B. MINUTES: Commissioner Freeman moved to approve the minutes of November 10, 2022, and November 17, 2022. Commissioner Childs seconded the motion. Motion passed unanimously.

C. OLD BUSINESS:

1. P.U.D. 98-1 Tamarack Resort – Update and Extension Request: Tamarack Resort Two LLC will present a summary of the progress to date and planned improvements at Tamarack Resort for the next three years. The site is located in T.15N, R2E; T.16N, R.2E, and T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item

Vice Chairman Roberts introduced the item and opened the public hearing. Vice Chairman Roberts asked if there was any *ex parte* contact or conflict of interest. Commissioner Caldwell recused herself due to a family member being in contract with the applicant.

Vice Chairman Roberts asked for the Staff Report. Director Herrick presented the staff report, displayed the site and GIS map on the projector screen, and summarized the following exhibit:

- **Exhibit 1** – Idaho Department of Environmental Quality response. (Dec. 7, 2022)

Expansion onto U.S. Forest Service would require an amendment to the PUD and further public hearings. Anything that is a diversion from the original approved preliminary plat will require a public hearing.

4. **C.U.P. 22-34 Shoemaker Donnelly Storage:** 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 totaling approximately 97,125 sqft. Phase 2 (residential and additional storage) would require a new application. Individual well, an individual septic system, and electricity are proposed. Access would be from Eagle Lane, a public road. The site is part of the 26.97-acre parcel RP16N03E157408, located in the SE ¼ Section 15 T.16N R.3E, Boise Meridian, Valley County, Idaho. **Tabled from October 20, 2022.** Action Item

Vice Chairman Roberts introduced the item which was tabled on October 20, 2022.

Commissioner Caldwell moved to remove C.U.P. 22-34 from the table. Commissioner Childs seconded the motion. Motion passed unanimously.

Vice Chairman Roberts asked if there was any *ex parte* contact or conflict of interest. There was none. Commissioner Caldwell noted that although she was not present at the public hearing on October 20, 2022, she did watch it.

On October 20, 2022, a motion was unanimously approved to table C.U.P. 22-34 Shoemaker Donnelly Storage until the regularly scheduled December 2022 meeting at 6.00 p.m. [December 8, 2022]. Commissioners desired more time to review the application. More information was requested from the applicant including traffic impact study, civil engineering plan, and proposed road development agreement.

Vice Chairman Roberts asked for the Staff Report. Director Herrick presented the staff report, displayed the site and GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Additional submittal from the Applicant on Dec. 6, 2022, and Dec. 8, 2022:
 - Plot Plan A-1.0
 - Landscape Plan L1.0
 - Exterior Elevations A.4.0
 - Lighting Schematic

The public will have the opportunity to testify regarding the new information only.

Vice Chairman Roberts asked for the applicant's presentation.

Jeff Hatch, Boise, explained the revisions for the site plan, landscaping plan, exterior elevations, and lighting schematic from the original submittal (**Exhibit 1**). He has met with several neighbors. Based on neighbor concerns, the primary entrance has been shifted eastward to Highway 55. This change has been discussed with the Idaho Transportation Department (ITD). ITD has requested that a portion of Old State Road be closed to remove an awkward and dangerous wedge currently used to access Highway 55 from Old State Road. The revised site plan shows the 90° access that ITD requested. Mr. Hatch has submitted an email from ITD stating the applicant should proceed with an application to ITD to evaluate the approach onto Highway 55 and a deceleration lane.

Mr. Hatch has also met with the City of Donnelly who may request an entrance sign for Donnelly at the site. Mr. Hatch referred to the stormwater plan, snow retention, and the grading plans. The snow storage sites have been moved away from wetland areas. Wetland areas have been surveyed and delineated. Approximately 13% of the snow will be stored on the ground. The buildings will be engineered to store snow on roofs which increases snow storage to 48%. The quantity of lights has been reduced. Lights will be put on timers and motion sensors. Additional screening has been added to the landscape plan. The revision includes additional landscaping along the frontage and both north and west sides of the site while still maintaining stormwater drainage.

Another change to the original site plan is Canopy D. This structure will be a solid structure on north and south sides and open on the east and west sides. Building elevations have been updated and colors changed. Curb and gutter will channel drainage away from wetland areas. Mr. Hatch referred to the submitted correspondence with Idaho Transportation Department (ITD). The revision includes changing the Eagle Lane access to emergency only and improvement of intersection of Old State Road and Highway 55.

The storage units will primarily be used for recreational storage (e.g., boats, snowmobiles). The majority of traffic is expected on weekends and will change seasonally.

Vice Chairman Roberts asked for proponents. There were none.

Vice Chairman Roberts asked for undecided. There were none.

Vice Chairman Roberts asked for opponents.

Mike Birkinbine, 20 Creekside Court, applauds the entrance redesign and appreciates the desire to enhance landscaping improvements. The drainage from Highway 55 on the east has been addressed; however, he wants to ascertain that drainage from property south of Eagle Lane onto this property will also be addressed. If the drainage is blocked, the water would flow to lower Eagle Lane and Creekside Court area that already has seasonal flooding. Storage capacity of snow is a concern. He believes that snow will still need to be moved and stored even with the revised site plan. Snow drifts could be a concern. The proposed berms could create significant drainage problems. Since the drainage from this property flows into Boulder Creek and then Lake Cascade, he is concerned how contaminants will be controlled.

Todd Jurdana, 177 Eagle Lane, is also concerned about drainage. His property already floods thus he is concerned about this causing additional water flow through his property. He likes the landscaping. However, he will look through the emergency access into the RV storage from his front window. This area is already a dangerous intersection; adding additional trailers, boats, etc., will increase danger at this site. He does like the reduction in lighting, but the proposed storage units are at his front door. The proposal is not a good use for the community.

Larry Shake, 1612 S Samson Trail, stated that the decisions that PZ Commission makes will impact peoples' property values.

Joey Pietri, 225 Valley Springs RD, complements the changes made. However, the water quality will be altered. A study should be completed to determine effects on Lake Cascade. This proposal contains a large surface area and increased contaminants will flow from the site.

Vice Chairman Roberts asked for rebuttal from the applicant.

Jeff Hatch responded to concerns regarding drainage. The U.S. Corps of Engineers is currently reviewing a report and has provided some information regarding two possibilities: a nationwide 39 permit for wetlands or an option for Idaho Department of Environmental Quality review. Snow storage and stormwater retention plan (page C1.0) shows that physical hardscape will separate snow storage from wetland area. In addition, there is a substantial amount of land not dedicated to snow storage that would be available for a swale to store drainage if needed. This would be evaluated by civil engineer. The stormwater retention plan will also address contaminants. The ITD permit will include an evaluation of turning movements, use, and any required improvements. The applicant is willing to discuss if the emergency access location could be modified with the neighbor to south who testified. The stormwater retention area has been moved from the southwest area of the site. The project design will continue to maintain

the natural drainage. The civil engineer has added curb and gutter to keep drainage at the site away from the wetland area.

Vice Chairman Roberts closed the public hearing.

The Commission deliberated. The compatibility matrix rating was reviewed. The applicant has made efforts to improve the design and respond to concerns.

Vice Chairman Roberts stated that the charge of the PZ Commission is to determine if the proposed use is compatible with the area. The first three questions of the compatibility rating resulted in a score of -9; he does not believe the use is compatible. Overall, Vice Chairman Roberts calculated a score of -3 compared to Staff's score of +5.

