



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

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

Appellant: Todd Jurdana

Applicant: Jeff Hatch, Hatch Design Architecture

Property Owner: Shoemaker Properties LLC

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

New Information:

On February 6, 2023, the Valley County Board of County Commissioners held a public hearing for an appeal. The matter was tabled to obtain further information regarding:

- Idaho Department of Environmental Quality comments,
- U.S. Army Corps of Engineers Report,
- Central District Health septic system information,
- Idaho Transportation Department comments,
- Management of landscaping without chemicals, and
- Architectural review information.

A public hearing will be held on the above issues on April 24, 2023. **Public comment will only be accepted on the above information / new information.**

Project Description:

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

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

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

An individual well, an individual septic system, and electricity are proposed. Landscape berms with native plantings are

Continued on reverse side.

PUBLIC HEARING (In-Person)

April 24, 2023

1:00 p.m.

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

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

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

You may comment in person, by U.S. Postal Service mail, or by email.

Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by

5:00 p.m., April 17, 2023.

Direct questions and written comments to:

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

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

proposed along all boundaries of the site. Drainage and snow storage would remain on-site.

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

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

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

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

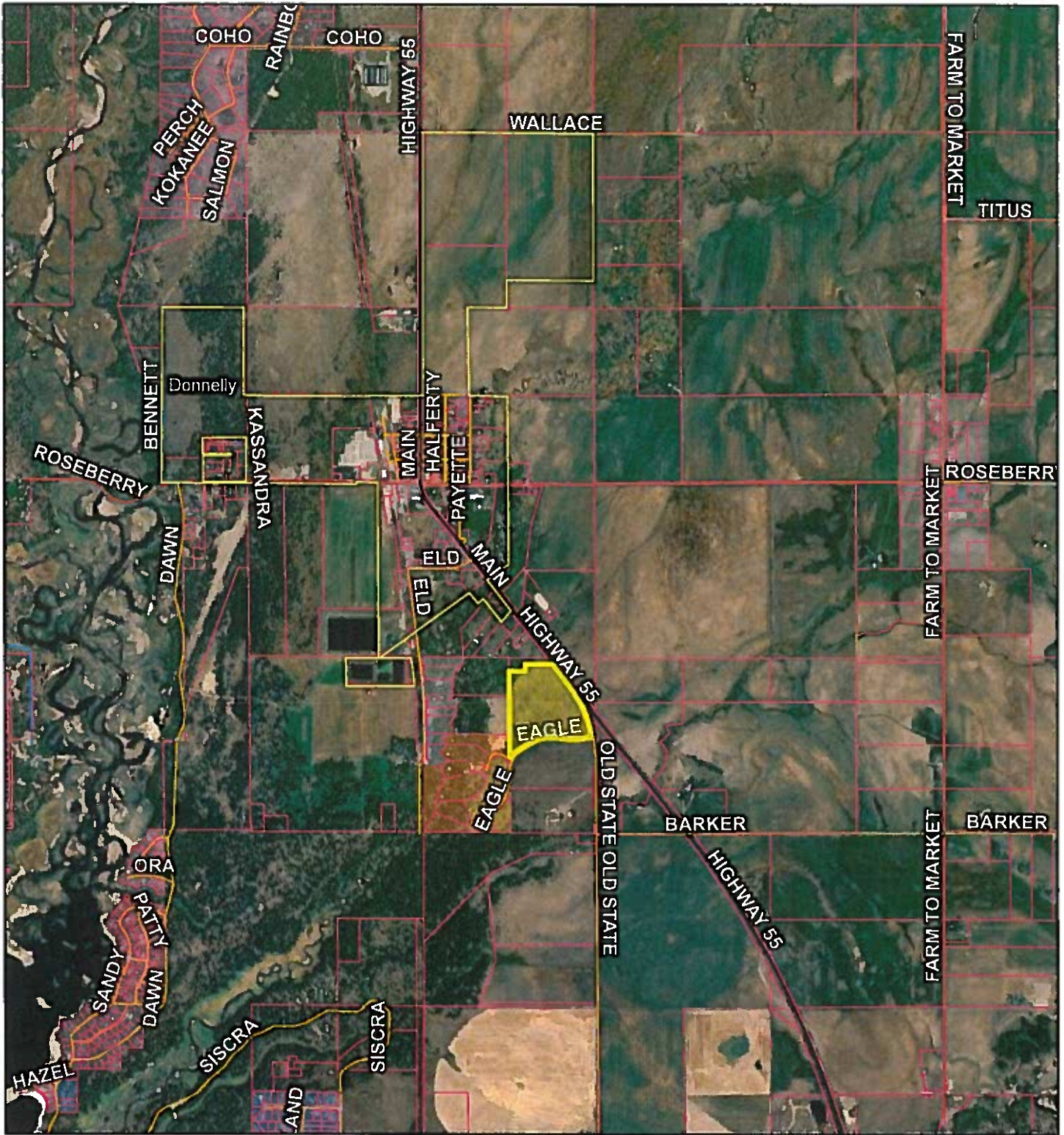
Maps and the current site plan are attached.

