

## Valley County Planning and Zoning

PO Box 1350 • 700 South Main Street  
Cascade, ID 83611-1350



Phone: 208-382-7115  
Email: [cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)

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**STAFF REPORT:** C.U.P. 22-34 Shoemaker Donnelly Storage – Extension Request  
**MEETING DATE:** May 14, 2026  
**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:** Shoemaker Properties LLC  
PO Box 759, Eagle, ID 83616  
**LOCATION:** 13051 Old State RD  
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:** Extension of Approval of a Public Storage Facility  
**EXISTING LAND USE:** Bare Land

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Jeff Hatch is requesting a three-year extension of the conditional use permit that expires on May 23, 2026.

The approval includes a public self-storage facility containing an office and five storage buildings on the southern portion of a 29.67 parcel. Access would be from Old State Road, a public road.

The request is due to on-going ground water monitoring.

Proposed timeline:

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

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

A revised site plan is attached.

**FINDINGS:**

1. The extension request was submitted on March 13, 2026.
2. Legal notice was posted in the *Star News* on April 23, 2026; and April 30, 2026. Potentially affected agencies were notified on April 14, 2026. Neighbors within 300 feet of the property line were notified by fact sheet sent April 16, 2026. The notice and extension request were posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on April 14, 2026.

3. The agenda that was sent to the applicant, agencies, and neighbors and posted online stated the meeting started at 4:00 p.m., the fact sheet stated 6:00 p.m. Therefore, on April 22, 2026, the applicant, potentially affected agencies, the City of Donnelly, and neighbors within 300 feet of the property line were noticed that the meeting start time was 4:00 p.m.
4. The site was posted on April 21, 2026. The meeting time on the sign was corrected to 4:00 p.m. on April 22, 2026.
5. Agency comment regarding the extension request:

Paul Ashton, Parametrix and Valley County Engineer, recommended approval of the revised grading and drainage plans and stormwater drainage report. (May 4, 2026)

Brent Copes, Central District Health, stated CDH has no objection to the extension. The septic application will expire December 11, 2027. (April 15, 2026)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, solid waste, hazardous waste, water quality, ground water contamination, and best management practices. (May 4, 2026)

Kendra Conder, Idaho Transportation Department, stated ITD does not have any concerns with the extension request. Prior to permitting, the applicant may need to provide an updated traffic study as conditions will inherently change. (May 6, 2026)

Jerry Holenbeck, Donnelly Fire Marshal, stated all existing requirements will continue to apply. (April 29, 2026)

Brandon Flack, Idaho Dept of Fish and Game, had no comments. (May 6, 2026)

6. Public comment received: *none*

#### **STAFF QUESTIONS / COMMENTS / RECOMMENDATION:**

- The applicant should recap the recent discussions with ITD and the Valley County Road Department concerning the realignment of Old State Road
- When would the work be completed on the realignment?
- A development agreement discussion and agreement is required prior to any on-site improvements.

#### **ATTACHMENTS:**

- Extension Request and Revised Site Plan
- Conditional Use Permit 22-34, Instrument #457122
- Vicinity Map
- Aerial Map
- Google Maps – Aerial View
- Google Maps – Street Views, 2024
- Photos taken April 21, 2026, and April 22, 2026
- Assessor's Plat T16N R3E Section 15
- Responses

**END OF STAFF REPORT**



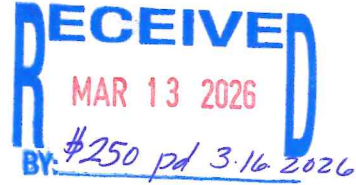
HATCH  
DESIGN  
ARCHITECTURE.

200 w. 36th st., boise, idaho 83714 • phone 208.475.3204 • hatchda.com • email info@hatchda.com

March 13, 2026

Conditional Use Permit Extension

Valley County Planning and Zoning  
219 N Main St.  
Cascade, ID 83611



Re: **Conditional Use Permit Extension for Shoemaker – Donnelly Storage  
Located at TBD, Donnelly, ID 83615**

Dear Planning Staff,

The original project consisted of an approximately 90,348 SF self-storage facility. The facility will provide covered storage for boats, RV's, recreational equipment, along with variety of standard storage spaces.

Due to the nature of the site, ground water monitoring will be required through the 2026 Spring runoff. This information may change the location and/or type of the septic system. This could also change storm water infiltration locations.

There are no substantial changes to the original plan. Site work will proceed in summer of 2026 once adequate ground water data has been received and the proposed location of the septic system can be approved. A development agreement is required prior to pulling permits. One the requirements of the development agreement is to coordinate the road improvements. The applicant is currently working with the Valley County Roads Department and ITD to finalize the required road improvements.

