

## Valley County Planning and Zoning

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



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**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

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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**

# Valley County Planning and Zoning Commission

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

Neal Thompson, Chairman  
Ken Roberts, Vice-Chair



Phone: 208-382-7115  
Email: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

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](http://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 *exparte* 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



## **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,

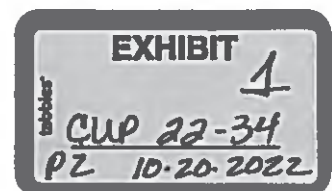
Jeff McFadden, Superintendent  
Valley County Road Department

Margie Higgins

13072 ELD LN

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

Concerned with traffic, lights, and property values.



## **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 <jeff@hatchda.com>  
**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  
[REDACTED]  
SPEEDWELL CONSTRUCTION, INC.  
667 Ditz Dr., Manheim PA 17545  
[REDACTED]



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**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  
[REDACTED]

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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.

[REDACTED]

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](#)





# 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

**Shoemaker Donnelly Storage**

**From:** Steve Thiessen

**Sent:** Monday, November 28, 2022 4:18 PM

**To:** Cynda Herrick

**Cc:** Jeffery Hatch

**Subject:** Re: Shoemaker Donnelly Storage

Good afternoon Cynda,

I have attached the revised drawings for the hearing and some additional docs. Please let us know if you have any questions.

