



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

Appeal of PZ Commission Denial of an Extension Request for CUP 22-34 Shoemaker Donnelly Storage

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

Applicant / Appellant: Jeff Hatch, Hatch Design Architecture

Property Owner: Shoemaker Properties LLC

Location: 13051 Old State RD
Parcel RP16N03E157408 located west of Highway 55 at the intersection of Old State RD and Eagle Lane. The 29.67 site is in the SE ¼ Section 15 T.16N R.3E, Boise Meridian, Valley County, Idaho

Project Description: Jeff Hatch requested a three-year extension of the conditional use permit. The approval includes a public self-storage facility containing an office and five storage buildings on the southern portion of a 29.67 parcel. Access would be from Old State Road, a public road. The request was due to on-going ground water monitoring.

Proposed timeline:

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

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

On May 14, 2026, the Planning and Zoning Commission denied the extension request. The applicant has appealed this decision.

Reasons for Appeal Include:

- 1) Significant activity has been made on the project.
- 2) Idaho Transportation Department confirmed that a full traffic impact study is not required. ITD preliminarily approved the design concept of the intersection realignment and confirmed the need for a right-hand turn lane.
- 3) Grading and drainage plans and stormwater report have been approved by the Valley County Engineer.
- 4) The land use designation has remained the same for this parcel in the latest Comprehensive Plan and Valley County Code updates.

Maps are attached.

This is an Action Item. The application and the contents of the file can be reviewed at the Planning and Zoning office within the Valley County Courthouse Annex at 700 South Main Street in Cascade, Idaho.

PUBLIC HEARING

(In-Person)

**Tuesday,
July 21, 2026
1:00 p.m.**

**Valley County Courthouse
2nd Floor
219 North Main Street
Cascade, Idaho**

You are invited to participate in the public hearing and/or comment on the proposal.

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

You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., July 14, 2026.

Direct questions and written comments to:

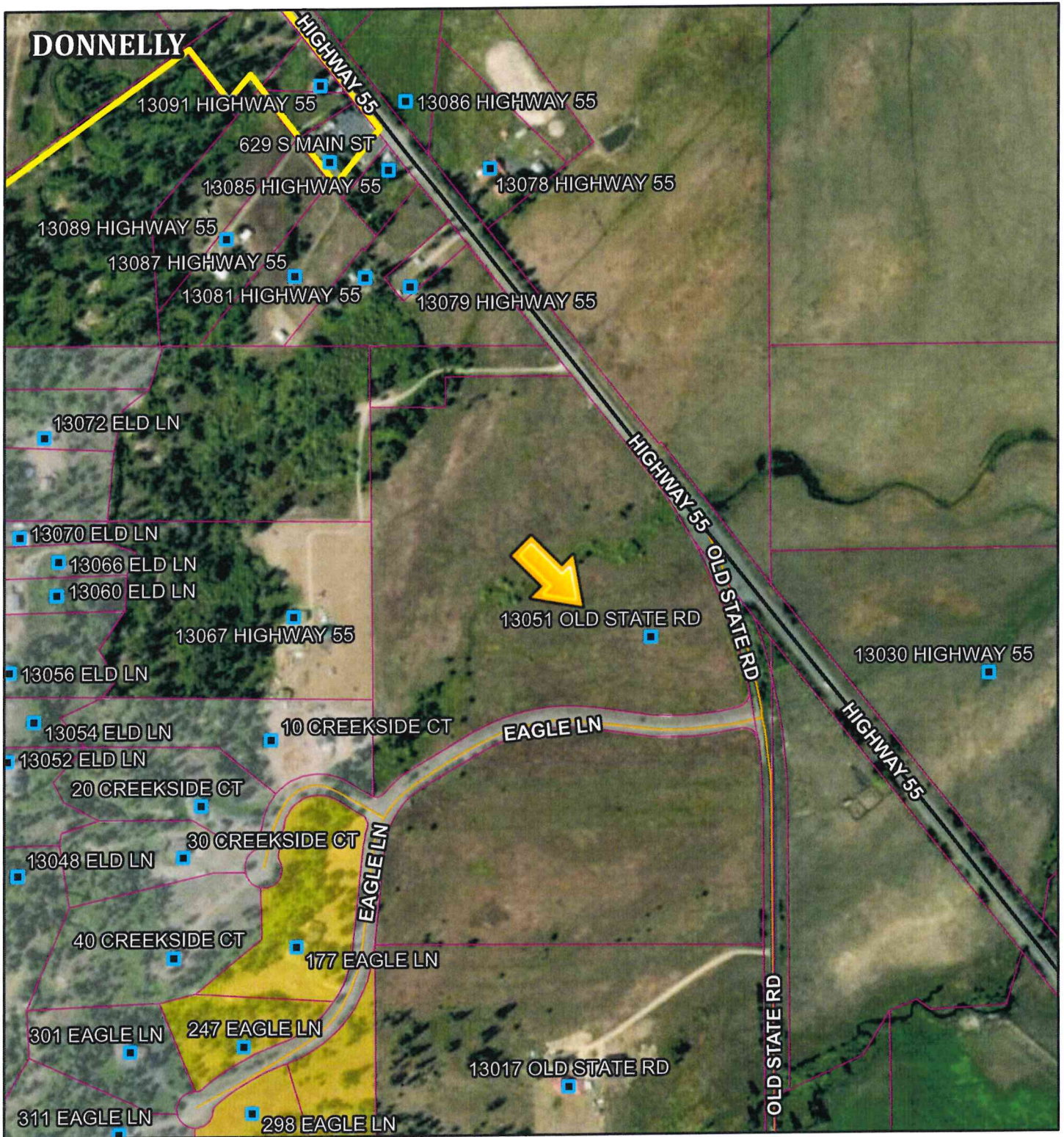
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleycountyid.gov