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

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

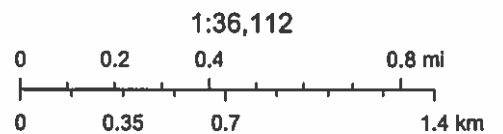
www.co.valley.id.us

C.U.P. 22-34 Vicinity Map



9/12/2022, 9:28:52 AM

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



Maxar

CURVE TABLE

MARK	CLASS	CHORD	CHORD BEARS	CHORD BEARS
C1	ESPP	117.17'	117.17'	117.17'
C2	SAP	117.17'	117.17'	117.17'
C3	SAP	117.17'	117.17'	117.17'
C4	SPP	117.17'	117.17'	117.17'
C5	SPP	117.17'	117.17'	117.17'
C6	SPP	117.17'	117.17'	117.17'

PLANTING SCHEDULE

COMMON NAME	SCIENTIFIC NAME	COUNT	CLASS	NATURE SIZE H X W	SIZE	SYMBOL
BLACK HILLS SPRUCE	PICEA GLAUCA DESSAULT	156	N/A	45" X 20"	6" RT.	○
POINDESSA PINE	RESINOSA	29	N/A	40" X 25"	6" RT.	○
DECIDUOUS		49	CLASS II	40" X 35"	7" CAL. B B B	○
RIVER BIRCH	BETULA NIGRA	17	CLASS II	40" X 35"	7" CAL. B B B	○
WATER BIRCH	BETULA PUMILA	31	CLASS I	30" X 20"	7" CAL. B B B	○
EXISTING TREES TO REMAIN		N/A	N/A	N/A	N/A	○
SHRUB		44	N/A	< 18" X 18"	5 GAL.	○
BONYWOOD	BUTYLUS	19	N/A	< 18" X 18"	5 GAL.	○
CLEANDER	HEQUON DREADEN	19	N/A	< 18" X 18"	5 GAL.	○

KEYNOTE

NO.	DESCRIPTION
1	Approximate Wetland Area, Per Wetland Delineation Report
2	Property Boundary Line, Per Wetland Delineation Report
3	Property Boundary Line
4	Existing Plantings To Remain, See Schedule On This Sheet