The applicant is proposing to start phase one the summer of 2026. This phase will include all site improvements and the construction of building C and Canopy D. Phase 2 of the project is scheduled to start the spring of 2028. This phase will consist of buildings A, B, and E. The revised site plan has been attached for reference.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP

HATCH DESIGN ARCHITECTURE



HATCH DESIGN  
ARCHITECTURE  
100 WEST 18TH ST  
SUITE 1000  
DENVER, CO 80202  
TEL: (303) 733-4200  
FAX: (303) 733-4204  
WWW.HATCHDESIGN.COM

75% PROGRESS SET  
NOT FOR CONSTRUCTION

# STORNOW - DONNELLY

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

DATE: AUGUST 2023  
DRAWN BY: JRM  
CHECKED BY: JRM  
JOB NUMBER: 23115  
SHEET TITLE: SITE PLAN

A-1.0

**SITE RECAP**

ZONING: MULTIPLE USE  
TOTAL PROJECT SITE: RP16N03E157408 26.967 acres, 1,175,518 SF  
SETBACKS:  
FRONT (HWY 55): 100'-0"  
SIDE: 10'-0"  
STREET (EAGLE LN): 30'-0"  
REQUIREMENTS:  
REQUIRED: OFFICE - 1 SPACE PER 500 SF  
1665 SF / 500 SF = 3 SPACES  
HC ACCESSIBLE - 1 SPACE  
PROVIDED: HC ACCESSIBLE 1 OF 1 SPACES  
STANDARD 3 OF 4 SPACES  
TOTAL 4 OF 4 SPACES

**BUILDING AREA RECAP**

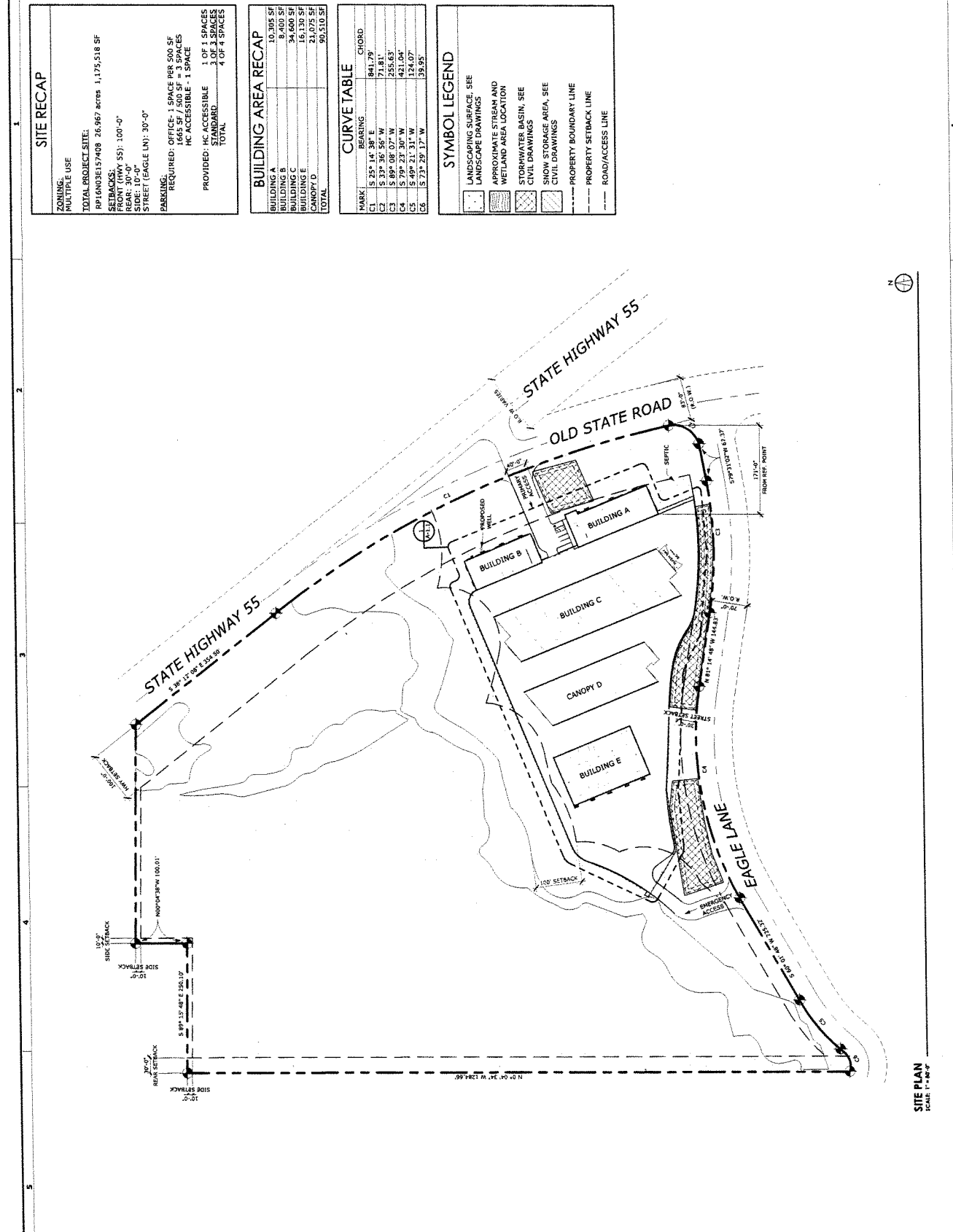
BUILDING A	10,305 SF
BUILDING B	9,400 SF
BUILDING C	24,600 SF
BUILDING E	14,075 SF
CANOPY D	21,075 SF
TOTAL	90,510 SF