Commissioner Freeman likes the revised layout, particularly the access from Highway 55 and drainage modifications. He grew up in a residence along the highway and is in favor of having storage units between residences and the highway to absorb traffic noise.

Commissioner Caldwell also likes the revised proposal which mitigates many of the impacts to surrounding area, particularly the additional landscaping. She agrees with Commissioner Freeman that the project would block traffic noise. Storage units also might have less impacts on traffic, water quality, ground water, and drainage than single-family residences. The proposal follows the Valley County Ordinances. Even though there is a negative score on the top portion of the matrix, the applicant has mitigated impacts. The applicant would still need to work with the County Engineer for approval of the stormwater and drainage plans.

Commissioner Childs traffic and environmental impacts of single-family residential. This site is an ideal spot for something other than residential uses. It is a needed use. The proposal would have both negative and positive impacts. She appreciates the changes the applicant has made. The existing Old State Road and Highway 55 intersection is dangerous; having the applicant work with ITD to improve safety is very positive. Use of this intersection will continue to increase.

If this project is approved, condition of approval # 16 should be modified to allow the applicant time to receive all approvals from Valley County Engineer and ITD before installing landscaping.

Vice Chairman Roberts referred to the negative compatibility from staff. The Valley County Comprehensive Plan refers to the property rights of neighboring properties, open spaces, and maintaining the rural atmosphere of Valley County. This site floods every 10 years or so. More storage units are needed in Valley County but this location along the Scenic Byway is not the right spot. Testimony has been in opposition which means the use is not compatible. This use would worsen the traffic congestion along Highway 55. He will not support the project.

Commissioner Caldwell moved to approve C.U.P. 22-34 with the stated conditions as modified:

COA #16: Landscaping should be installed within one year after first structure is completed.

Commissioner Childs seconded the motion. Commissioner Caldwell, Commissioner Childs, and Commissioner Freeman voted for the motion; Vice Chairman Roberts voted against. The motion passed.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12.

Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us

STAFF REPORT: C.U.P. 22-34 Shoemaker Donnelly Storage
HEARING DATE: December 8, 2022
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT: Jeff Hatch, Hatch Design Architecture
200 W 36th ST
Boise, ID 83714
PROPERTY OWNER: Craig Shoemaker
2265 S Riverbirch PL
Eagle, ID 83615
LOCATION: 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.
SIZE: 26.97 acres
REQUEST: Public Storage Facility
EXISTING LAND USE: Bare Land

Jeff Hatch is requesting approval of a conditional use permit to construct a public self-storage facility.

A public hearing was held on October 20, 2022. The matter was tabled to December 8, 2022. The Commissioners requested more information from the applicant including traffic impact study, civil engineering plan, and a proposed road development agreement.

The Applicant submitted additional information on November 28, 2022 (attached):

- Revised Plot Plan A-1.0
- Revised Preliminary Grading Plan C1.0
- Artist Renderings (4 sheets)
- Emails between Applicant's Representative and Idaho Transportation Department
- Email chain between Jeff Hatch and Dwight Stuzman. Mr. Stuzman stated the design looks good.

FINDINGS:

1. A properly noticed public hearing was held on October 20, 2022, and tabled to December 8, 2022. Additional legal notice was posted in the *Star News* on November 17, 2022, and November 23, 2022.
2. Additional comments received:

Jeff McFadden, Valley County Road Department Superintendent, referred to a comment made about culvert on Creekside Court. This culvert is rusted out and is scheduled for replacement in 2023. (Nov. 16, 2022)

Email chain between Jeff Hatch and Dwight Stuzman. Mr. Stuzman stated the design looks good. (Sept. 26, 2022; Nov. 14, 2022; Nov. 15, 2022)

STAFF COMMENTS:

The Commission should follow process in Idaho State Statute for approval or denials (attached in full):

67-6519. APPLICATION GRANTING PROCESS.

- (5) Whenever a governing board or zoning or planning and zoning commission grants or denies an application, it shall specify:
 - (a) The ordinance and standards used in evaluating the application;
 - (b) The reasons for approval or denial; and
 - (c) The actions, if any, that the applicant could take to obtain approval.

ATTACHMENTS:

- Proposed Conditions of Approval
- Meeting Minutes – October 20, 2022
- Exhibits – October 20, 202
- Additional Comments Received after October 20, 2022
- Idaho State Statute 67-6519
- Additional Submittal from Applicant

Conditions of Approval

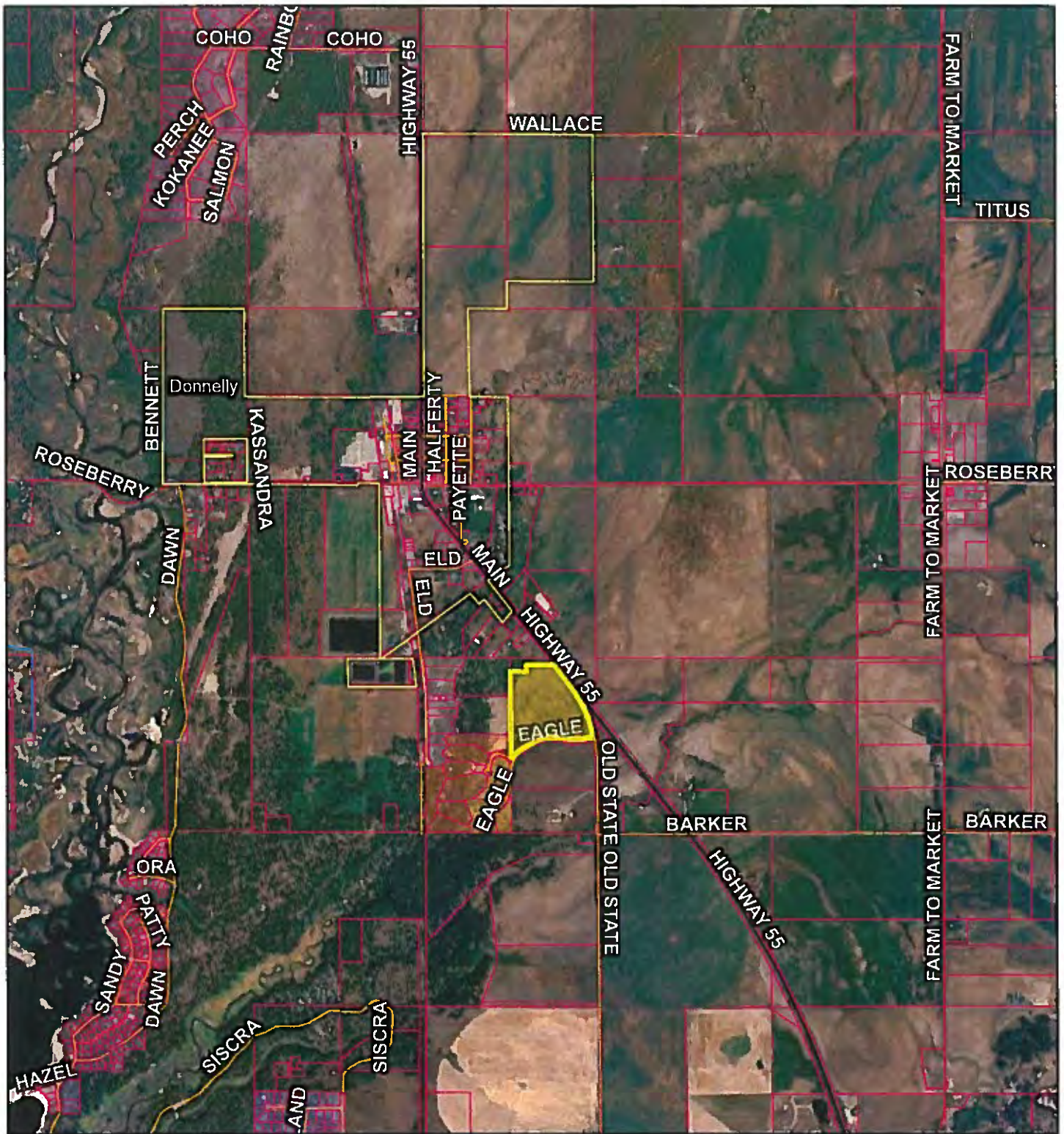
1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The use shall be established within one year of the date of approval, or a permit extension will be required.
4. The issuance of this permit and these conditions will not relieve the applicant from

complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.

5. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site. The fee for engineering review shall be reimbursed at 105% prior to obtaining building permits.
6. Must comply with requirements of the Donnelly Fire District.
7. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
8. Shall obtain building permit for the structures.
9. Shall obtain a sign permit prior to installation of a sign.
10. All noxious weeds on the property must be controlled.
11. Snow must be stored on-site.
12. The site must be kept in a neat and orderly manner.
13. Any use other than storage buildings and an office will require an additional conditional use permit.
14. Shall obtain Central District Health approval prior to issuance of a building permit for the office.
15. Berm should be elevated above new grade and not have a slope no greater than 3:1.
16. Landscaping shall be installed prior to October 1, 2023. If landscaping dies, it must be replaced.
17. A minimum of one tree should be planted for every 25 feet of linear street frontage. The trees may be grouped or planted in groves.
18. Must have an approach permit from the Valley County Road Department and/or Idaho Transportation Department.
19. Hours of operation are limited to 6:00 a.m. to 10:00 p.m. Gates will be locked when closed.
20. No outside storage allowed.
21. Prior to construction of any on-site improvements, the applicant shall meet with the Valley County Road Director and/or Board of County Commissioners to discuss off-site road improvements. If an agreement cannot be reached the application shall be set for another public hearing with the Valley County Planning and Zoning Commission to determine if the application can be approved without improvements and still meet their mandates concerning public health, safety, and welfare matters. The discussion will be concerning current road conditions and potential mitigation for impacts caused by the development.

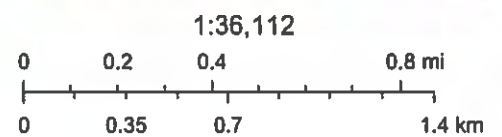
END OF STAFF REPORT

C.U.P. 22-34 Vicinity Map



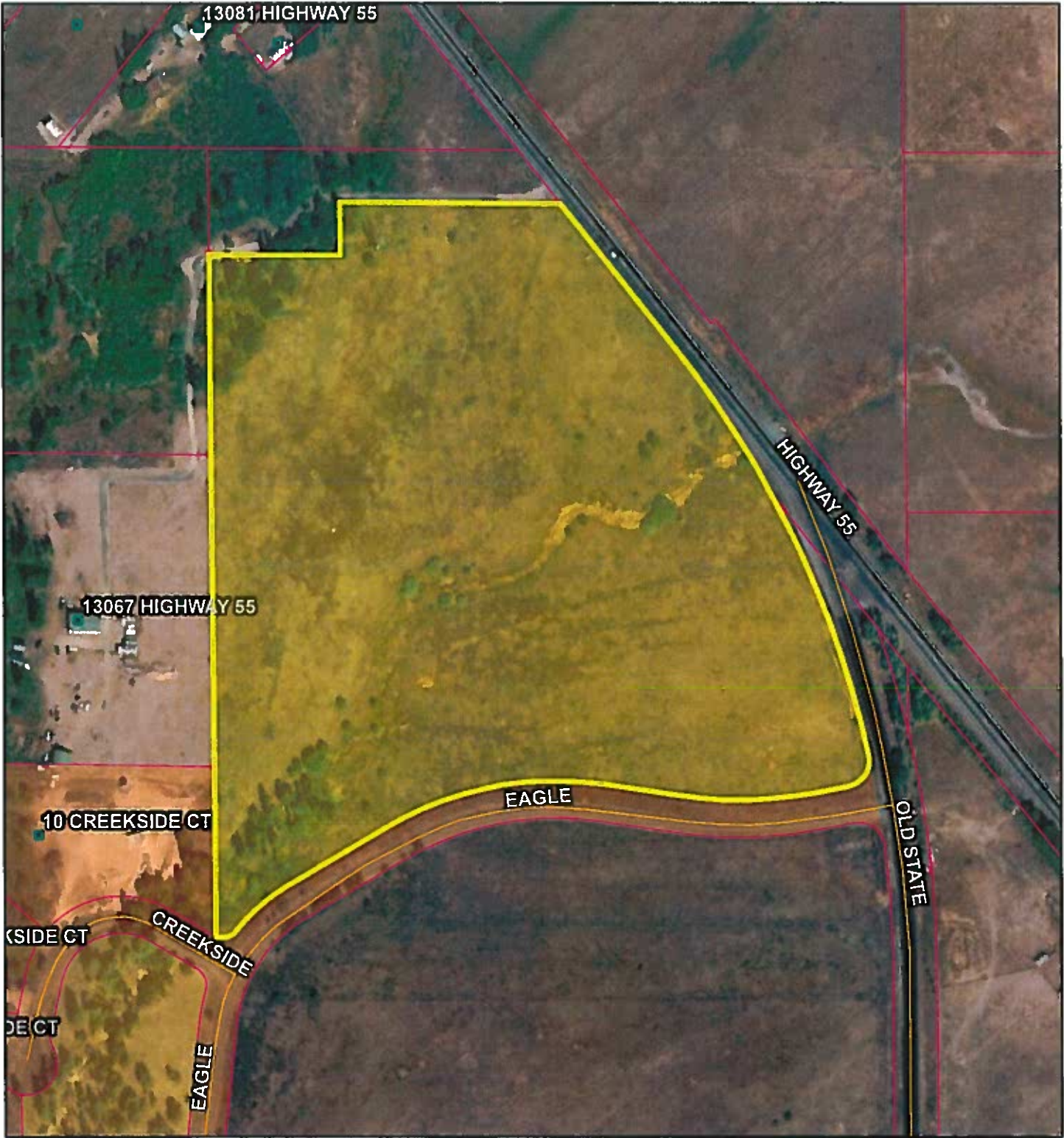
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- Municipalities
- Parcel Boundaries
- Roads
 - MAJOR
 - COLLECTOR
 - URBAN/RURAL
 - PRIVATE



Maxar

C.U.P. 22-34 Aerial Map



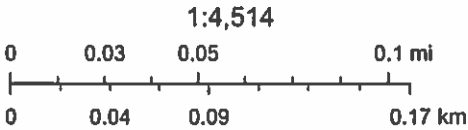
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- Address Points