Thank you,  
Steve

**Steve Thiessen, Architectural drafter**

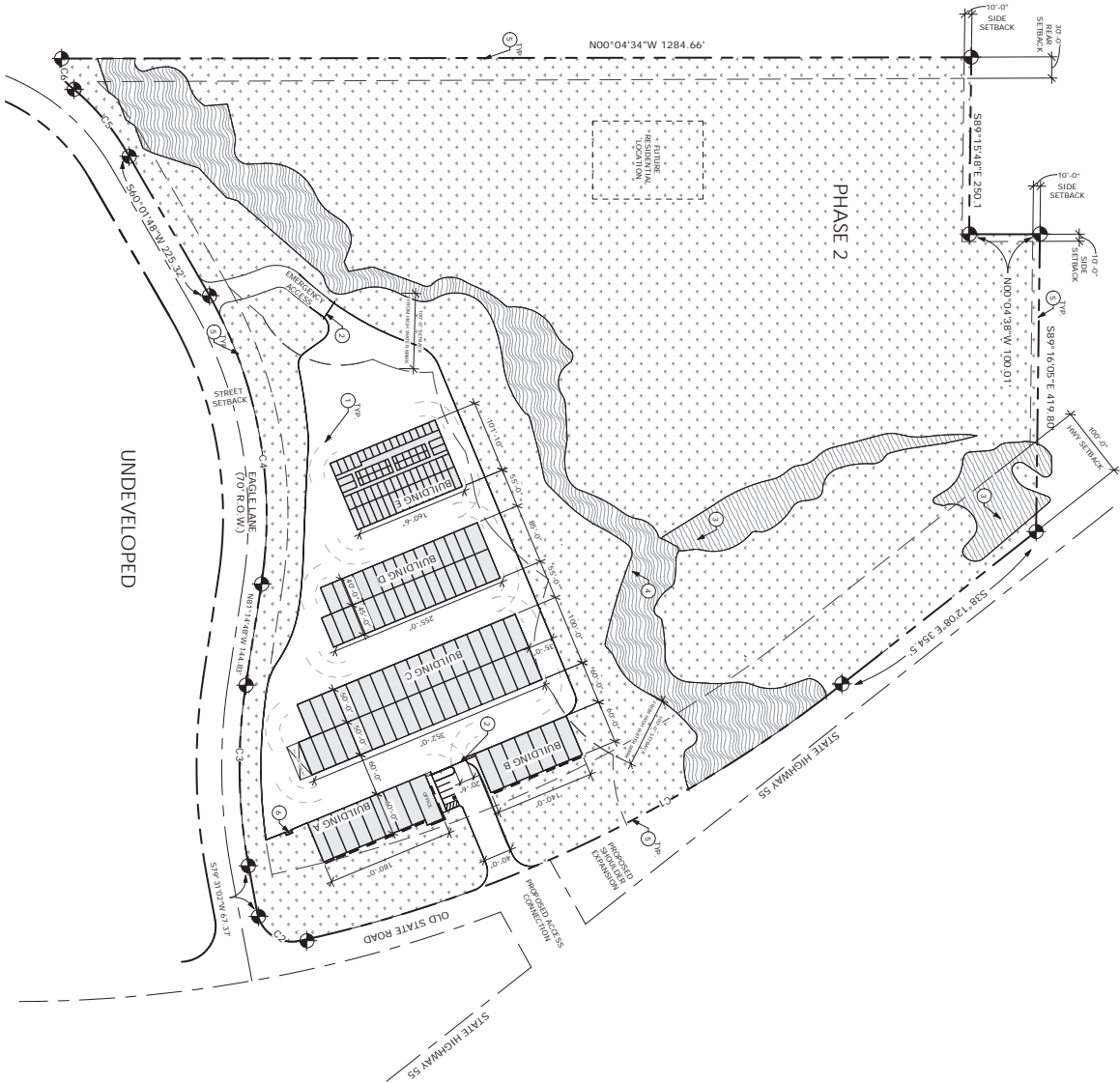
*Hatch Design Architecture*

*200 West 36th Street*

*Boise, ID 83714*



PLOT PLAN  
SCALE: 1" = 87.0'



CURVE TABLE	
MARK	CHORD
C1	S25°14.38'E 841.79'
C2	S49°21.31'W 124.07'
C3	S79°23.30'W 421.04'
C4	S89°08.07'W 255.63'
C5	S33°36.56'W 71.81'
C6	S73°29.17'W 39.95'

SITE RECAP	
ZONING:	MULTIPLE USE
TOTAL PROJECT SITE:	RP14080157408 26.967 acres 1,175,518 SF
PROPOSED BUILDING FOOTPRINT:	
BUILDING A	12,000 SF
BUILDING B	8,400 SF
BUILDING C	34,275 SF
BUILDING D	21,075 SF
BUILDING E	16,344 SF
TOTAL	92,094 SF
LOT COVERAGE:	
PROPOSED	903 SF 0.1%
PROPOSED	34,275 SF 2.7%
IMPERVIOUS	
PROPOSED	177,264 SF 13.8%
LANDSCAPE	
EXISTING	860,071 SF 67.0%
PROPOSED	84,464 SF 6.6%
VEGETATION	
PROPOSED	480 SF 0.0%
PROPOSED	311 SF 0.0%
PROPOSED	92,094 SF 7.3%
NET LOT AREA	1,282,978 SF 100.0%
SETBACKS:	
FRONT (HWY 55) -	100'-0"
REAR -	30'-0"
STREET (EAGLE LN) -	30'-0"

**GENERAL NOTES**

A. PROPOSED POWER FROM OLD STATE ROAD.

**KEYNOTE**

#	DESCRIPTION
1	Fire Turn Radius, 28' Interior Radius and 48'
2	Exterior Radius
3	Left Turn Access Cuts, See Detail XXXX
4	Delimitation Area, Per Wetland
5	Delimitation Report
6	Approximate Stream and Adjacent Wetland Area, Per Wetland Delimitation Report
7	Property Boundary Line
8	Drainage Station, See Civil Drawings