**CURVE TABLE**

MARK	BEARING	CHORD
C1	S 28° 14' 00" W	841.79'
C2	S 33° 36' 56" W	71.81'
C3	S 89° 08' 07" W	235.63'
C4	S 79° 23' 30" W	421.04'
C5	S 49° 21' 31" W	124.07'
C6	S 73° 29' 17" W	139.95'

**SYMBOL LEGEND**

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



SITE PLAN  
SCALE 1" = 40'-0"

# Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street  
Cascade, ID 83611-1350  
Phone: 208-382-7115  
Email: cherrick@co.valley.id.us



**Instrument # 457122**

VALLEY COUNTY, CASCADE, IDAHO  
5-25-2023 08:19:04 AM No. of Pages: 3  
Recorded for : PLANNING AND ZONING  
DOUGLAS A. MILLER Recording Sticker: 0.00  
Ex-Officio Recorder Deputy NA  
Index to: COUNTY MISC

## CONDITIONAL USE PERMIT NO. 22-34 Shoemaker - Donnelly Storage

**Issued to:** Craig Shoemaker  
Shoemaker Properties LLC  
2265 S Riverbirch PL  
Eagle, ID 83615

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

There have been no motions for reconsideration or appeals of the Valley County Board of County Commissioner's decision of April 24, 2023. The Board's decision stands, and you are hereby issued Conditional Use Permit No. 22-34 with Conditions for establishing storage units as described in the application, staff report, and minutes.

The effective date of this permit is May 23, 2023.

### 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 ... 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.
15. Berm should be elevated above new grade and not have a slope no greater than 3:1.
16. Landscaping should be installed within one year after the first structure is completed. Irrigation for the landscaping shall be pressurized. The caliper of the trees shall be increased to a minimum of 3". If landscaping dies it shall 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.
22. Shall maintain irrigation system through the property in alignment with state conveyance rights and rules.
23. Shall not increase runoff onto neighboring properties.
24. Traffic Impact Study to Idaho Transportation Department should explore deceleration and turn lanes.

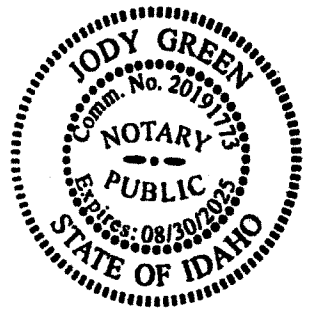
END CONDITIONAL USE PERMIT

Date May 25, 2023

Approved by Cynda Herrick

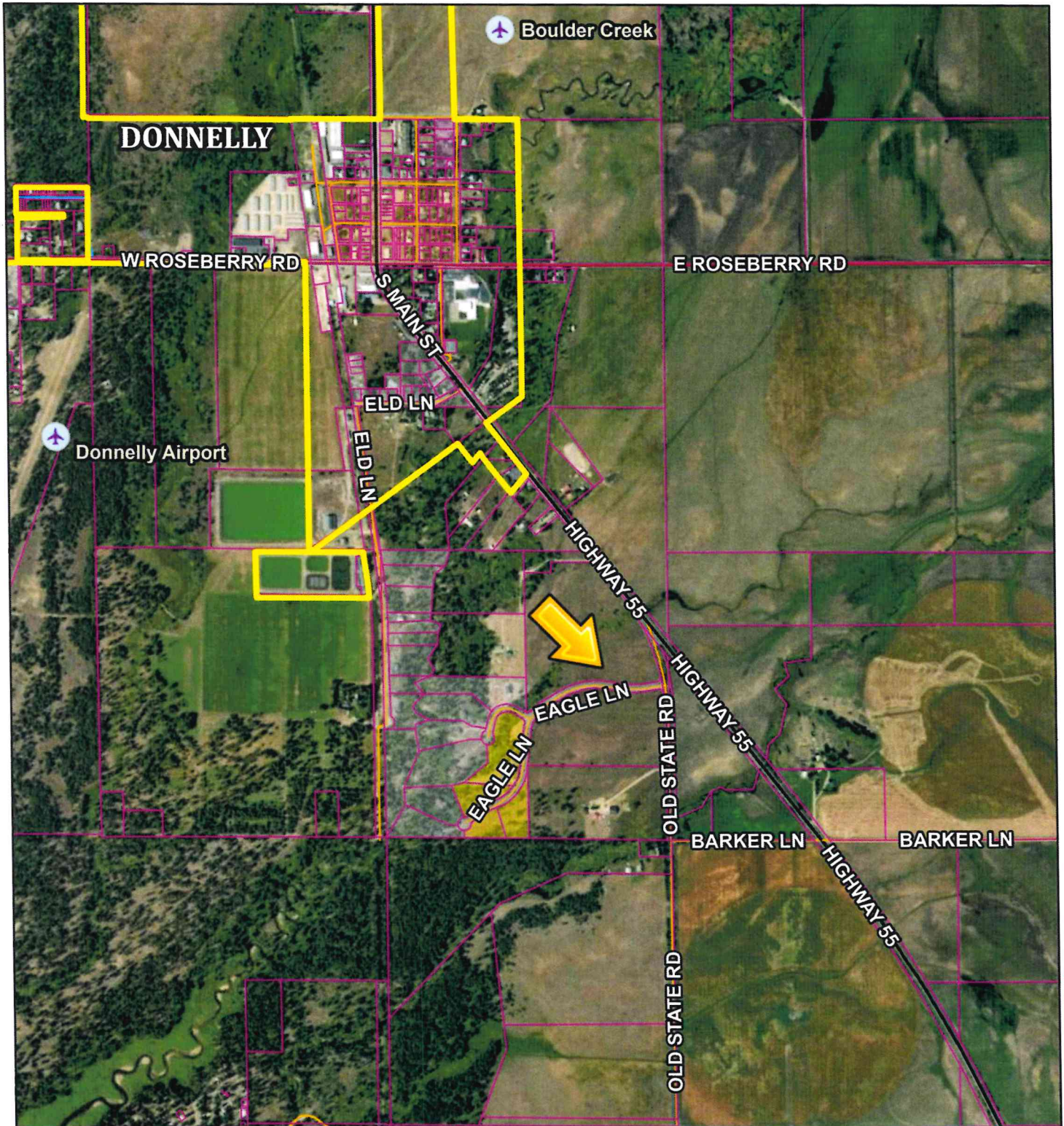
On this 25 day of May, 2023<sup>\*\*\*</sup>, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate above written.















