

From: Paul Ashton <PAshton@parametrix.com>
Sent: Wednesday, May 20, 2026 6:12 PM
To: Rob Pair <rpair@crestline-eng.com>
Cc: Cynda Herrick <cherrick@valleycountyid.gov>; Dusty Bitton <dusty@pinetopmccall.com>; Matt Parks <mparks@clarkwardle.com>; Cody Janson <cjanson@parametrix.com>
Subject: RE: Vandal Flats/RMC storage ITD Approach

Hi Rob,

Thank you for reaching out and sharing the details regarding the ITD approach.

If the approach is approved for construction, I will just need to review the information you indicated you will provide. The design must comply with the Valley County Private Road Standards and the ITD standard drawing for rural approaches (SD 405-1). The approach will need to be paved to the right-of-way line or 30 feet from the edge of pavement, whichever is greater.

I agree with your assessment that the new approach will not result in additional stormwater discharge from the site. As a result, significant stormwater improvements should not be necessary, and drainage calculations will not be required. However, the County does require that a minimum 15-inch culvert be installed under the new approach.

If you have any further questions or need additional clarification, feel free to reach out.

Thanks!

Parametrix

Paul Ashton, PE

Senior Engineer

208-906-1155 | direct

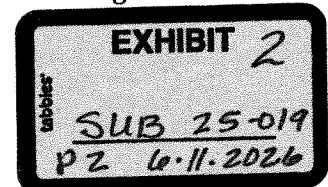
208-891-1995 | mobile



From: Rob Pair <rpair@crestline-eng.com>
Sent: Wednesday, May 20, 2026 4:27 PM
To: Paul Ashton <PAshton@parametrix.com>
Cc: Cynda Herrick <cherrick@valleycountyid.gov>; Dusty Bitton <dusty@pinetopmccall.com>; Matt Parks <mparks@clarkwardle.com>
Subject: FW: Vandal Flats/RMC storage ITD Approach

Hi Paul,

Hope that this message finds you well. Below is somewhat of a lengthy email chain with Cynda and the Applicant of Rocky Mountain Storage. What we are trying to accomplish is building the ITD



approach, which combines the access points for both Vandal Flats Lot 1 and 2, and the proposed Rocky Mountain Storage Property to the south.

At this time we have not received approval of the Rocky Mountain Storage Project so we are not asking to build any portion of the proposed private road, except for the shared access point.

As part of the Vandal Flats project, the shared access was supposed to be built and as Gregg mentioned below, the permit was never submitted to ITD for approval.

My question for you is, if it is determined that the shared ITD access can be built, what would be required from VC/Parametrix to satisfy the criteria for the Grading, Drainage, and Stormwater Plan as Cynda mentioned in the attached email? (It was overwrote in the thread)

We will provide Existing/Finished Grade Spot elevations, surface contours, etc., and typical details for the construction of the ITD approach, as approved by ITD. We will also show any necessary BMP's related to the construction of the access. I would also note, by removing the two existing approaches there will be a net decrease in drivable surface area and it is not anticipated that there will be any significant stormwater improvements associated with the approach itself.

For the Rocky Mountain Storage Facility, contingent upon the approval of the CUP, we fully intend to provide a Stormwater Drainage Report and Grading sheets specific to the project and the proposed private road.

If you can help provide any guidance it would be appreciated.

Thank you,

Rob

Rob Pair, E.I.T. | Associate Engineer

Crestline Engineers, Inc.

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From: Cynda Herrick <cherrick@valleycountyid.gov>

Sent: Wednesday, May 20, 2026 3:07 PM

To: Dusty Bitton <dusty@pinetopmccall.com>

Cc: Gregg Tankersley <gtankersley@crestline-eng.com>; Rob Pair <rpair@crestline-eng.com>; Matt Parks <mparks@clarkwardle.com>

Subject: Re: Vandal Flats/RMC storage ITD Approach

And, that is where it gets odd. The approval is for Pearson Storage which is not approved by Valley County. It was not approval with any for Vandal Flats...

Description of Work: Re-work of existing approach to a 28' Commercial approach to be shared with the School District is permitted. However, should the use of the parcel change causing any increase in trip generation, and/or should the parcel be split, and/or should surrounding traffic conditions change, the property owner will need to re-apply for a new access permit. Additionally,

if a future ITD roadway project modifies or removes the approach the property owner will need to re-apply for access at that time.

Provide me a permit for Vandal Flats.

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

“Live simply, love generously, care deeply, speak kindly, and leave the rest....”

Service **T**ransparent **A**ccountable **R**esponsive

From: Dusty Bitton <dusty@pinetopmccall.com>

Sent: Wednesday, May 20, 2026 2:47 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Cc: gtankersley <gtankersley@crestline-eng.com>; Rob Pair <rpair@crestline-eng.com>; Matt Parks <mparks@clarkwardle.com>

Subject: Re: Vandal Flats/RMC storage ITD Approach

Attached is IDT approval and the permit.