Parcel Boundaries
- Roads

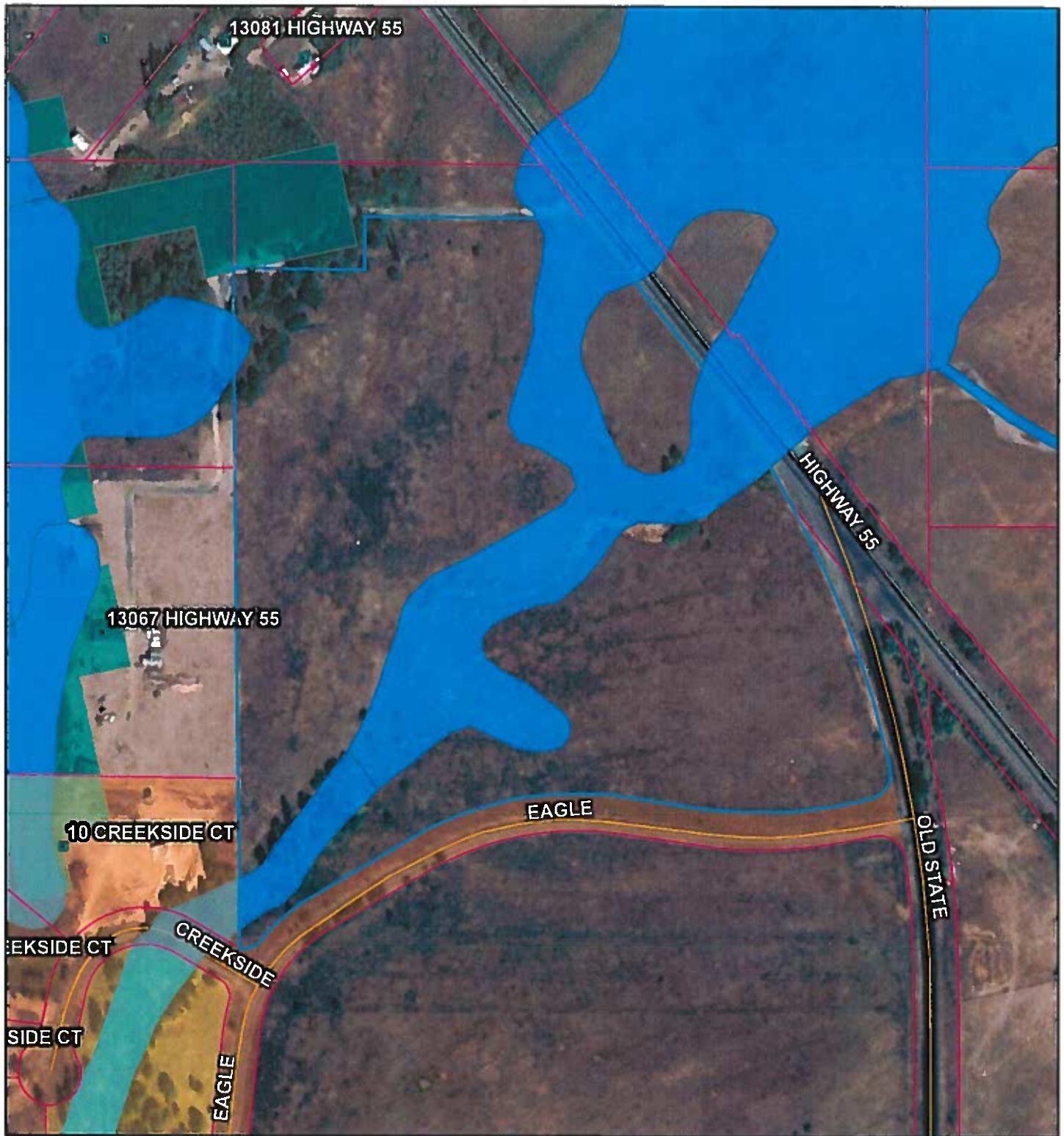
MAJOR

URBAN/RURAL



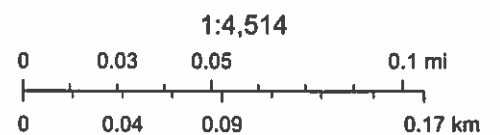
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C.U.P. 22-34 Wetland Map



9/12/2022, 9:18:48 AM

- Address Points
- Parcel Boundaries
- Wetlands (USFWS)
- Wetlands (NLCD)
- Woody Wetlands
- Roads
 - MAJOR
 - URBAN/RURAL




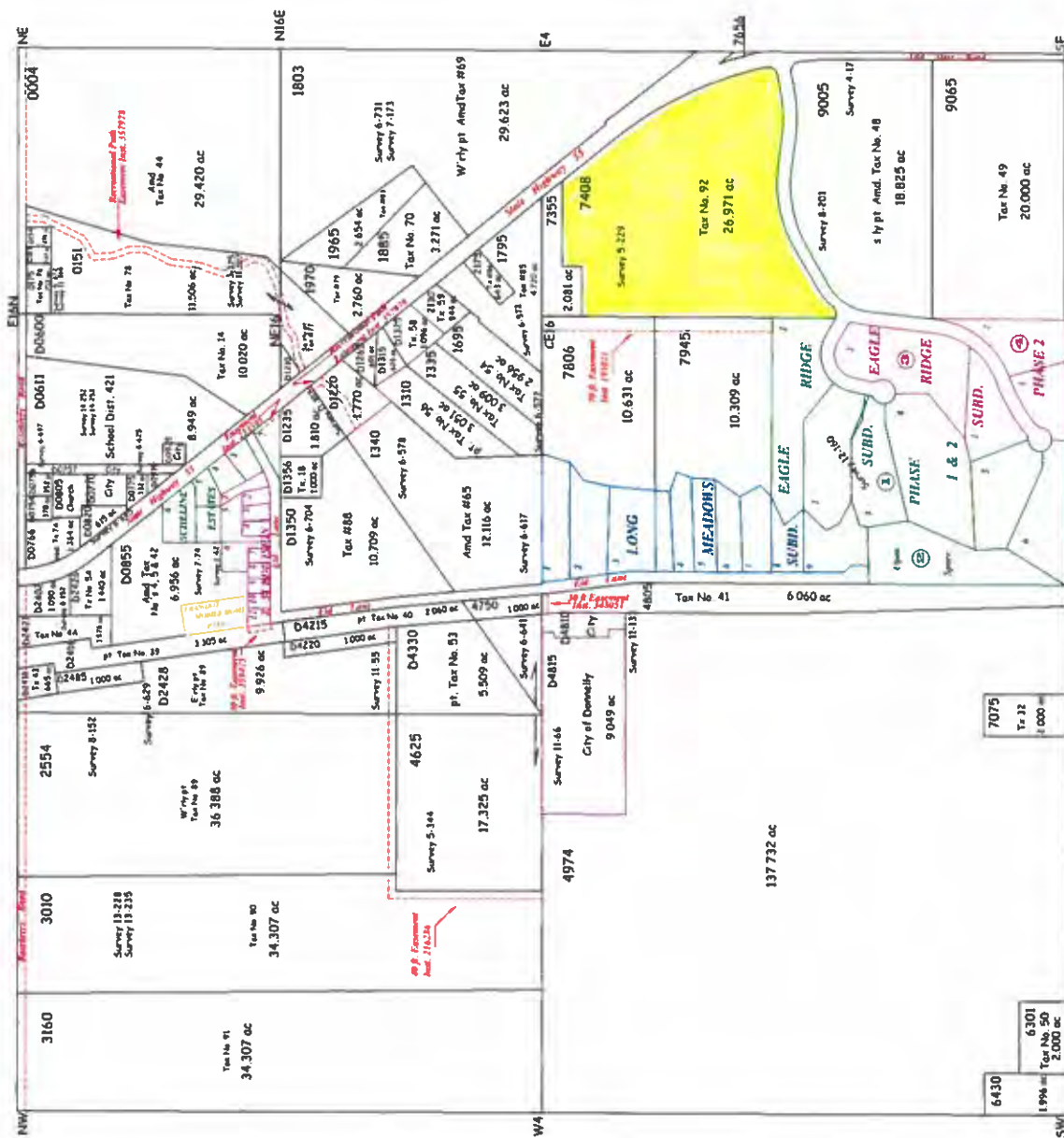
Maxar

Web AppBuilder for ArcGIS

TWP. 16N ROSE SEC. 15

VALLEY COUNTY
Cartography Dept.
Assessor's Office
Cascade, ID 83611

Filename: Valley County Base Map
Scale: 
Date: 8/17/2022
Drawn by: L.Frederick



The Program is to be used for Subjects Between DN1 The Counts at 3000 Gammas/Second (Gross),