**PARKING:**

REQUIRED OFFICE 1 SPACE PER 250 SF

1200 SF / 250 SF = 4.8 SPACES

HC ACCESSIBLE - 1 SPACE

PROVIDED HC ACCESSIBLE 1 OF 1 SPACES

STANDARD 5 OF 5 SPACES

TOTAL 6 OF 6 SPACES

**SHOEMAKER - DONNELLY**  
**STORAGE**

HWY 55 VALLEY COUNTY, ID

NOT FOR  
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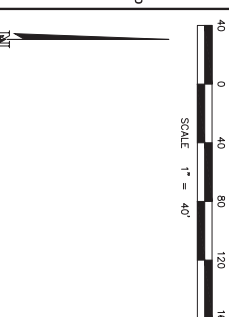
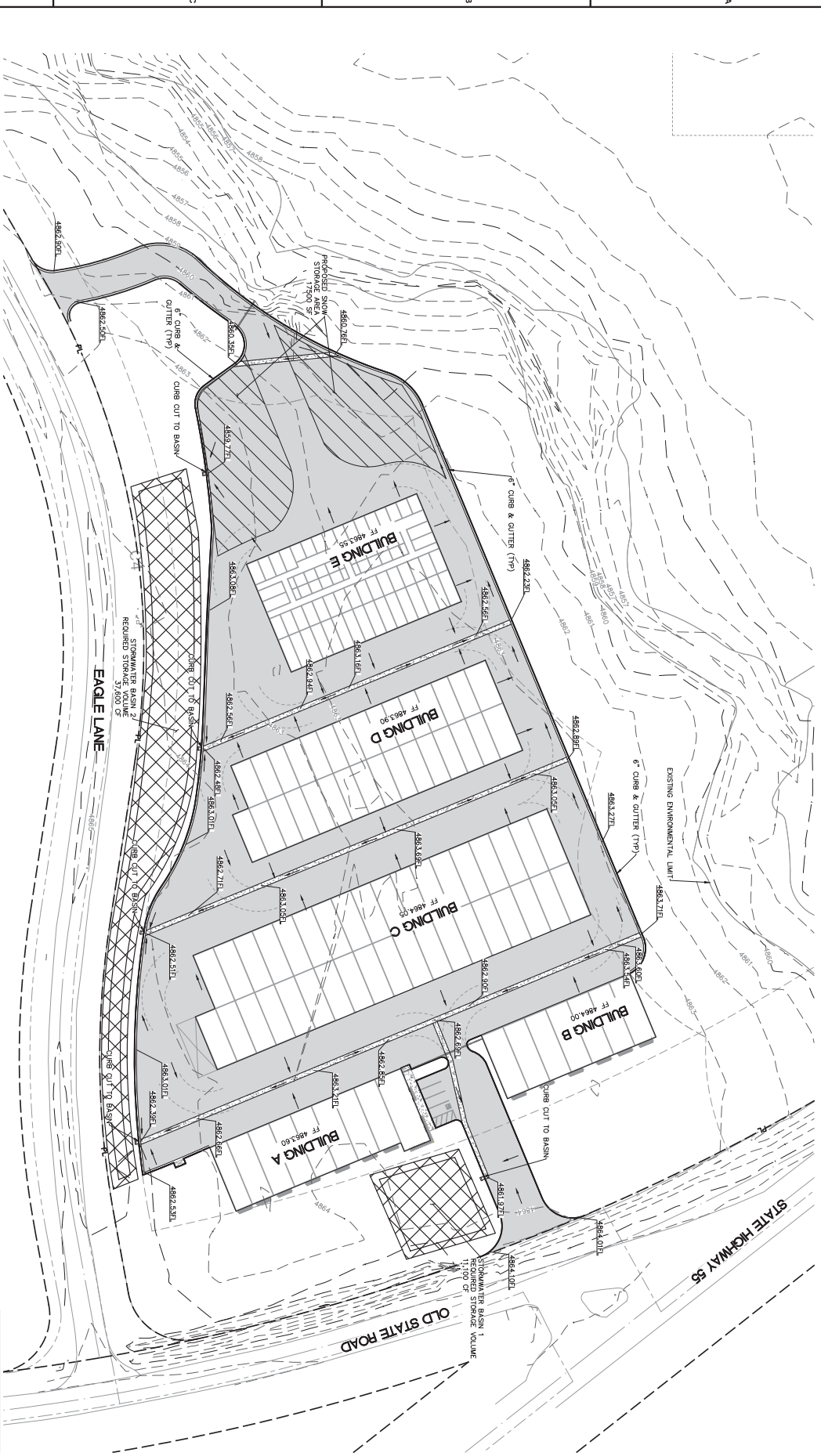