On Wed, May 20, 2026 at 11:29 AM Cynda Herrick <cherrick@valleycountyid.gov> wrote:
Pulled the file. Will need:

- ITD approval
- Site grading/stormwater management approval

Shared Access Agreement is Instrument # 456357

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
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Service **T**ransparent **A**ccountable **R**esponsive

From: Dusty Bitton <dusty@pinetopmccall.com>

Sent: Wednesday, May 20, 2026 11:11 AM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Cc: gtankersley <gtankersley@crestline-eng.com>; Rob Pair <rpair@crestline-eng.com>; Matt Parks <mparks@clarkwardle.com>

Subject: Re: Vandal Flats/RMC storage ITD Approach

We will get the other info over shortly

On Wed, May 20, 2026 at 11:00 AM Cynda Herrick <cherrick@valleycountyid.gov> wrote:

...or someone could come research the file for Vandal Flats. I just do not have time. Send Robby by on his way home. OR, wait for me to find some time.

I did not see an attachment.

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
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Cascade, ID 83611
(208)382-7116

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Service **T**ransparent **A**ccountable **R**esponsive

From: Gregg Tankersley <gtankersley@crestline-eng.com>

Sent: Wednesday, May 20, 2026 10:29 AM

To: Dusty Bitton <dusty@pinetopmccall.com>; Cynda Herrick <cherrick@valleycountyid.gov>

Cc: Rob Pair <rpair@crestline-eng.com>; Matt Parks <mparks@clarkwardle.com>

Subject: RE: Vandal Flats/RMC storage ITD Approach

Hi Cynda,

Attached is an old email from the Road & Bridge Director when she was with the Land Group and working for the School District. The District never formally submitted the ITD application or completed the improvements so we picked that up and completed the submittal to ITD and obtained approvals for Dusty. Just sharing it as coordination that happened as part of the Districts Vandal Flats Subdivision. Maybe it was in their conditions of approval to construct it and they never did, I don't have access to those. The only benefit Dusty received in all that was the ability to connect into/ access in the future as part of the provided easement with a goal of consolidating all access points and lining up with Jeremy Sands access across the highway.

Thank you and please let me know if it would be beneficial to get all involved parties on t virtual meeting for discussion. Seems like it should be ok to construct the new access which is an improvement to the current highway access and the current access to the proposed storage facility remain unchanged until approvals are obtained.

Best regards,

Gregg

Gregg Tankersley, P.E. | Principal Engineer

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PO Box 2330 | McCall, Idaho 83638
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From: Dusty Bitton <dusty@pinetopmccall.com>

Sent: Wednesday, May 20, 2026 10:14 AM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Cc: Rob Pair <rpair@crestline-eng.com>; Matt Parks <mparks@clarkwardle.com>; Gregg Tankersley <gtankersley@crestline-eng.com>
Subject: Re: Vandal Flats/RMC storage ITD Approach

Thank you, Cynda

We will gather that information and get back to you.

We also understand that this work requires a storm water and drainage report for the combined approach that ITD has approved and we are ready to provide that as well.

On Wed, May 20, 2026 at 10:09 AM Cynda Herrick <cherrick@valleycountyid.gov> wrote:
I am sorry Dusty. I am not trying to make it difficult. It is included in the current application...

Please show me (pull from the Vandal Flat file) the type of ingress/egress that was approved by the P&Z and Board prior to your application and any information about timing, etc. If you can show me that what you are building is what was approved as part of Vandal Flats then you could proceed. I would then have that information for anybody who asked "what is going on".

Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
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From: Dusty Bitton <dusty@pinetopmccall.com>
Sent: Tuesday, May 19, 2026 1:25 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Rob Pair <rpair@crestline-eng.com>; Matt Parks <mparks@clarkwardle.com>; gtankersley <gtankersley@crestline-eng.com>
Subject: Re: Vandal Flats/RMC storage ITD Approach

Cynda

I am not sure why this has to be so difficult??

This should have been done as a condition of approval if not within a year of when Vandle Flats was subdivided. It has been nearly 3 years now. How does this have anything to do with Rocky Mountain Storage? What if someone other than myself owned lot 2 of Vandle flats and demanded that the school district complete this to give them access to lot 2??

I don't think we are being unreasonable here.

On Tue, May 19, 2026 at 11:13 AM Cynda Herrick <cherrick@valleycountyid.gov> wrote:

I am not comfortable approving the project at this time. It is part of an application that is under review...

Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

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From: Rob Pair <rpair@crestline-eng.com>
Sent: Tuesday, May 19, 2026 9:14 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: dusty@pinetopmccall.com <dusty@pinetopmccall.com>
Subject: Vandal Flats/RMC storage ITD Approach

Hi Cynda,

If we were to prepare a grading, drainage, and stormwater management plan for the ITD approach that has been approved for the RMC Storage/Vandal Flats entrance, would the School District be able to move forward with constructing it? I understand the new private road and other improvements are associated with the RMC storage project, but just seeing if there was a way to get the approach constructed?

Best,

Rob

Rob Pair, E.I.T. | Associate Engineer

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