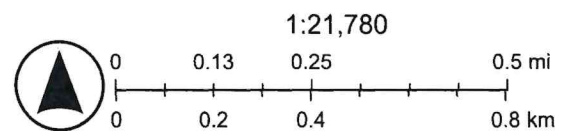
Jody Green  
Notary Public  
Residing at: Valley County  
Commission Expires: 8/30/25

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



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

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



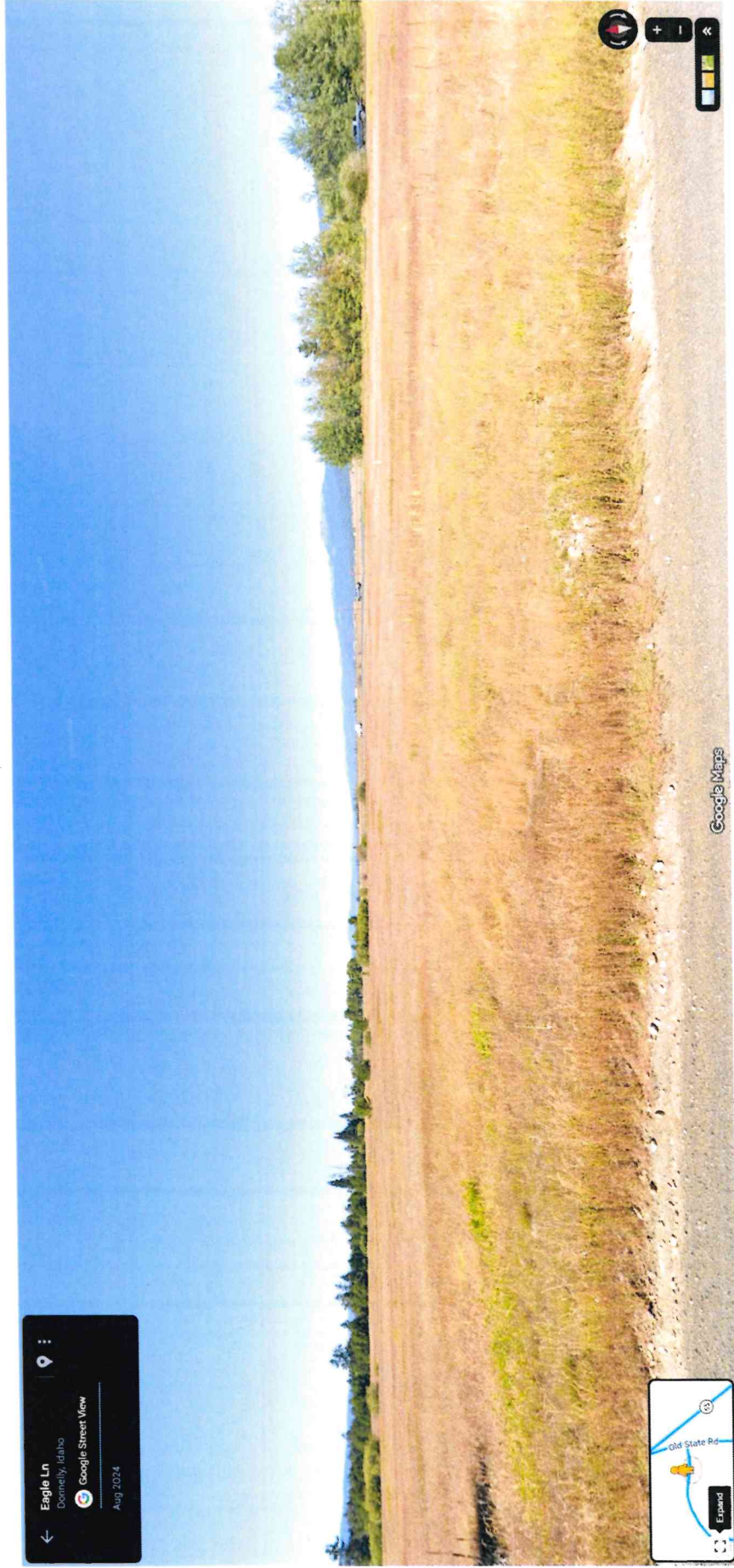
Vantor



Google Maps – Aerial View

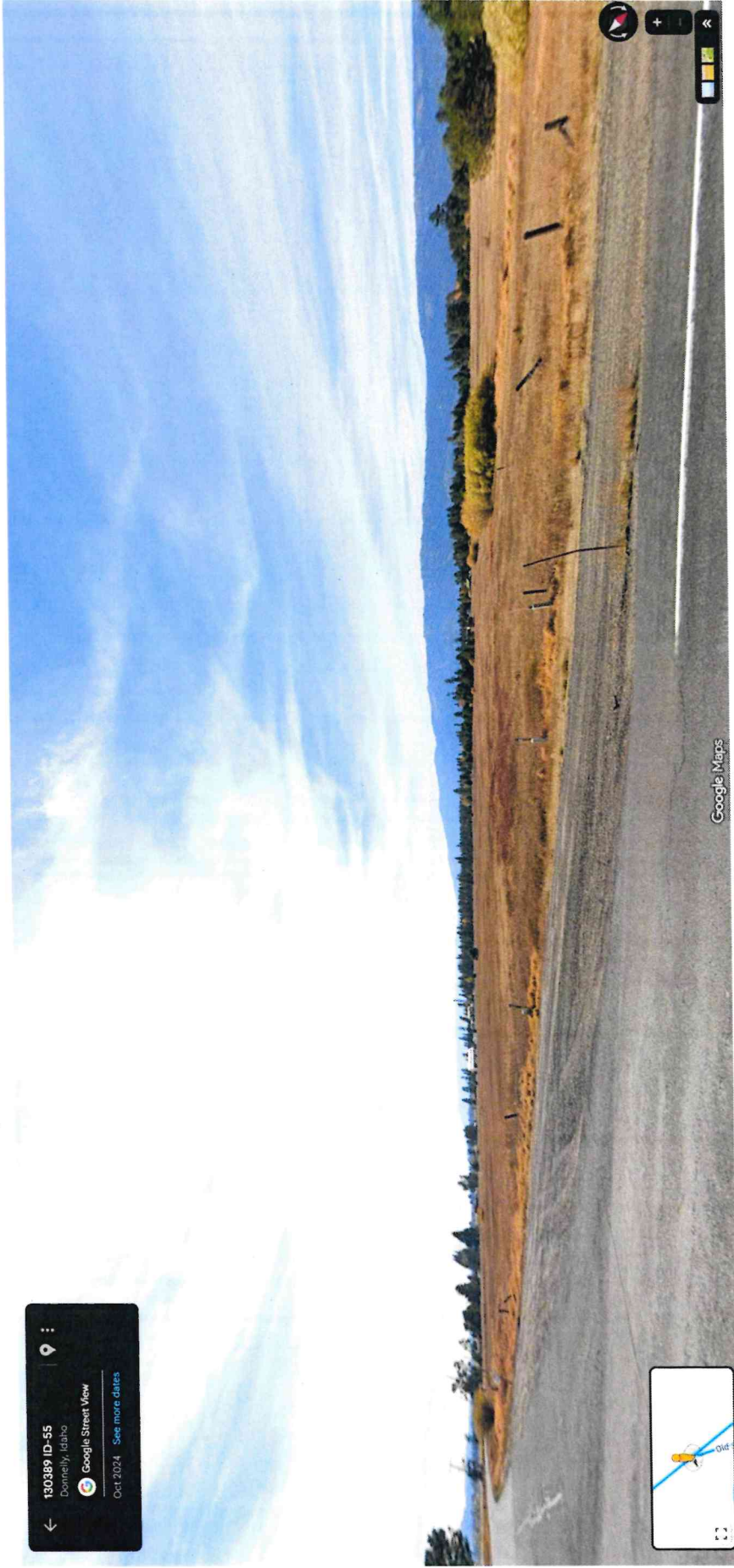