**HATCH DESIGN**  
**ARCHITECTURE**  
200 W. 36TH ST.  
BOISE, IDAHO 83714  
OFFICE (208) 475-3004  
FAX (208) 475-3005  
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HATCH DESIGN  
ARCHITECTURE

A-1.0

PLOT PLAN

DATE	DATE	DESCRIPTION	COMMENTS
11/18/2022		DATE ESTIMATED 2022	
11/18/2022		DESIGNED BY: A.H.	
11/18/2022		CHECKED BY: A.H.	
11/18/2022		DATE SUBMITTED: 11/18/22	



STORMWATER BASIN DETAIL  
NOT TO SCALE

- NOTES
1. FLOOR OF SURFACE INFILTRATION FACILITY SHALL BE LOCATED A MINIMUM OF 3 FEET ABOVE HIGH GROUNDWATER LEVEL OR BEDROCK.
  2. THE FLOOR OF SURFACE INFILTRATION FACILITIES SHALL HAVE A MINIMUM DEPTH OF 3 FEET OF FILTER SAND MEETING THE REQUIREMENTS OF SPWC SECTION 801, UNLESS 4 FEET OR MORE OF CLEARANCE TO HIGH GROUNDWATER, THEN THE DEPTH OF FILTER SAND MAY BE REDUCED TO 18 INCHES.
  3. IF NATIVE MATERIAL DIRECTLY BELOW THE FILTER SAND DOES NOT HAVE AN INFILTRATION RATE EQUAL TO OR EXCEEDING THE REQUIREMENTS OF SPWC SECTION 801, THEN THE INFILTRATION RATE SHALL BE DETERMINED BY THE DESIGN INFILTRATION RATE IS ENCOURAGED.
  4. A MONITORING WELL EXTENDING A MINIMUM OF 4' BELOW THE INFILTRATION BASIN SHALL BE PROVIDED WITHIN 10' OF THE INFILTRATION BASIN. THE MONITORING WELL SHALL BE IN ACCORDANCE WITH THE SPWC, INCLUDING SPWC SD-627.
  5. DESIGN INFILTRATION: 1.08 IN/HR
  6. GROUNDWATER FLOW AT DEPTHS 6.5 FEET BGS PER GEOTECHNICAL ENGINEERING REPORT PREPARED BY ATLAS TECHNICAL CONSULTANTS DATED OCTOBER 11, 2022.

SOURCE OF TOPOGRAPHY IS A SURVEY COMPLETED BY TERRAMARK LAND SURVEYING. ELEVATIONS SHOWN HEREIN ARE BASED ON AN ORGS SHOWN IN THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE DESIGNER HAS REVIEWED THE SURVEY DATA AND FOUND IT TO BE SUFFICIENTLY ACCURATE FOR THE PURPOSES OF THIS PROJECT.



