

## 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

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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](http://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.

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**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.

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**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, whenever 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 ( $\frac{1}{2}$ ) of the adjacent uses and one-fourth ( $\frac{1}{4}$ ) 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 8:

1. In determining the response values for questions 4 through 8, 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**

[illegible]

**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. Applicant will put in berms and landscaping

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

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 services 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

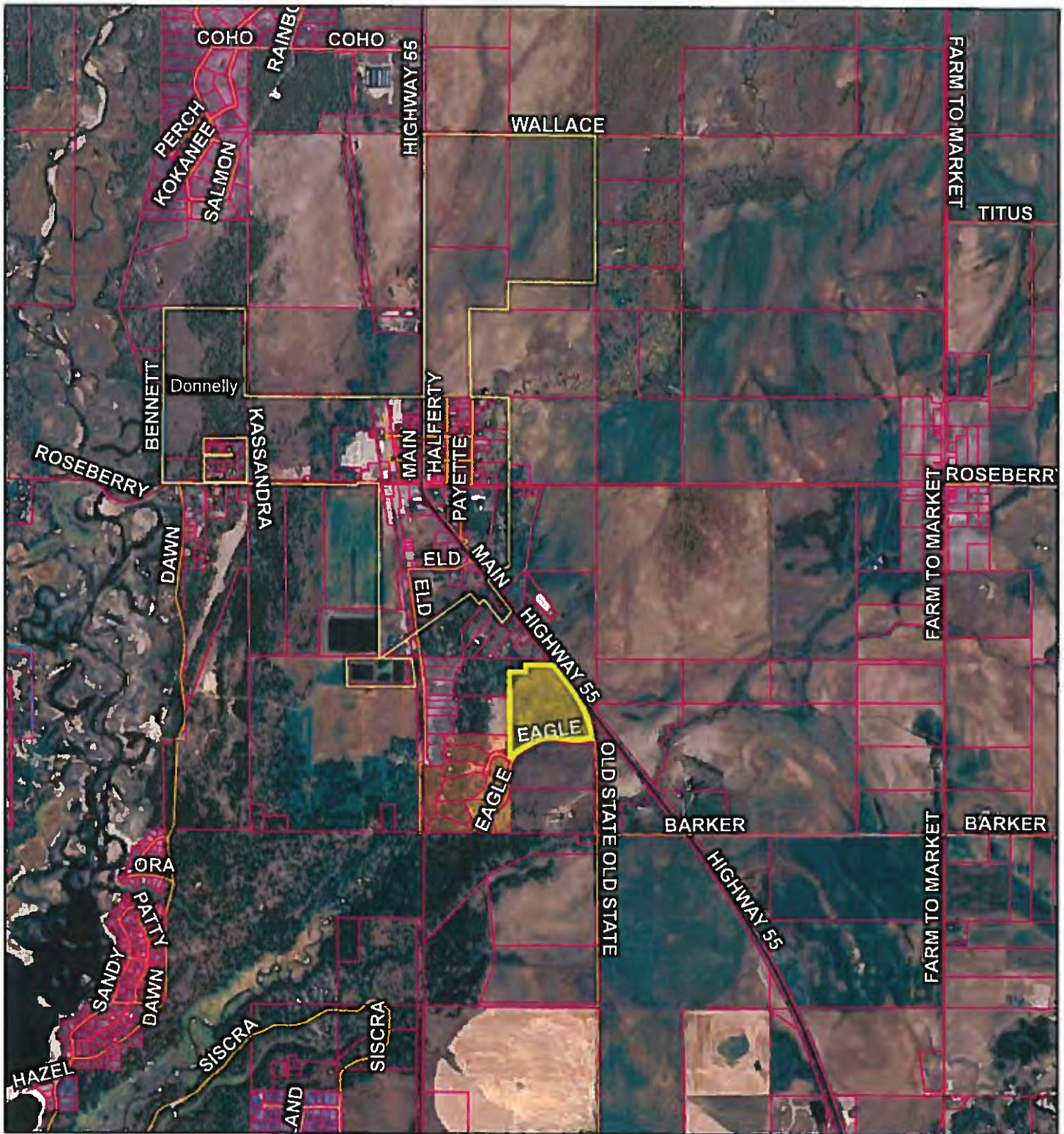
Sub-Total (+) 16

Sub-Total (--) 11

Total Score +5

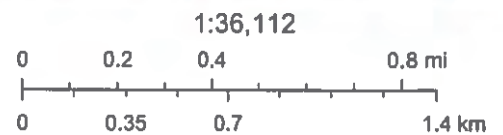
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