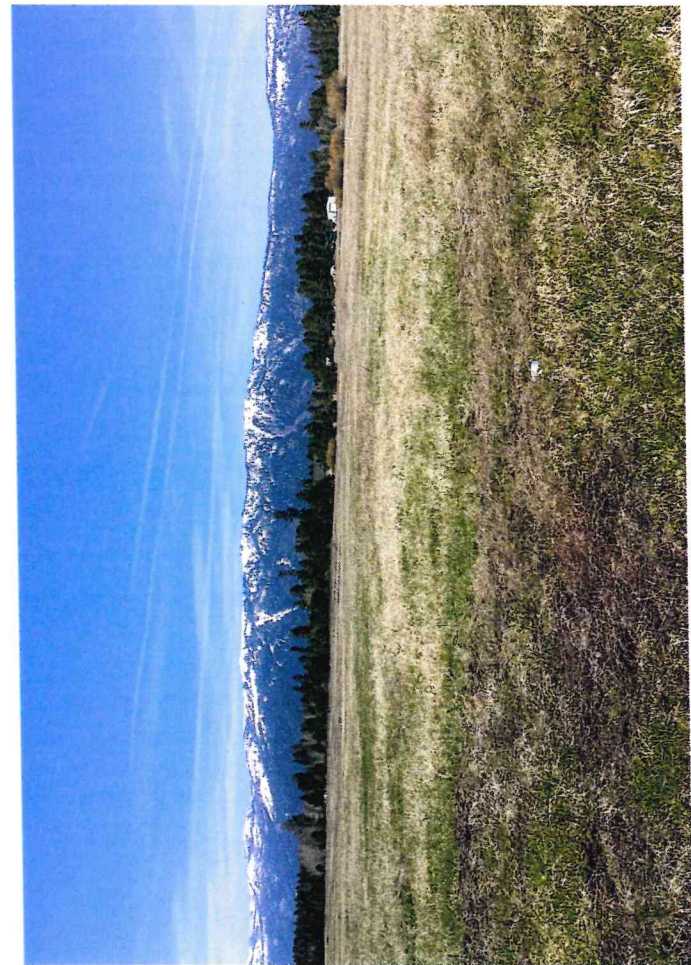
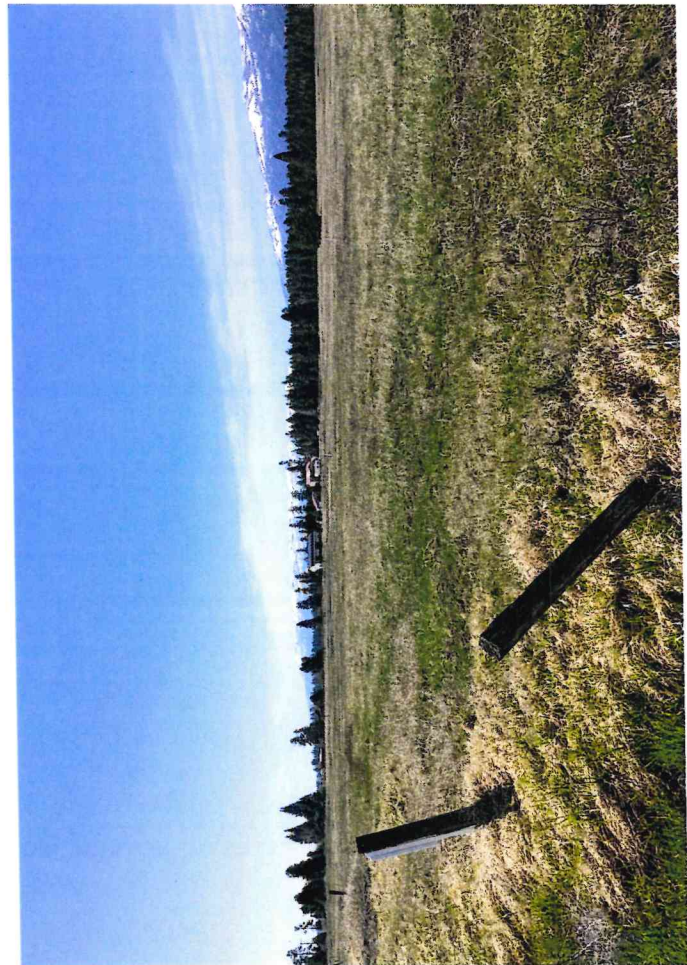
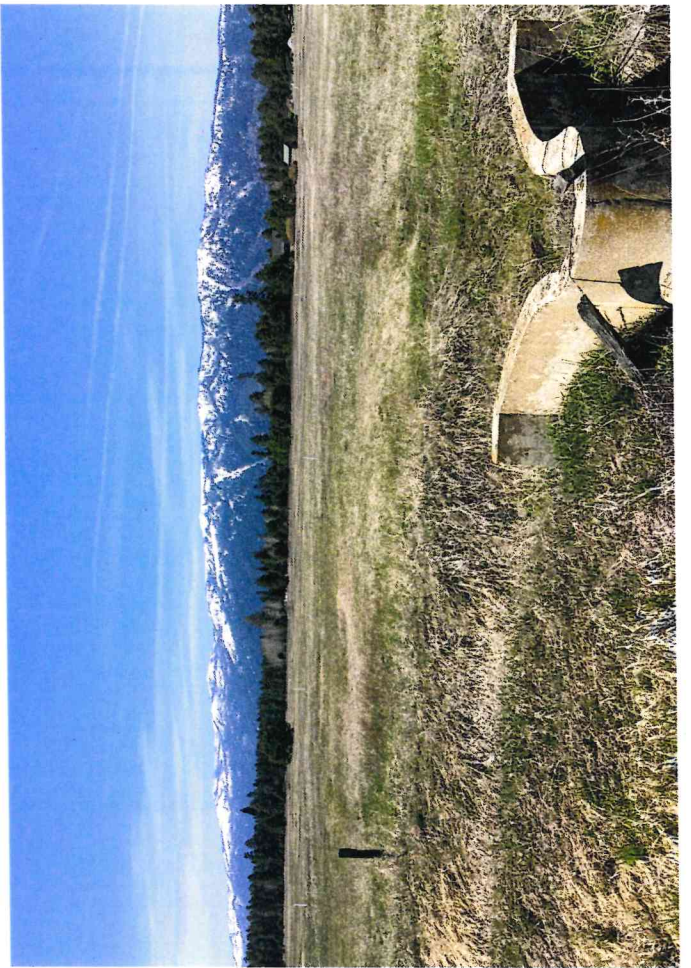
Looking Northerly from Eagle Lane  
(Source Google Maps – Street View, August 2024)