ARCHITECT
10000
10000



NOT FOR
CONSTRUCTION

SHOEMAKER - DONNELLY

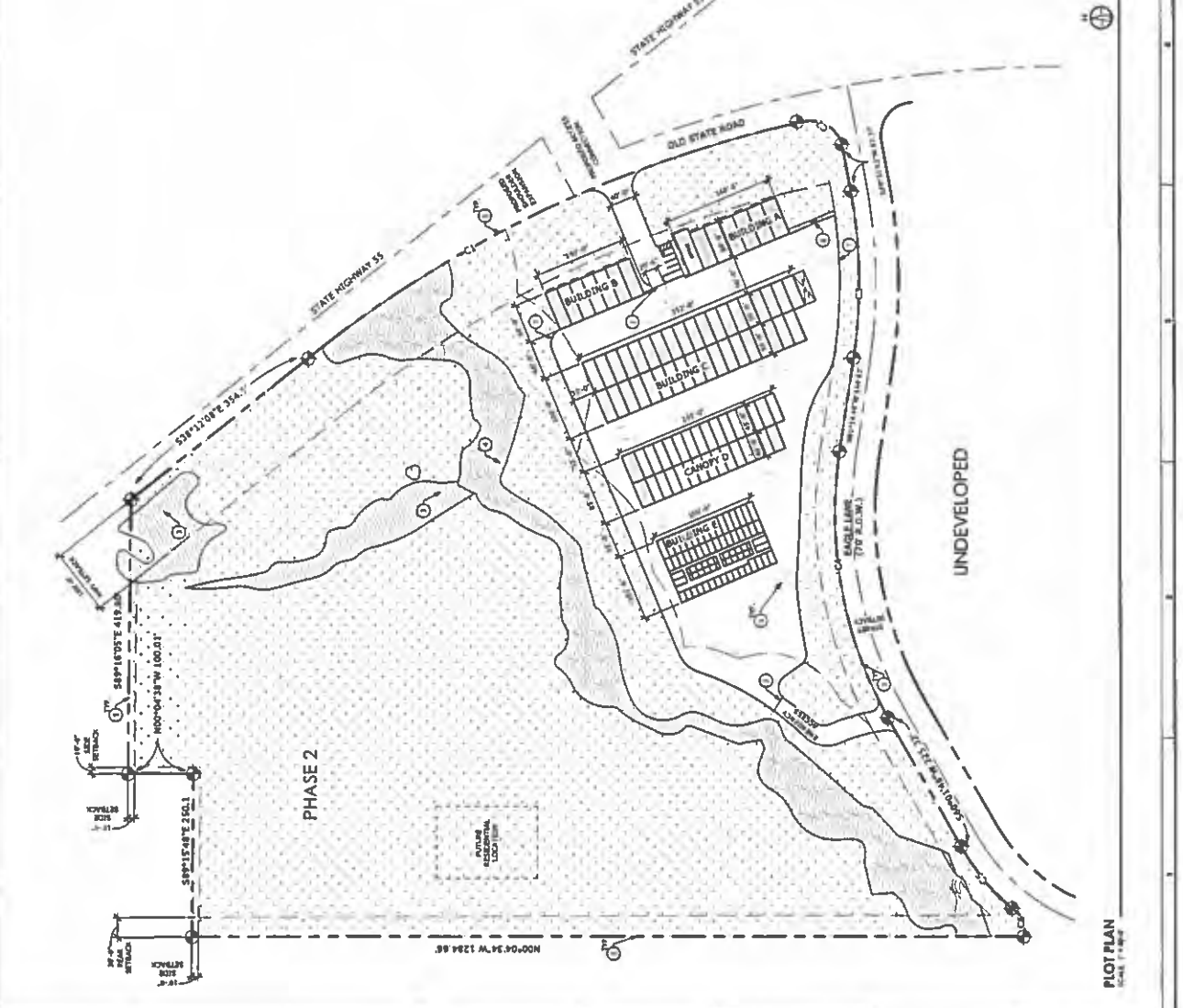
HWY 55 VALLEY COUNTY, ID
STORAGE

PROJECT NAME
A-1.0

MARK	CHORD
1	145.74' RT 84.7° 15'
2	145.74' RT 84.7° 15'
3	145.74' RT 84.7° 15'
4	145.74' RT 84.7° 15'
5	145.74' RT 84.7° 15'
6	145.74' RT 84.7° 15'
7	145.74' RT 84.7° 15'
8	145.74' RT 84.7° 15'
9	145.74' RT 84.7° 15'
10	145.74' RT 84.7° 15'

SITE RECAP	
ZONING:	MULTIPLE USE
TOTAL PROJECT SITE:	1,175,516 SF
PROPOSED BUILDING FOOTPRINT:	
BUILDING A	10,300 SF
BUILDING B	10,300 SF
BUILDING C	34,375 SF
BUILDING D	14,200 SF
CANOPY D	21,075 SF
TOTAL	90,150 SF
REQUIREMENTS:	
FRONT (HWY 55) -	100'-0"
REAR -	30'-0"
SIDE -	10'-0"
STREET (GAUGE LN) -	30'-0"
REQUIREMENTS:	
OFFICE - 1 SPACE WITH 320 SF	
1000 SF / 350 SF = 5 SPACES	
HC ACCESSIBLE - 1 SPACE	
PROVIDED: HC ACCESSIBLE	3 OF 5 SPACES
STANDARD:	3 OF 5 SPACES
TOTAL:	6 OF 5 SPACES

GENERAL NOTES	
A.	PROPOSED POWER FROM OLD STATE ROAD.
KEYNOTE	
1	See Town Record, 2E, Interior Section 444 4E
2	See Town Record, 2E, Interior Section 444 4E
3	See Town Record, 2E, Interior Section 444 4E
4	See Town Record, 2E, Interior Section 444 4E
5	See Town Record, 2E, Interior Section 444 4E
6	See Town Record, 2E, Interior Section 444 4E
7	See Town Record, 2E, Interior Section 444 4E
8	See Town Record, 2E, Interior Section 444 4E
9	See Town Record, 2E, Interior Section 444 4E
10	See Town Record, 2E, Interior Section 444 4E



RECEIVED
DEC 08 2022
BY:

PLOT PLAN
SCALE: 1" = 40'



09/28/2022



09/28/2022







Idaho Statutes

Idaho Statutes are updated to the web July 1 following the legislative session.