# C.U.P. 22-34 Vicinity Map



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

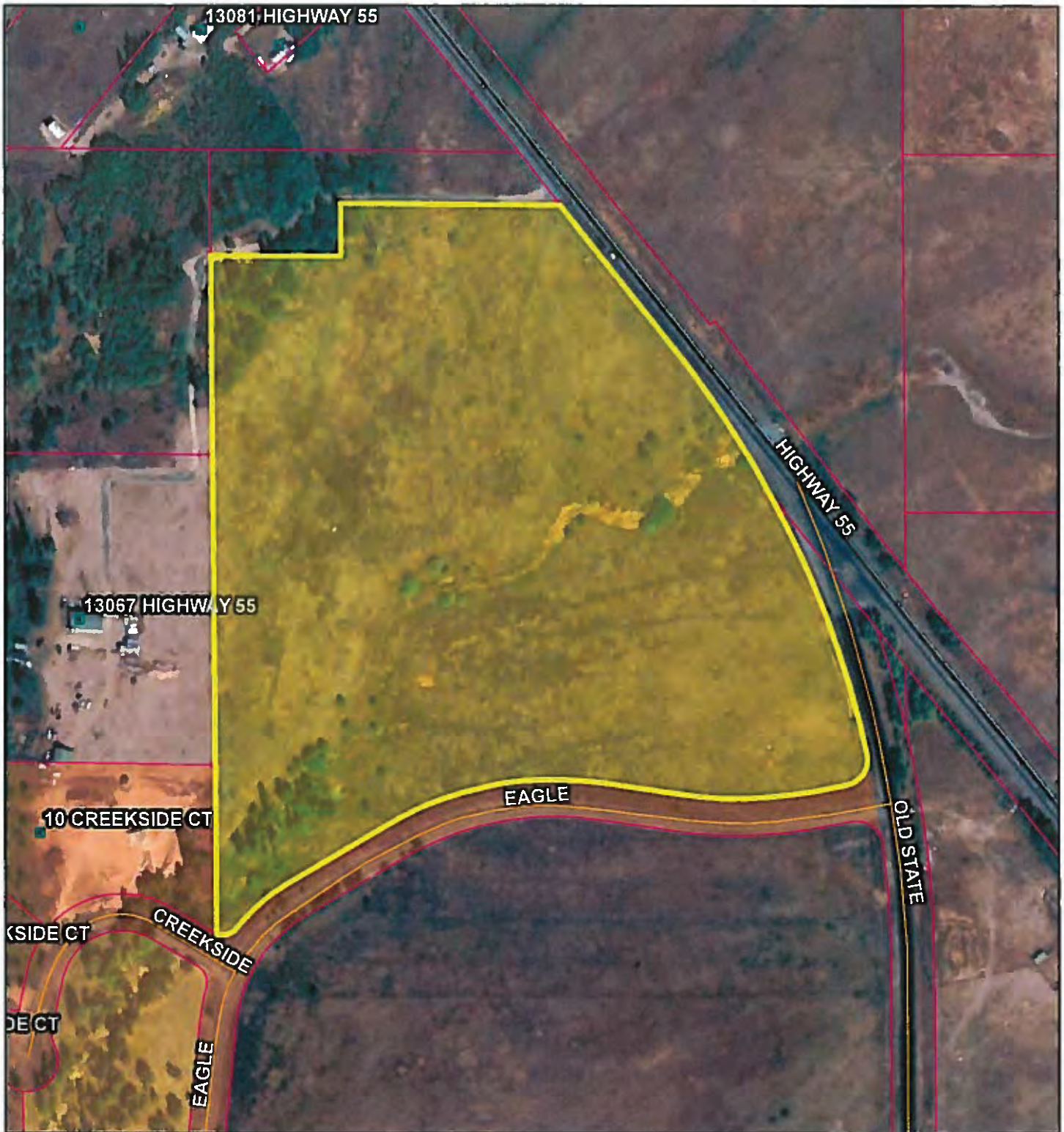
- Municipalities
- Parcel Boundaries
- Roads
- COLLECTOR
- URBAN/RURAL
- PRIVATE
- MAJOR