Looking Southwesterly from Highway 55 x Old State Road Intersection

(Source Google Maps – Street View, October 2024)



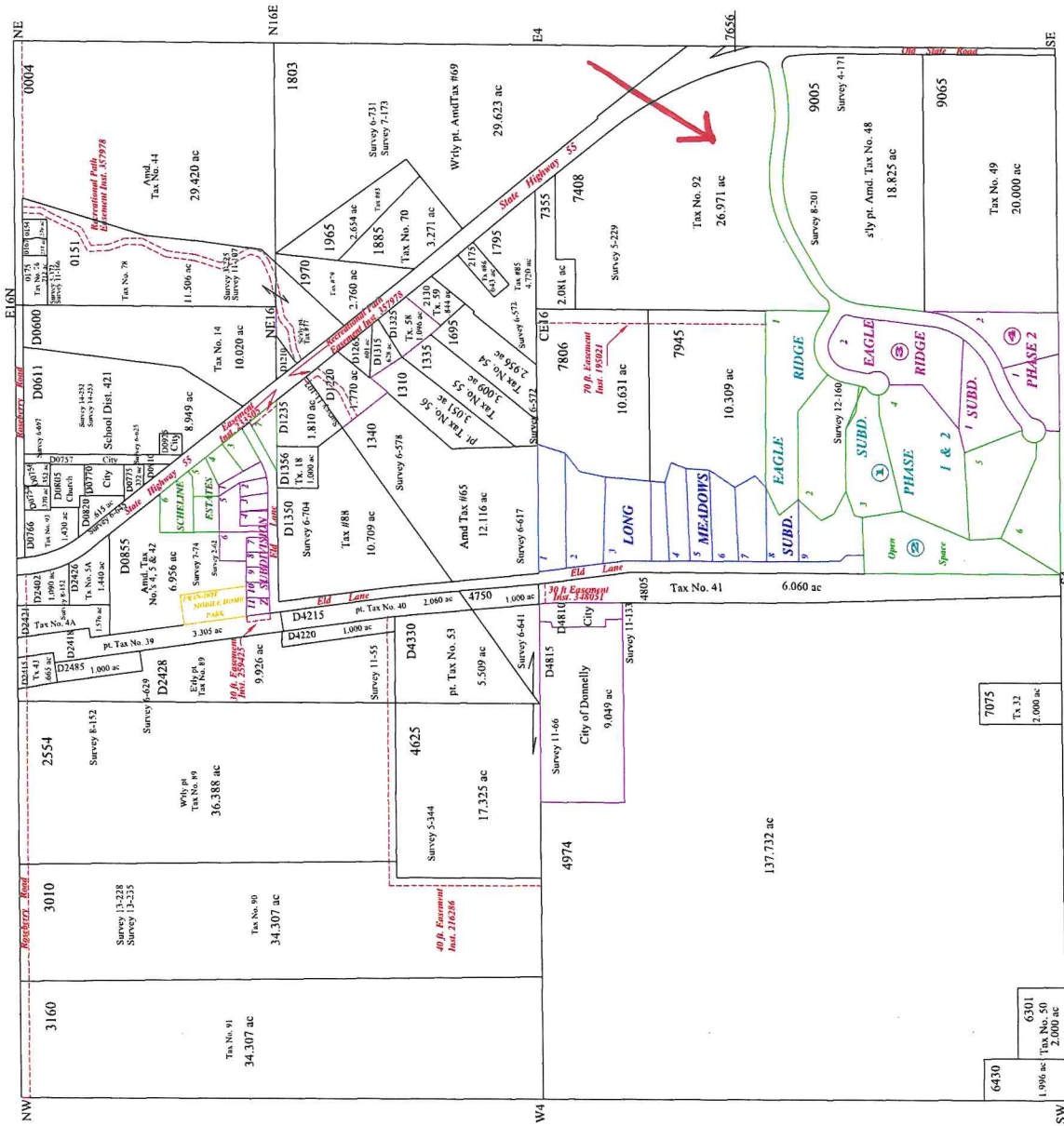


PLAT TITLE

# T W P . 1 6 N R O 3 E S E C . 1 5

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

Filename:  
Valley County Base Map  
Scale:  
Date: 4/1/2026  
Drawn by: L. Frederick



This drawing is to be used for Reference Purposes ONLY. The County is NOT Responsible for Any Measurements Contained Herein.