TITLE 67

STATE GOVERNMENT AND STATE AFFAIRS

CHAPTER 65

LOCAL LAND USE PLANNING

67-6519. APPLICATION GRANTING PROCESS. (1) As part of ordinances required or authorized under this chapter, a procedure shall be established for processing in a timely manner applications for zoning changes, subdivisions, variances, special use permits and such other applications required or authorized pursuant to this chapter for which a reasonable fee may be charged.

(2) Where the commission hears an application, the commission shall have a reasonable time fixed by the governing board to examine the application before the commission makes its decision on the application or makes its recommendation to the governing board. Each commission or governing board shall establish by rule a time period within which a recommendation or decision must be made. Provided however, any application which relates to a public school facility shall receive priority consideration and shall be reviewed for approval, denial or recommendation by the commission or the governing board at the earliest reasonable time, regardless of the timing of its submission relative to other applications which are not related to public school facilities.

(3) When considering an application which relates to a public school facility, the commission shall specifically review the application for the effect it will have on increased vehicular, bicycle and pedestrian volumes on adjacent roads and highways. To ensure that the state highway system or the local highway system can satisfactorily accommodate the proposed school project, the commission shall request the assistance of the Idaho transportation department if state highways are affected, or the local highway district with jurisdiction if the affected roads are not state highways. The Idaho transportation department, the appropriate local highway jurisdiction, or both as determined by the commission, shall review the application and shall report to the commission on the following issues as appropriate: the land use master plan; school bus plan; access safety; pedestrian plan; crossing guard plan; barriers between highways and school; location of school zone; need for flashing beacon; need for traffic control signal; anticipated future improvements; speed on adjacent highways; traffic volumes on adjacent highways; effect upon the highway's level of service; need for acceleration or deceleration lanes; internal traffic circulation; anticipated development on surrounding undeveloped parcels; zoning in the vicinity; access control on adjacent highways; required striping and signing modifications; funding of highway improvements to accommodate development; proposed highway projects in the vicinity; and any other issues as may be considered appropriate to the particular application.

(4) Whenever a county or city considers a proposed subdivision or any other site-specific land development application authorized by this

chapter, it shall provide written notice concerning the development proposal by mail, or electronically by mutual agreement, to all irrigation districts, ground water districts, Carey act operating companies, nonprofit irrigation entities, lateral ditch associations and drainage districts that have requested, in writing, to receive notice. Any irrigation districts, ground water districts, Carey act operating companies, nonprofit irrigation entities, lateral ditch associations and drainage districts requesting notice shall continue to provide updated and current contact information to the county or city in order to receive notice. Any notice provided under this subsection shall be provided no less than fifteen (15) days prior to the public hearing date concerning the development proposal as required by this chapter or local ordinance. Any notice provided under this subsection shall not affect or eliminate any other statutory requirements concerning delivery of water, including those under sections 31-3805 and 67-6537, Idaho Code.

(5) Whenever a governing board or zoning or planning and zoning commission grants or denies an application, it shall specify:

- (a) The ordinance and standards used in evaluating the application;
- (b) The reasons for approval or denial; and
- (c) The actions, if any, that the applicant could take to obtain approval.

Every final decision rendered shall provide or be accompanied by notice to the applicant regarding the applicant's right to request a regulatory taking analysis pursuant to section 67-8003, Idaho Code. An applicant denied an application or aggrieved by a final decision concerning matters identified in section 67-6521(1)(a), Idaho Code, may within twenty-eight (28) days after all remedies have been exhausted under local ordinance seek judicial review under the procedures provided by chapter 52, title 67, Idaho Code.

History:

[67-6519, added 1975, ch. 188, sec. 2, p. 515; am. 1993, ch. 216, sec. 111, p. 678; am. 2000, ch. 431, sec. 1, p. 1388; am. 2003, ch. 123, sec. 1, p. 373; am. 2010, ch. 175, sec. 1, p. 359; am. 2011, ch. 279, sec. 1, p. 759; am. 2018, ch. 246, sec. 1, p. 572.]

How current is this law?

Search the Idaho Statutes and Constitution



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ☐ Cascade
☐ Donnelly
☐ McCall
☐ McCall Impact
☒ Valley County

Rezone # _____
Conditional Use # CUP 22-34
Preliminary / Final / Short Plat Shoemaker Donnelly Storage

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☒ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☒ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☒ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and/or surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water
- ☐ 10. Run-off is not to create a mosquito breeding problem.
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☒ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☐ 14. _____
Reviewed By: [Signature]
Date: 9/20/22

Review Sheet



Valley County Road & Bridge

PO Box 672* Cascade, Idaho 83611

Jeff McFadden
Superintendent

jmcfadden@co.valley.id.us

Office * (208)382-7195

Fax * (208)382-7198

C.U.P. 22-34

September 26, 2022

The Valley County Road Dept. was asked to review this CUP and provide comments related to the anticipated impact to the local roads that will be utilized for accessing the proposed storage facility. CUP 22-34 is a preliminary plat submitted by Jeff Hatch seeking approval of an office and five storage buildings totaling approx. 97,125 sq/ft on 26.97 acres.

County maintained roads that will see increased traffic by the addition of the proposed development if the plat is approved include Old State Road and Eagle Lane. It is expected that transportation services including all season road maintenance, road resurfacing, road rebuilds provided by Valley County Road Dept. will be impacted by the increased traffic.

Valley County owns Right-of-Way along Old State Road and Eagle Lane.

- Recommendation (1): Mitigate impacts to transportation services on those roads identified above by negotiating with developer payment of road improvement costs attributable to traffic generated by proposed development. The value of the developers proportionate share may be determined by several methods: (1) reference 2007 Capital Improvement Program cost comparisons for the Wagon Wheel CIP with a predetermined cost per lot contribution by developer; (2) engage a qualified engineering firm to conduct a traffic study based on proposed development to provide recommendation for proportionate share to be attributed to the developer; (3) negotiate in-kind construction credits for immediate road improvements needs that can be mitigated by developer.

Any or all of the above recommendations that are agreeable to the developer should be memorialized in a future voluntary road agreement negotiated between the Valley County Board of County Commissioners, Valley County Road Dept. and developer identifying the value of road improvement costs contributed.

Valley County Road Superintendent

A handwritten signature in black ink, appearing to read "Jeff McFadden".

Jeff McFadden

Creekside Court

From: Jeff Mcfadden <jmcfadden@co.valley.id.us>

Sent: Wednesday, November 16, 2022 11:52 AM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject: Creekside Court

Just a follow up on the conversation about the culvert on Creekside Court, I would not tell anybody we don't have the money to replace a culvert that could cause serious issues to the public. I have since looked at that culvert, and it is rusted out on the bottom. I have it down for replacement next year. This could be a possibility for the mini storage development to spend some of the RDA money if it is approved.

Thank you,

Jeff McFadden, Superintendent
Valley County Road Department



Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

October 5, 2022

Valley County Planning & Zoning Commission

P.O. Box 1350

Cascade, Idaho 83611

RE: C.U.P. 22-34 Shoemaker Donnelly Storage

After review, The Donnelly Rural Fire Protection District (DRFPD) will require the following.