Maxar

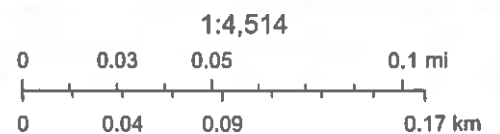


# C.U.P. 22-34 Aerial Map



9/12/2022, 9:25:32 AM

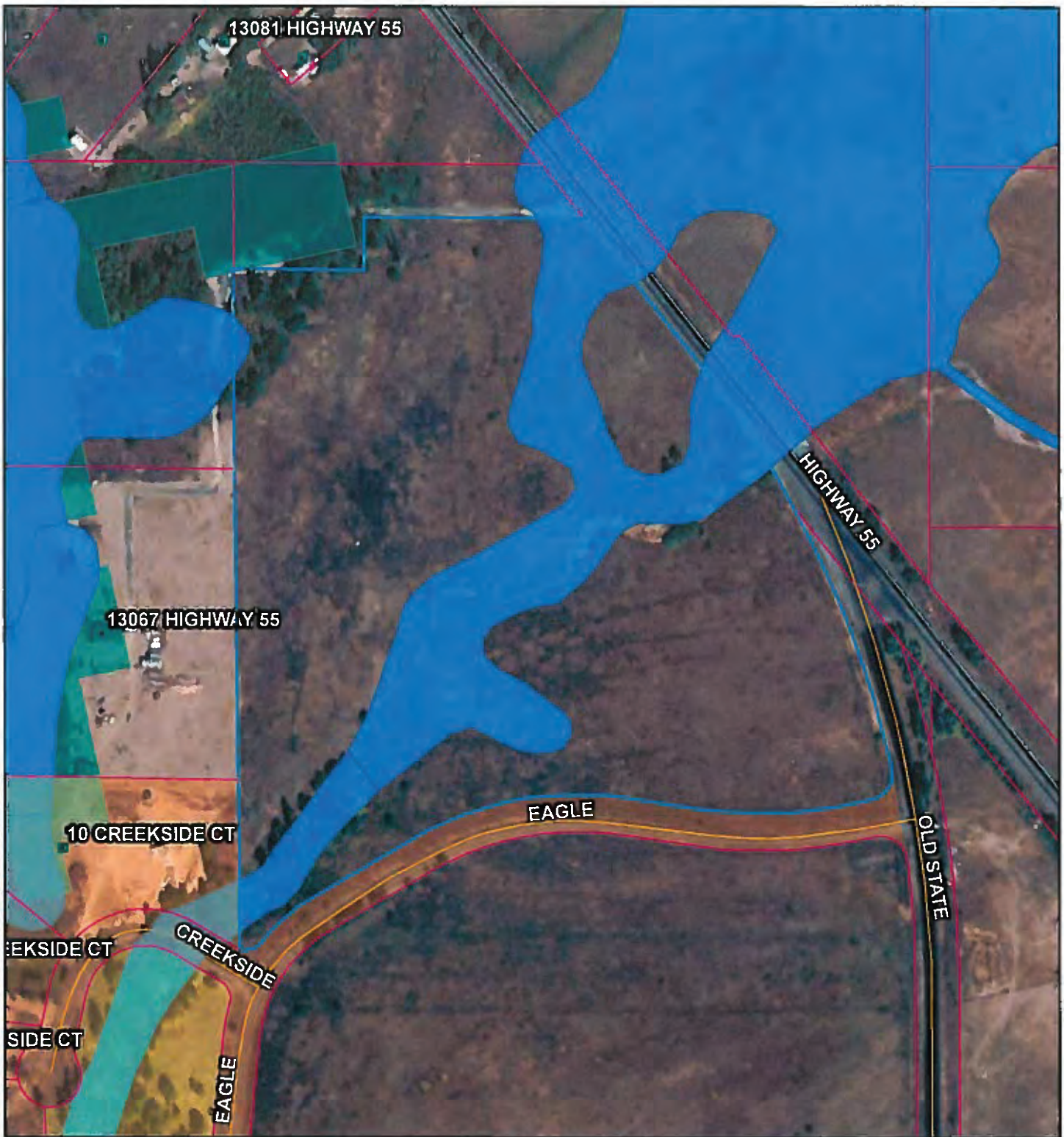
- Address Points
- Parcel Boundaries
- Roads
  - MAJOR
  - URBAN/RURAL