Parametrix No. 314-4875-001 – Task 02.145

Cynda Herrick, AICP, CFM  
Valley County Planning and Zoning Director  
219 North Main Street  
PO Box 1350  
Cascade, ID 83611

Re: Donnelly Storage Facility – Revised Grading and Drainage Plans and Stormwater Drainage Report

Dear Cynda:

We have reviewed the above-referenced documents against the current Valley County (VC) Private and Public Road standards. Per our review and in coordination with the owner/engineer, the plans and stormwater calculations meet the required standards; therefore, we are recommending approval of the documents.

Please contact me with any questions or comments.

Sincerely,

PARAMETRIX  
Valley County Engineer



Paul Ashton, PE

cc: Kyle Sihon/Nasland  
Mike Nasland, PE/Nasland  
Cody Janson, PE/Parametrix





Valley County Transmittal  
Division of Community and Environmental Health

Return to:

- Cascade
- Donnelly
- McCall
- McCall Impact
- Valley County

Rezone # \_\_\_\_\_

Conditional Use # CUP 22-34 Shoemaker Donnelly Storage

Preliminary / Final / Short Plat \_\_\_\_\_

- 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
  - bedrock from original grade
  - waste flow characteristics
  - other \_\_\_\_\_
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
  - central sewage
  - interim sewage
  - individual sewage
  - community sewage system
  - central water
  - individual water
  - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - sewage dry lines
  - community sewage system
  - central water
  - community 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
  - beverage establishment
  - swimming pools or spas
  - grocery store
  - child care center
- 14. CDM has no objection to the CUP extension. The septic application on file for this property will expire 12/11/27 and will cost \$94.00, at this time, to review.

RECEIVED  
APR 15 2026  
BY: \_\_\_\_\_

Reviewed By: Brian Cooper  
Date:     /     /



May 4, 2026

Lori Hunter, Planner II  
Valley County Planning & Zoning  
700 S. Main Street, Cascade, ID 83611  
lhunter@valleycountyid.gov

Subject: Valley County May 14 2026 Letter Response

Dear Lori Hunter:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

**1. AIR QUALITY (C1, C2, D4)**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

## **2. WATEWATER AND RECYLED WATER**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

## **3. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

## **4. SURFACE WATER**

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.

#### 5. **SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION**

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
- For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

## 6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy G Smith". The signature is stylized with a large initial "T" and a long horizontal stroke at the end.

Troy Smith  
Regional Administrator



**Your Safety • Your Mobility  
Your Economic Opportunity**

**IDAHO TRANSPORTATION DEPARTMENT**  
P.O. Box 8028 • Boise, ID 83707-2028  
(208) 334-8300 • itd.idaho.gov

May 6, 2026

Cynda Herrick  
Planning & Zoning Administrator  
Valley County Planning & Zoning

VIA EMAIL

<b>Development Application</b>	CUP 22-34
<b>Project Name</b>	Shoemaker Storage
<b>Project Location</b>	13051 Old State Rd
<b>Project Description</b>	Public Self-Storage
<b>Applicant</b>	Jeff Hatch; Hatch Design Architecture

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. The Department does not have any concerns with applicant's request for a three-year extension.
2. Prior to permitting, the applicant may need to provide an updated traffic study as conditions will inherently change.
3. ITD reserves the right to make further comments upon review of the submitted documents.

If you have any questions, you may contact me at 208-334-8377.

Sincerely,

*Kendra Conder*

Kendra Conder  
Development Services Coordinator  
Kendra.conder@itd.idaho.gov

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**Donnelly Rural Fire Protection District**

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

April 29, 2026

Valley County Planning & Zoning Commission  
P.O. Box 1350  
Cascade, Idaho 83611

RE: 22-34 Shoemaker Donnelly Storage – Extension Request

Following our review, the Donnelly Fire Department has determined that all existing requirements will continue to apply.

Please call if you have any questions.

Thank you,

A handwritten signature in black ink, appearing to read "Jerry Holenbeck".

Jerry Holenbeck  
Fire Marshal  
Donnelly Fire Department  
firemarshal@donnellyfire.net  
Cell: (208) 849-2438

**From:** Flack,Brandon <brandon.flack@idfg.idaho.gov>  
**Sent:** Wednesday, May 6, 2026 12:29 PM  
**To:** Lori Hunter <lhunter@valleycountyid.gov>  
**Subject:** Re: Public Hearing Notice - VC PZ Commission - May 14, 2026

Hi Lori,

No comments from IDFG on these items.

Thanks,

**Brandon Flack**  
Regional Technical Assistance Manager  
Idaho Dept. of Fish and Game  
Southwest Region  
15950 N. Gate Blvd.  
Nampa, ID 83687  
Ph: (208) 854-8947