- **Section 503.1 IFC 2018.** Fire apparatus access roads shall be provided and maintained in accordance with **Sections 503.1.1 through 503.1.3**
- All roads shall be built to Valley County Road Department standards or **Section 503.2 IFC 2018.**
- All fire apparatus access roads shall be a minimum of 24 feet in width as determined by the AHJ
- **Section D103.3 IFC 2018** all roads shall have not less than a 28 foot turning radius
- In accordance with **Section D103.5 IFC 2018.**
 - Where a single gate is provided, the gate width shall not be less than 20 feet.
 - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access
 - Emergency opening devices shall be approved by the fire code official
- All roads shall be inspected and approved by Donnelly Fire Department personnel prior to building permits being issued
- **Section 503.4 IFC 2018** Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in **Sections 503.2.1 and 503.2.2** shall be maintained at all times
- All building plans shall be submitted to the Donnelly Fire District for review prior to building permits being issued to assess the need for fire suppression system or separation by construction
- The Donnelly Fire Department shall require one 10,000 gallon fire suppression water storage tank, tank shall be connected to a well and have automatic fill and shut off capability. Design specifications and tank placement plan shall be submitted to the DRFPD for review and approval prior to installation. **Sections 507.1 through 507.4 IFC 2018**

- Fire suppression water storage tank shall be tested and approved by Donnelly Fire Department personnel prior to occupancy
- Portable fire extinguishers shall be installed in accordance with **Section 906.3 IFC 2018.**

Please call 208-325-8619 with any questions.

Jess Ellis



Fire Marshal
Donnelly Fire Department

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550



Brad Little, Governor
Jess Byrne, Director

January 11, 2023

Cynda Herrick
Planning & Zoning Director
Valley County
PO Box 1350
Cascade, ID 83611
cherrick@co.valley.id.us

Subject: Appeal of PZ Commission Approval of CUP 22-34 Shoemaker Donnelly Storage

Dear Cynda Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff
Regional Administrator

c:

2021AEK



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

November 22, 2022

Valley County

Cynda Herrick, Planning & Zoning Director

219 N Main St

Cascade, ID 83611



Re: Shoemaker Properties, LLC's Appeal, CUP 22-34

Dear Ms. Herrick,

Idaho Transportation Department (ITD) appreciates this opportunity to provide comments regarding Shoemaker Properties, LLC's appeal located on Highway 55 at the intersection of Old State Road and Eagle Lane, Valley County, Idaho. The application is for a conditional use permit to construct a self-storage facility including an office and five structures on 26.97 acres. Please see the below comments:

1. This project abuts State Highway 55 (SH-55).
2. No direct access to the State Highway system has been requested with this application.
3. Traffic generation numbers were not provided with this application. Based on the change of land use and its proximity to SH-55, ITD is requesting that the applicant provide a Traffic Impact Study (TIS) reflecting the full build out including left and right turn lane warrants, Acceleration and deceleration lane warrants, and intersection site traffic turning volumes. ITD needs more information to determine what mitigations if any, the applicant may be required to construct on the State Highway system. Any necessary mitigation for traffic impacts identified by the TIS shall be the responsibility of the applicant to construct.
4. The ITD Form 2109, *Right-of-Way Encroachment Application and Permit Approaches or Public Street* must be submitted with the TIS. For additional information please contact Josh Nopens at Josh.Nopens@itd.idaho.gov.
5. Any addition, modification, change use, relocation, maintaining, or removal of an encroachment of the state highway or use of highway right-of-way for any purpose other than normal travel, shall obtain an Encroachment Permit (ITD Form 2110) to use state right-of-way. For additional information please contact Shona Tonkin at Shona.Tonkin@itd.idaho.gov.
6. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
7. The Idaho Administrative Procedures Act (IDAPA) 39.03.60 governs advertising along the State highway system. The applicant may contact Justin Pond, Program Manager for ITD's Headquarters Right-of-Way Section at (208) 334-8832 for more information.

ITD reserves the right to make further comments upon review of submitted traffic generation data or other documents.

Sincerely,

Wendy I. Howell, Development Project Coordinator

ITD – District 3

Shoemaker storage appeal comment from a neighbor

From: Gerald Kelly [REDACTED]
Sent: Saturday, January 21, 2023 1:26 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Shoemaker storage appeal comment from a neighbor

Hello V.C. Commission and Staff,

My Name is Joni Goode. I live at 13079 Highway 55 and agree this Storage project is a mistake. The sign near this location reads Donnelly Scenic Byway as best I remember. This industrial building is anything but scenic. Scenery brings tourists and they won't come if the area looks awful.

The lighting from this project will effect me. So will the noise of people coming and going .Backup beeping at 6am for example.

The danger of people making that turn being hit by trucks that have usually hit 65 mph at Old Highway 55 turn off (I live here and know) will cause fatalities. It is inevitable.

The two creeks running into wetlands between my property and the planned build should not be polluted by what people in the storage buildings dump down the drain (which they will)

My well is not the best. I most likely will know have to dig another one so a storage facility that should be in an industrial park is plopped down in an area of pristine pasture land?

This really seems unfair and unnecessary.

Joni Goode
13079 Highway 55
Donnelly Id
[REDACTED]

Appeal of PZ Commission of CUP 22-34 Shoemaker Donnelly Storage

From: Gerald Kelly [REDACTED]

Sent: Sunday, January 22, 2023 1:24 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject: Appeal of PZ Commission of CUP 22-34 Shoemaker Donnelly Storage

Hello V.C. Commission and Staff,

My Name is Joni Goode. I live at 13079 Highway 55 and agree this Storage project is a mistake. The sign near this location reads Donnelly Scenic Byway as best I remember. This industrial building is anything but scenic. Scenery brings tourists and they wont come if the area looks awful.

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My well is not the best. I most likely will know have to dig another one so a storage facility that should be in an industrial park is plopped down in an area of pristine pasture land?

This really seems unfair and unnecessary.

Joni Goode
13079 Highway 55
Donnelly Id
[REDACTED]

C.U.P. 22-34 Appeal

From: Lisa Mohler [REDACTED]

Date: January 28, 2023 at 7:30:45 PM MST

To: Valley County Commissioners <commissioners@co.valley.id.us>

Subject: C.U.P. 22-34 Appeal

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

Lisa Mohler
47 Johnson Lane
McCall ID 83638
Jan. 28, 2023

Valley County Commissars 2023
E. Hasbrouck
S. Maupin
N. Thompson

**DENY ALWAYS NO MATTER HOW MANY TIMES THEY CHANGE DESIGN OR
RESUBMITTAL ON THIS PROPERTY.**

My reason are;

1. This is a really really really bad location for any Commercial Business. There are too many roads that have heavy traffic.
2. Have you taken into consideration all the vehicles that travel these roads Snowplows, School Buses, teenagers running late to school, Families going to work with cars full of kids. Then there will be the upset drivers having to wait while trucks and trailers coming from the south that do not know how to drive with a trailer and jackknife while turning into the badly placed driveway.
3. This is not Treasure Valley; they expect storage units in strange places.
4. This is the Hwy 55 Scenic Byway. Your planned metal building does not fit into the surrounding areas.
5. Absolutely NO lights or Noise after ten p.m. this is a neighborhood not a Commercial District. All Business must be conducted between 8a.m. and 10 p.m. You must place a locking gate at the entrance. Have you compared the other Storage Units in Valley County? Round Valley has a lot of open space. You are also encouraging Break-in and Theft of property in all the surrounding areas.
6. Your emergency Access connecting to Eagle Lane is not guaranteed to be a usable access in an emergency. The people who live on this Lane work their property, have gas, propane, hay, and other such deliveries.
7. When your caretaker has problems will you be there in 2.30hrs to take over? Absentee Business owners are the worst.
8. P & Z never should have approved this application. It was a bad idea from the start. Unfortunately, P & Z has to deal with all the bad ideas.
9. We live here to not see Big City Buildings. We want trees, horses, cows, yaks, and goats.
10. Again, DENY THIS APPEAL ALWAYS NO MATTER HOW MANY TIMES THEY REAPPLY.