Maxar

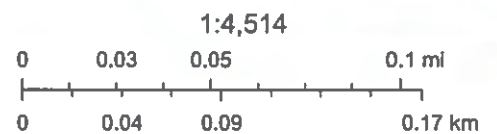


# C.U.P. 22-34 Wetland Map



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

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



Maxar

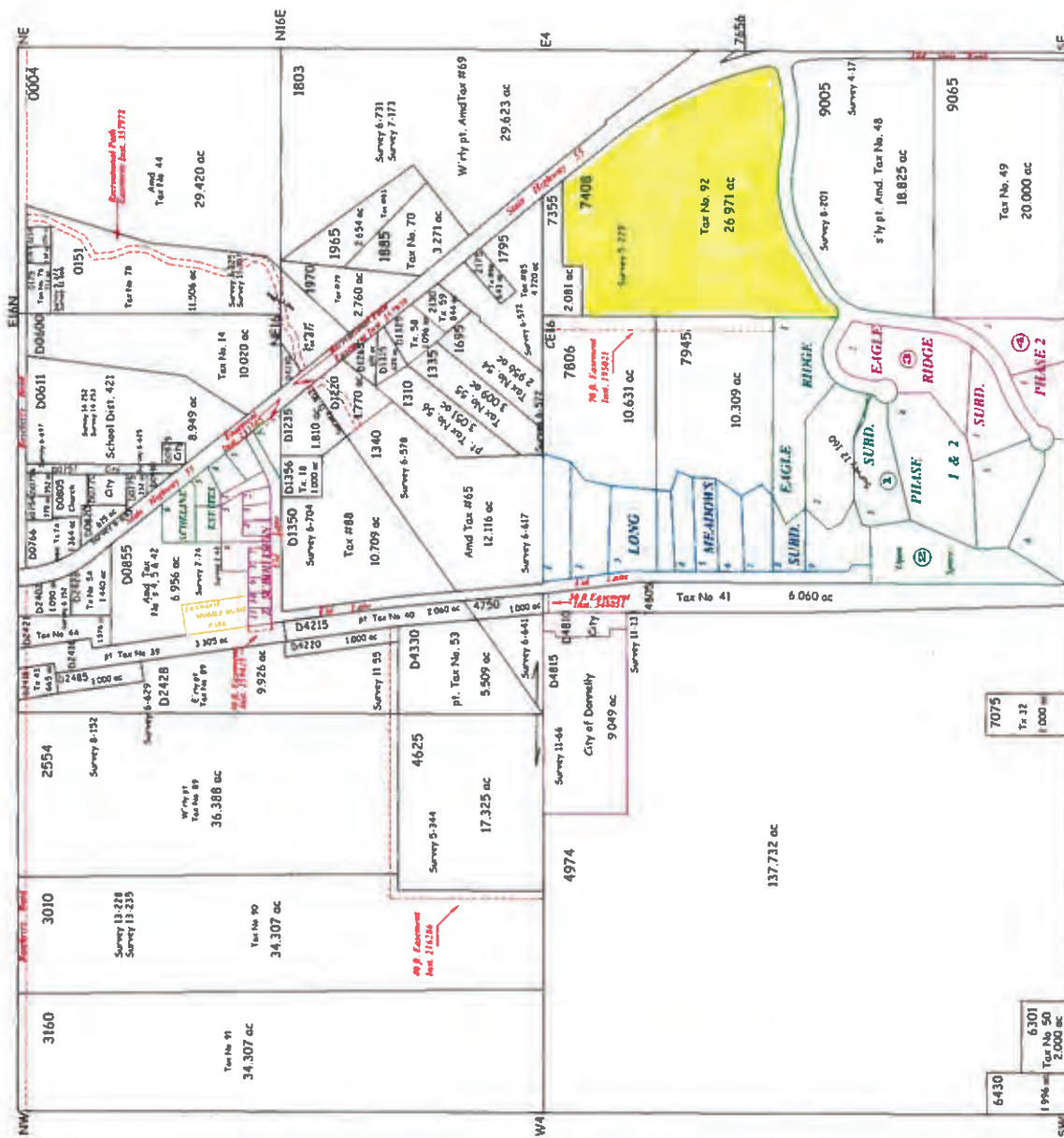
Web AppBuilder for ArcGIS

Maxar | Valley County IT | Compiled by the Bureau of Land Management (BLM), National Operations Center (NOC), OC-530. | United States Forest Service Natural Resource Manager (NRM) Infra

## TWP. 16N ROSE SEC. 15

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

Filename: Valley County Base Map  
Scale: 1" = 400 ft.  
Date: 8/17/2022  
Drawn by: L.Frederick



**Abstract** The results of two experiments are reported. In Experiment 1, participants were asked to identify the location of a target stimulus among four distractors. The results showed that performance was significantly better than chance level. In Experiment 2, participants were asked to identify the location of a target stimulus among eight distractors. The results showed that performance was significantly better than chance level.