Contact Gabrielle Knapp, Valley County Clerk, at 208-382-7100, if you need special accommodations.

More information, including the appeal, and staff report, will be posted online at:

www.co.valley.id.us/meetingdashboard

C.U.P. 22-34 Aerial Map



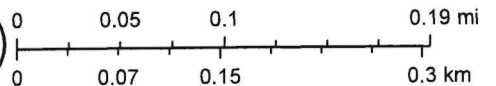
4/6/2026, 10:54:15 AM

1:7,841

- Airstrips
- Address Points
- Municipal Boundaries
- Parcel Boundaries

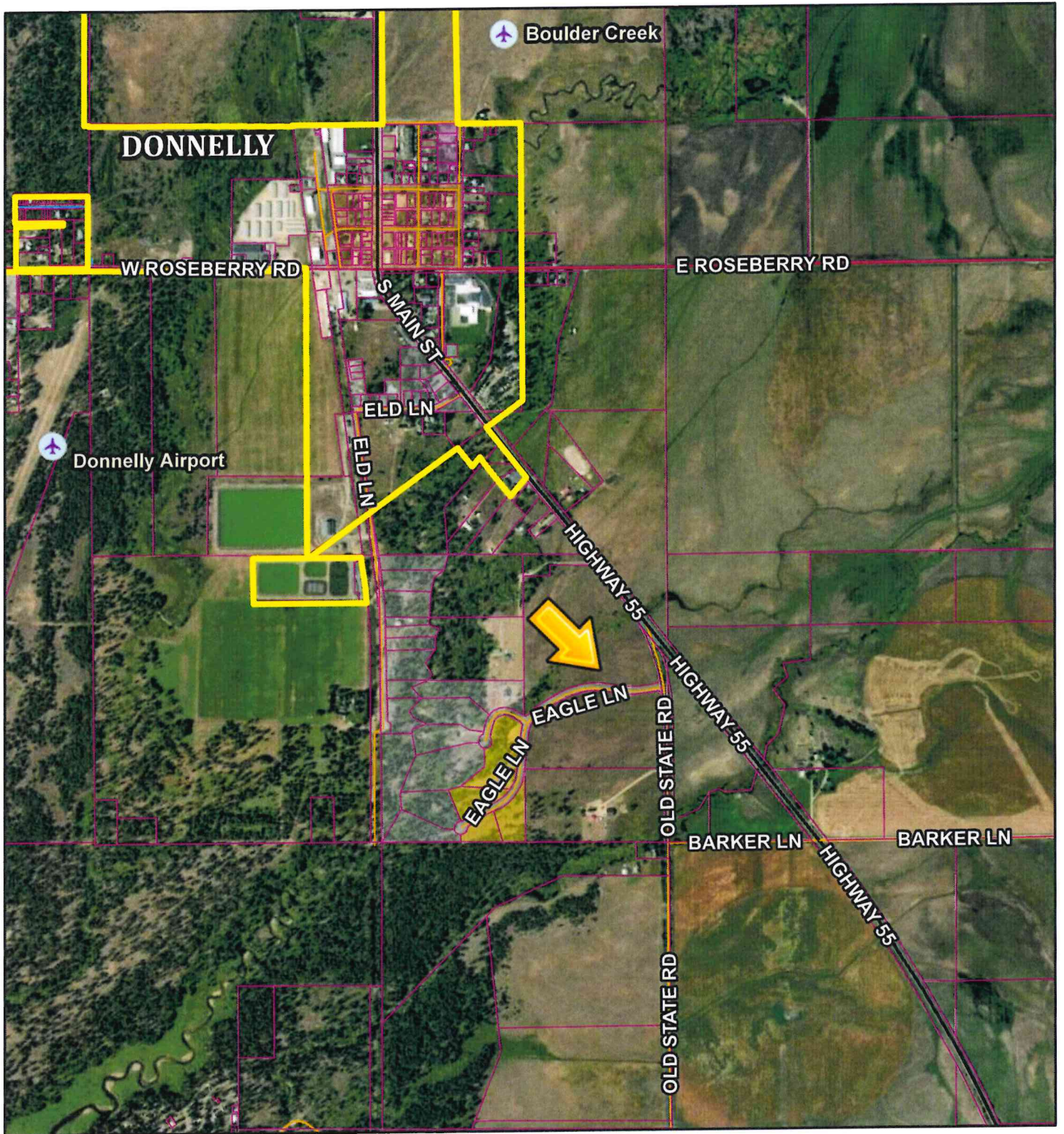
- Roads
- MAJOR
 - MINOR COLLECTOR
 - COLLECTOR
 - URBAN/RURAL

- USFS
- PRIVATE
- OTHER
- Other














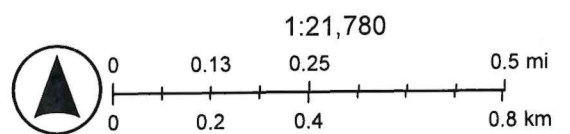
Vantor

C.U.P. 22-34 Location Map



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

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



Vantor

HATCH DESIGN ARCHITECTURE
 200 WEST 36TH ST
 BOULDER, CO 80501
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 200 WEST 36TH ST
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75% PROGRESS SET
 FOR CONSTRUCTION

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

DATE: AUGUST 2022
 DRAWN BY: WE
 CHECKED BY: WE
 PROJECT NUMBER: 221131
 SHEET NUMBER: A-1.0

SITE PLAN
 A-1.0

SITE RECAP

ZONING: MULTIPLE USE
 TOTAL PROJECT SITE: RP16003E157408 26.967 ACRES 1,175,518 SF
 SETBACKS:
 FRONT (HWY 55): 100'-0"
 REAR: 75'-0"
 SIDE: 10'-0"
 STREET (EAGLE LANE): 30'-0"
 PARKING: REQUIRED: 1 SPACE PER 500 SF
 1665 SF / 500 SF = 3 SPACES
 HC ACCESSIBLE - 1 SPACE
 PROVIDED: HC ACCESSIBLE - 1 SPACE
 STANDARD - 3 OF 3 SPACES
 TOTAL - 4 OF 4 SPACES