Wrong Location

Thank you for your time, Lisa Mohler

From: Jason Barnes [REDACTED]
Sent: Wednesday, January 25, 2023 9:47 AM
To: Carl Benjamin [REDACTED]
Subject: Re: Donnelly Storage support email

Hey,

Thanks for informing me about the new Shoemaker Storage condos coming to Donnelly. I have been a resident of Donnelly for twelve years. I am actually a summer and winter resident and have many friends that reside in Donnelly. I own two properties in Donnelly, one on Norwood road 152 Forest Place Circle and the other on Mangum 20 #4. I see a huge benefit to having storage condos like these built in the Donnelly area. Donnelly and McCall have a lack of storage for all the recreational opportunities in the area. One of the properties I own is an acre lot and I wanted to build a Barndominium on it. Now with the opportunity to purchase a storage condo in Donnelly I think it would be a better fit for me and many people. A huge issue that the Shoemaker Storage condos can help alleviate is the traffic congestion on highway 55. We all know traveling on 55 Friday and Sunday is a challenge when following boats and RV's. With very little opportunity to safely pass many drivers get impatient and take risks when passing. I believe the Shoemaker Storage condos will help with this and help families to make it safe traveling the Highway. Donnelly has recently approved a couple large residential developments that will only increase the amount of recreation and travel within the valley county. I would be in favor of the Shoemaker storage condos as many of my friends would.

Please contact me anytime to answer any questions.

Jason Barnes
[REDACTED]

Margie Higgins

13072 ELD LN

Phoyed on October 20 and is unable to come to the meeting.

Concerned with traffic, lights, and property values.

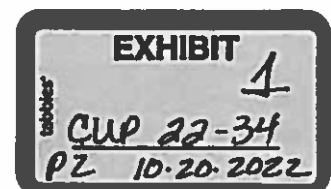


Exhibit 2 – Slide Show Presentation by Applicant

A thumb drive was submitted. Requests were submitted to Valley County IT to download document.

Shoemaker Donnelly Storage

From: Steve Thiessen [REDACTED]
Sent: Tuesday, November 15, 2022 8:09 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Cc: Jeffery Hatch [REDACTED]
Subject: Re: Shoemaker Donnelly Storage

Good morning Cynda,

I have attached an email chain from Dwight Stutzman @ 10 Creekside Ct. His property borders ours to the West. Please add this to the submittal.

Thank you,
Steve

Steve Thiessen, Architectural drafter
Hatch Design Architecture
200 West 36th Street
Boise, ID 83714
[REDACTED]

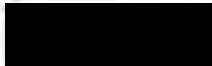
From: Dwight Stutzman [REDACTED]
Sent: Tuesday, November 15, 2022 5:53 AM
To: Jeffery Hatch [REDACTED]
Subject: RE: Donnelly storage

Good morning Jeff,

Call at your convenience. I did a little research and now have a better understanding of what your design is. Looks good.



Dwight Stutzman
Site Superintendent
dstutzman@speedwellconstruction.com
SPEEDWELL CONSTRUCTION, INC.
667 Ditz Dr., Manheim PA 17545



BEST PLACES
to work in **PA** 2021

From: Jeffery Hatch [REDACTED]
Sent: Monday, November 14, 2022 7:47 PM
To: Dwight Stutzman [REDACTED]
Subject: Re: Donnelly storage

Good afternoon Dwight,

I wanted to follow-up with you on your inquiry. We are still working through with the highway district and city on coordination for this project and would also like to follow-up with neighbors. Do you have time this week or next for schedule a meeting or coordination call?

Sincerely,

Jeff Hatch, AIA LEED AP
Hatch Design Architecture
200 W. 36th Street
Boise, ID 83714



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From: Dwight Stutzman [REDACTED]
Sent: Monday, September 26, 2022 3:23 PM
To: Jeffery Hatch [REDACTED]
Subject: Donnelly storage

Hi Jeff,

I am a property owner bordering I think the proposed storage units. I am working in NJ. putting me out of the loop of information. I would be interested to see the site plan if one is available. 10 Creekside court is my property address.

11/15/22 7:58 AM

Mail - Steve Thiessen - Outlook

Thanks for your response and time.

Dwight Stutzman
[REDACTED]

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

Valley Meadows Sub. PUD

From: Joey Pietri [REDACTED]

Sent: Monday, September 26, 2022 12:59 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

Cc: Valley County Commissioners <commissioners@co.valley.id.us>

Subject: Valley Meadows Sub. PUD

Honorable Commissioners and County P&Z,

I think Valley Meadows needs a bit more scrutiny before approval of this to move to the next step of the process.

Too many glaring deficiencies and public outcry would seem enough to send Developers back to the drawing board it is an inadequate application.

Please reject this Valley Meadows plan since there are 9 some points of non compliance .

I would also Recommend not even a review of the Shoemaker Storage project until infrastructure improvements are made.

Thank you for your consideration.

Respectfully,

Joey Pietri

Shoemaker Storage

From: Lisa Mohler [REDACTED]

Sent: Saturday, October 8, 2022 12:19 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject: Shoemaker Storage

Lisa Mohler 47 Johnson Lane McCall ID 83638

Oct. 9, 2022

C.U.P. 22-34

**Shoemaker Donnelly Storage
S. of Donnelly Hwy 55**

To C. Herrick P&Z Director

Planning & Zoning Commissioners:

Katlin Caldwell Scott Freeman

Ken Roberts Sasha Childs

Please DENY OR TABLE C.U.P. 22-34 with CONDITIONS and QUESTIONS If P&Z Board
feel this is needed below are my concerns,

CONDITIONS

To the North of Donnelly on the west side of Hwy 55 Storage units are being completed. They are back from the Hwy and many trees hide these units.

300ft from HWY55 is not enough of a buffer space

I am fully aware this is not what I want to see every time I drive down on Hwy 55. What I want is for you to plant 15ft HIGH EVERGREEN TREES and add a fence on the East side of property to completely hide the buildings and all your construction before any Building starts. To the north of Donnelly on the west side of Hwy 55 across from the Vet are storage units being built. These will be finished before you open.

I also DO NOT want to see any advertising signs on the South side of the complex. This is not Treasure Valley. People will find you if you keep your prices decent.

There must be a caretaker on site 24/7. From start to finish of the complex. Crime will happen, nothing you can do except have on site security.

Your rendering A-4.0 of color and sign is not how we want Hwy 55 a Scenic Route to look. Red is not a good color, just Green is better. Yes, there are established structures that do not follow Hwy 55 codes that must Stop, so we start with you.

QUESTIONS

1. I cannot find how many acres this is.
2. How many storage units will you have? Giving SQ FT does not answer this question.
3. What is that (looks like a river) down the middle of the property. If it is water, how will you handle this?
4. What type of jobs do you speak of that will benefit Donnelly?
5. Will your units be used as temporary housing?
6. Having to pay more taxes is the price of doing Business. NOT improving the landscape does not reflect well on your contribution to keeping Valley County looking beautiful.
7. Why will your project take 10 years to complete?

Thank you for your time, Lisa Mohler