C10

PRELIMINARY  
GRADING  
PLAN

DATE: 11/28/2022  
DRAWN BY: CS  
CHECKED BY: CS  
DESIGN NUMBER: 222-1101

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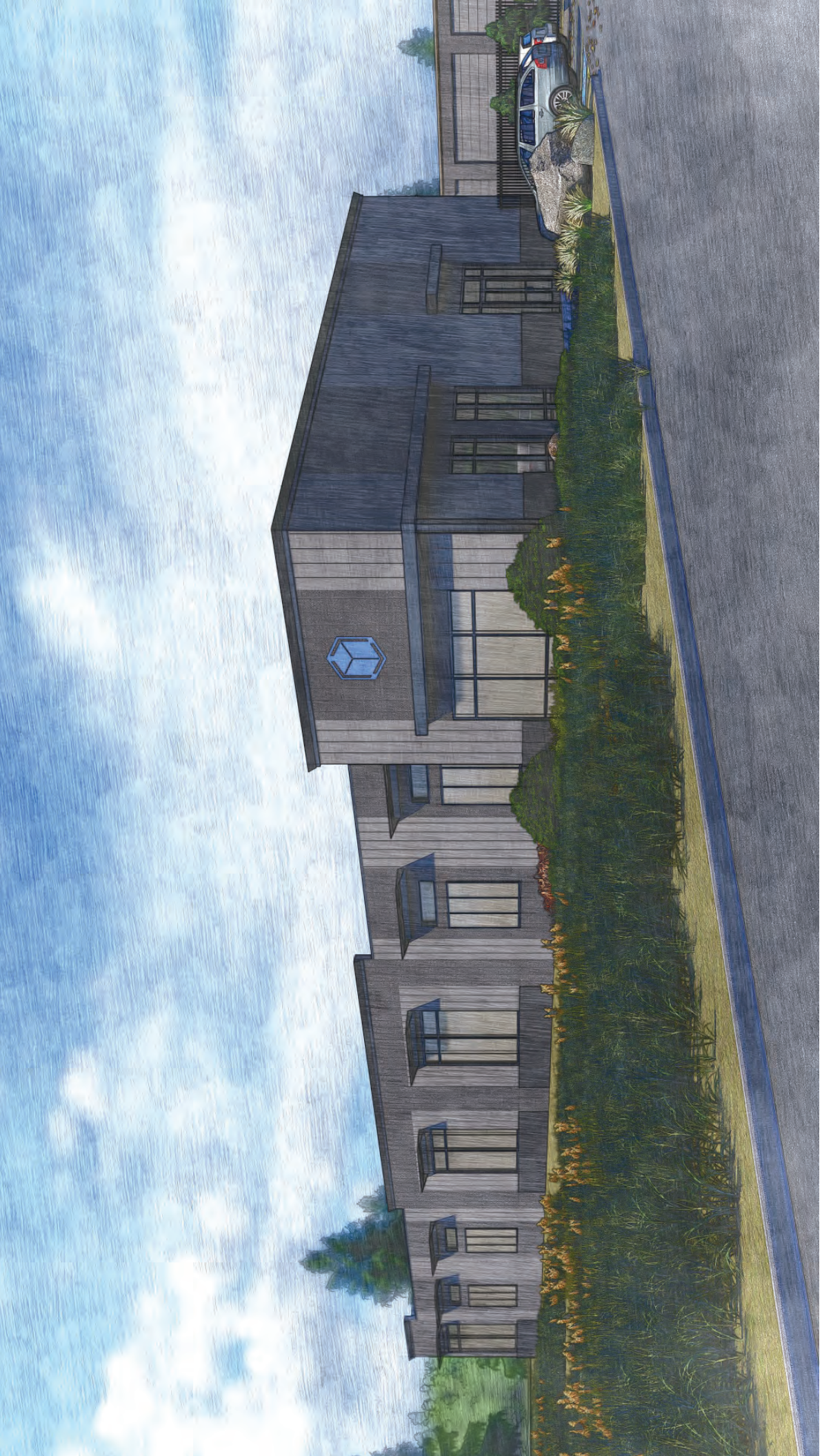


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## RE: Shoemaker Donnelly- Access

Josh Nopens [REDACTED]

Tue 11/1/2022 10:41 AM

To: Briley Thompson [REDACTED]

Cc: Jeffery Hatch [REDACTED]

 4 attachments (1 MB)

2109-Approach.docx; 405-1\_0607b-Approach Standards.pdf; 3 Excavation and Paving.pdf; Guidelines for Temporary Traffic Control.docx

Briley,

That looks more like something we could work with. However the final design approval is done by the engineering department here at ITD. Below are instructions for filling out a 2109 access permit application and that will be needed to get the design over to engineering for review and final markup.

Thank you for reaching out about the parcel RP16N03E157408. I just wanted to follow up on your email about access to the State Highway System and the permit process. I have attached a copy of the permit application, a copy of the ITD standard drawing for approaches, a copy of the excavation and paving requirements, and a list of requirements for the Traffic Control Plan.