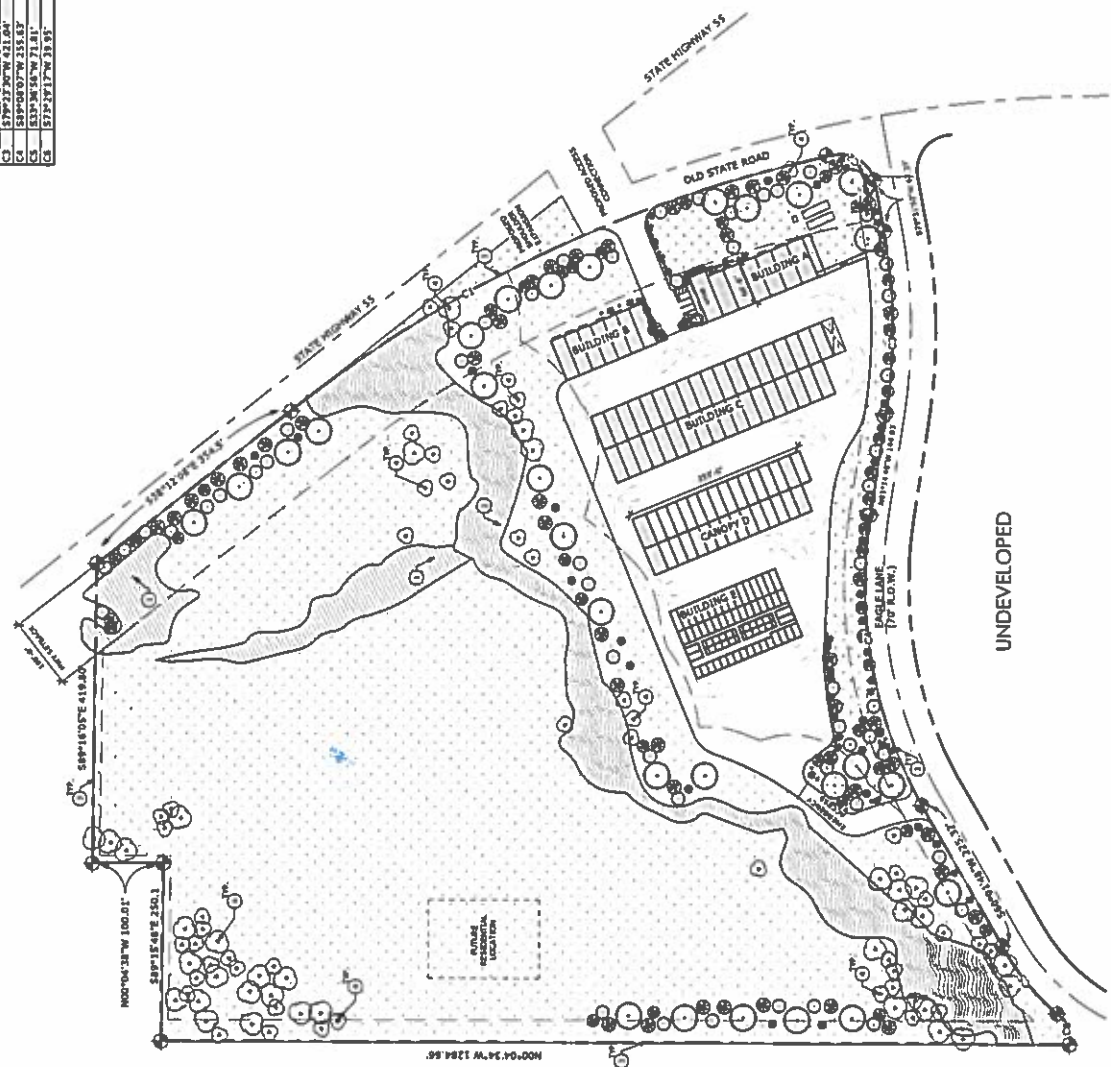
GENERAL NOTES

- ALL PLANT MATERIALS SHALL BE WATERED BY THE PROPOSED IRRIGATION SYSTEM.
- LANDSCAPE BERMS ARE PROPOSED ALONG THE HWY 55 AND BAGLE LAKE FRONTAGE. BERMS SHALL BE 12" HIGH AND 12" WIDE PER THE STANDARDS SET FORTH IN VCC 5-2-2024.
- ONLY THE USE OF ENVIRONMENTALLY FRIENDLY FERTILIZERS IS TO BE ALLOWED ON PLANTINGS. PLANTINGS SHALL BE MAINTAINED TO BE EDUCATED AND FAMILIAR WITH NATIVE PLANTS, AND IS NOT TO REMOVE OR DAMAGE THEM.
- PLANTINGS TO BE EMPLOYED BY WATER TRUCK FOR THE FIRST TWO YEARS ON UNTIL PLANTINGS ARE ESTABLISHED.

LANDSCAPE CALCULATIONS & REQUIREMENTS

PAREL AREA: 24,947 ACRES (1,175,518 S.F.)
 LOT COVERAGE:
 BUILDING FOOTPRINT - 90,308 S.F. (0.2%)
 PAVED SURFACE - 1,311,818 S.F. (11.2%)
 PROPOSED LANDSCAPING - 1,102,072 S.F. (9.4%)
 TOTAL - 1,175,518 S.F. (100%)

REQUIREMENTS:
 ONE TREE PER 25' ALONG LOT FRONTAGE



RECEIVED
 MAR 20 2023
 BY: [Signature]

LANDSCAPE PLAN
 04.11.2023

ARCHITECTURAL
 MATCH DRAWING
 300 W 8TH ST
 DENVER, CO 80202
 303.733.1111
 WWW.SCHWABER.COM

SHOEMAKER - DONNELLY
 STORAGE
 HWY 55 VALLEY COUNTY, ID

LANDSCAPE PLAN
 L1.0