BUILDING AREA RECAP

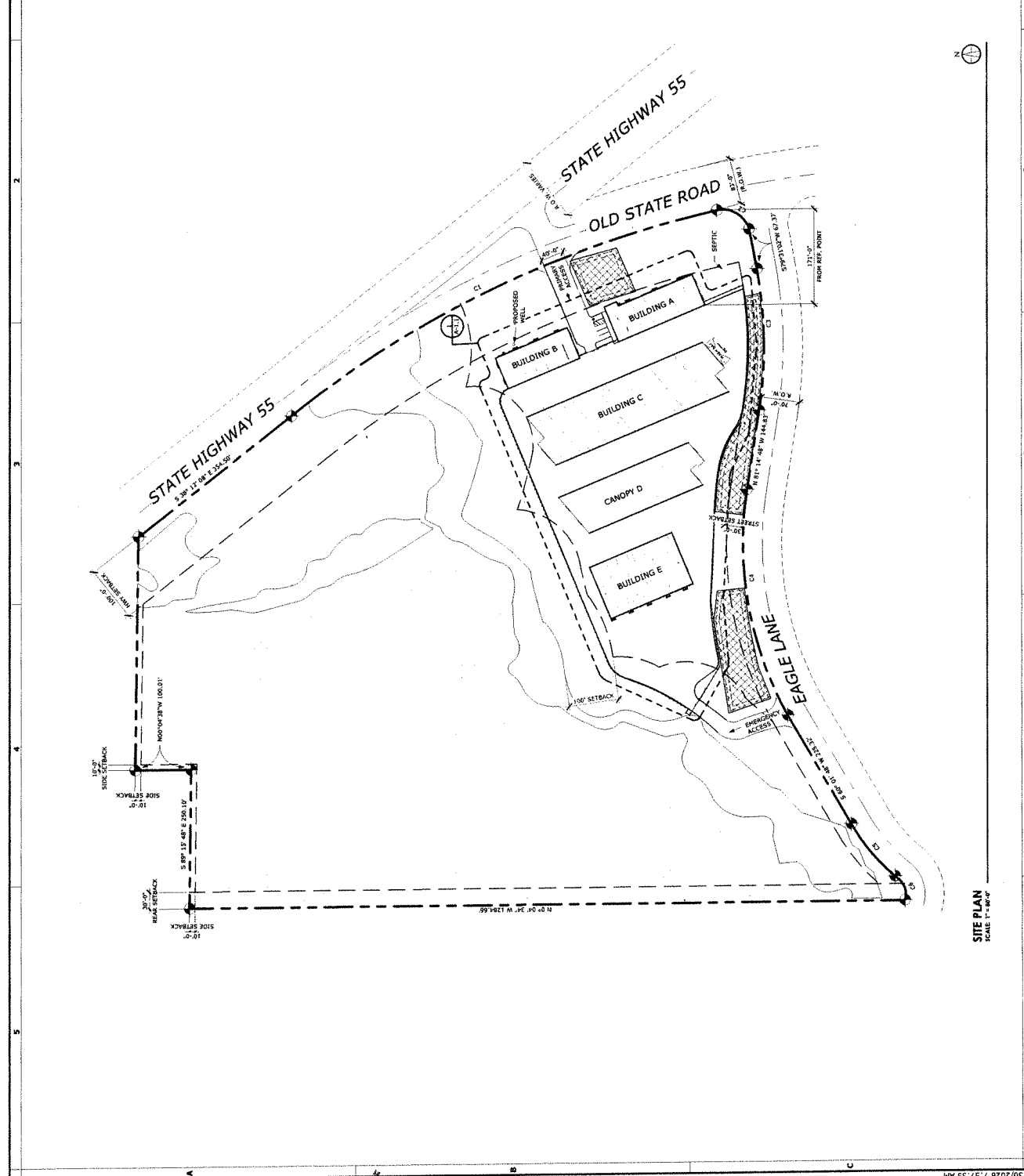
BUILDING A	10,305 SF
BUILDING B	9,400 SF
BUILDING C	34,600 SF
BUILDING E	16,130 SF
CANOPY D	3,475 SF
TOTAL	94,910 SF

CURVE TABLE

MARK	BEARING	CHORD
C1	S 26° 14' 14" W	841.79'
C2	S 13° 14' 58" W	71.81'
C3	S 89° 08' 07" W	255.63'
C4	S 79° 23' 30" W	421.04'
C5	S 49° 21' 31" W	1,224.07'
C6	S 73° 29' 17" W	199.95'

SYMBOL LEGEND

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



SITE PLAN
 SCALE 1"=40'