Once you have completed an application for the requested approach, you will need to sign the application and submit it along with the following:

1. Copy of the latest deed for the parcel. If parcel has been split please supply a copy of the latest deed for each parcel.
2. If the parcel is split or there are multiple parcels, provide a recorded cross access or access easement documentation for all parcels showing they will be utilizing the requested access point.
3. Site plan for the full site at buildout.
4. If the site will be used for any commercial business or does not meet IDAPA 39.03.42 access requirements, a Traffic Impact Study may be required.
5. Civil drawings for the approach showing approach style, radii dimensions, approach width at back of radii or right-of-way line, and materials typical section.
6. Photos looking each direction away from the proposed (or existing) approach as if you were a driver exiting the approach.
7. \$100 non-refundable application fee (Payable by phone at 208-334-8300 ext 2 between 8 am and 3 pm Monday through Friday, \$1.50 electronic payment fee; other payment arrangements maybe made by calling 208-334-8300 ext. 2).
8. You will need to submit a Traffic Control Plan designed by a certified Traffic Control Supervisor (must include signature, certification number, and contact information) or designed and stamped by an Engineer licensed in Idaho. This may be done at any point prior to beginning any work within the ITD right-of-way. No work is allowed within the ITD right-of-way without an approved traffic control plan.

All documents may be submitted electronically.

Once the application is completed and signed by the property owner it can then be submitted by email. If there is more than one approach requested, an application packet will need to be submitted for each approach.



If the application is signed by anyone other than the deeded owner we will need a legal document from the owner certifying that the individual has the right to represent the owner.

Here is a short list of the most common things that will get an application held back for revision:

1. No signature on the application
2. Application signed by someone other than the current property owner without a letter granting signatory status
3. Deed that does not show current owner
4. Submission of purchase documents in place of the current deed
5. Lack of recorded cross access or joint access documents if shared access point
6. Civil drawings missing measurements or showing incorrect measurements
7. Civil drawings missing the typical section showing the materials layers
8. Civil drawings with a typical section missing one or more layers
9. Civil drawings with a typical section showing incorrect depths of materials
10. Documents that are not clearly legible
11. Broken email chain. Please use "Reply" button instead of starting a new email in order to maintain consistent subject line and minimize confusion.

In addition to these items, several things can delay the installation of an approach once the permit is issued to include the following:

1. No traffic control plan submitted
2. Traffic control plan with errors such as missing signs, incorrect sign spacing, or incorrect taper lengths
3. Incorrect installation of the traffic control devices
4. Failure to give the 5 day notice to ITD's assigned inspector

It will likely take about 30 days to process your application once we have all the correct documents.

Please be sure that all work within the Right-of Way is designed and constructed to meet current ITD Standards and Specifications.

Please submit all documents by email to:

[REDACTED]

---

From: Briley Thompson [REDACTED]  
Sent: Wednesday, October 26, 2022 4:48 PM  
To: Josh Nopens [REDACTED]  
Cc: Jeffery Hatch [REDACTED]  
Subject: Shoemaker Donnelly- Access

**CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.**

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Good afternoon Josh,

Attached is a PDF showing the updated changes to the access as you proposed. Please let us know if this will work, or if there are more changes to be made, thank you!

Best,

Briley Thompson, AIA

*Halch Design Architecture*

*200 West 36th Street*

*Boise, ID 83714*



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11/15/22, 7:58 AM

Mail - Steve Thiesen - Outlook

From: Dwight Stutzman  
Sent: Tuesday, November 15, 2022 5:53 AM  
To: Jeffery Hatch  
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  
SPEEDWELL CONSTRUCTION, INC  
667 Diaz Dr, Marthois PA 17545



**BEST PLACES PA**  
to work in

From: Jeffery Hatch  
Sent: Monday, November 14, 2022 7:47 PM  
To: Dwight Stutzman  
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  
Sent: Monday, September 26, 2022 3:23 PM  
To: Jeffery Hatch  
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 Thiesen - Outlook

Thanks for your response and time.

Dwight Stutzman

Sent from my Verizon, Samsung Galaxy smartphone  
Get Outlook for Android