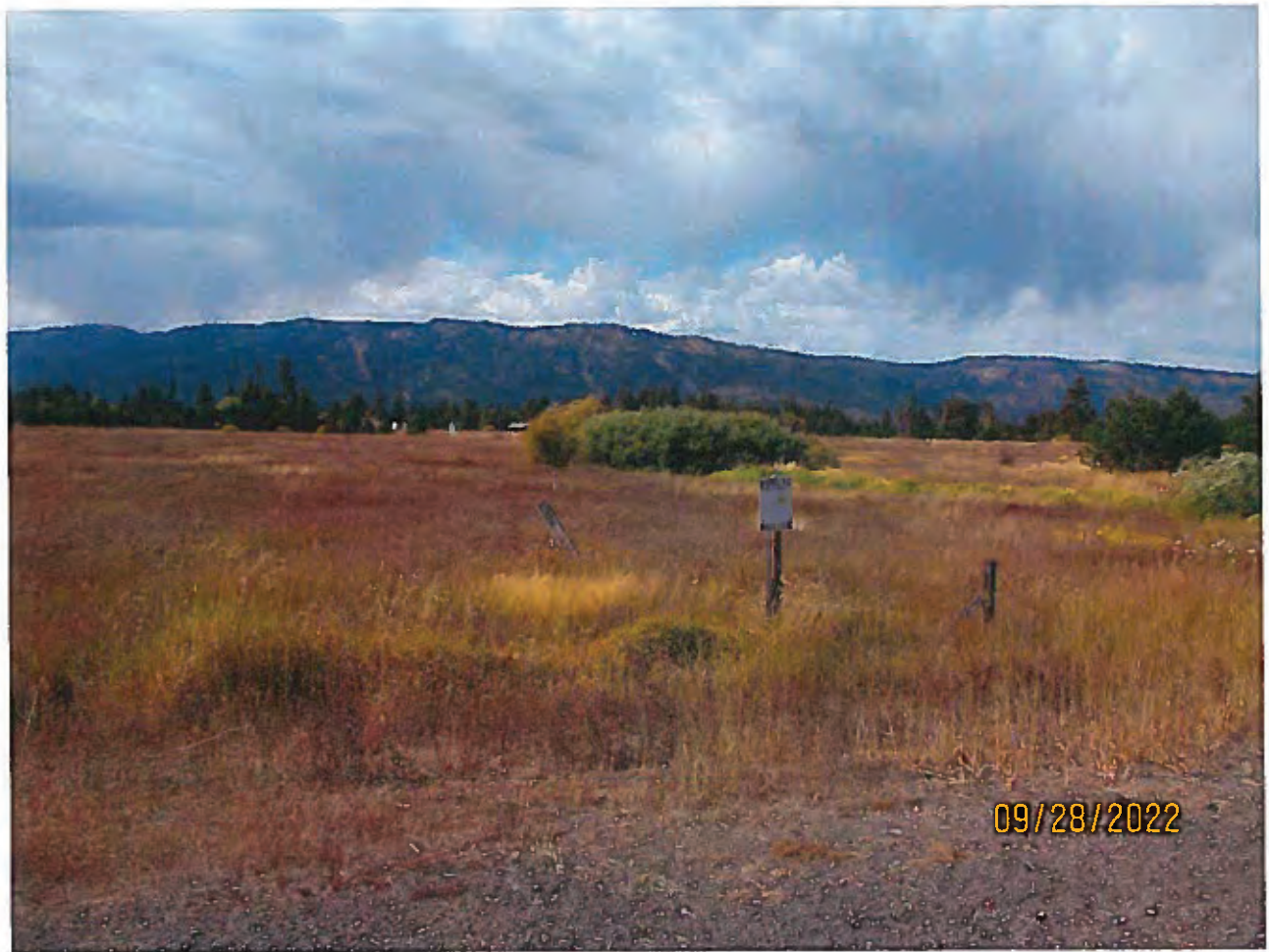
















# CENTRAL DISTRICT HEALTH DEPARTMENT Environmental Health Division

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](mailto: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



## 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

A handwritten signature in black ink, appearing to read 'Jess Ellis', written in a cursive style.

Fire Marshal  
Donnelly Fire Department

## Valley Meadows Sub. PUD

From: Joey Pietri [REDACTED]

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

To: Cynda Herrick [REDACTED]

Cc: Valley County Commissioners [REDACTED]

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 [REDACTED]  
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