

# Valley County Planning and Zoning

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



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

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**STAFF REPORT:** PUD-22-04, CUP-22-04, DR-25-14, and SR-25-05 STOR-IT McCall – Appeal to Board

**HEARING DATE:** March 9, 2026

**TO:** Board of County Commissioners

**STAFF:** Cynda Herrick, AICP, CFM, Planning and Zoning Director

**APPLICANT:** Hatch Design Architecture, 200 W 36<sup>th</sup> ST, Boise, ID 83714

**PROPERTY OWNER:** STOR IT Self Storage LLC / C.W. Hurless, PO Box 140337, Boise ID 83714

**LOCATION:** 379 & TBD Elo Rd  
Parcels RP18N03E217354 and RP18N03E217205 in the SE ¼ of Section 21 T18N, R3E Boise Meridian, Valley County, Idaho

**SIZE:** Total of 19.6 acres

**REQUEST:** Self-Storage Facility Expansion - Commercial Use

**EXISTING LAND USE:** RP18N03E217205 is Bare Ground (east property);  
RP18N03E217354 is Existing Facility (west property borders Hwy 55)

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## **BACKGROUND:**

*Planned Unit Development (PUD), Conditional Use Permit (CUP), Design Review (DR), Scenic Route Review (SR), Valley County Board of Commissioners (Board), McCall Joint Planning and Zoning Commission (Commission)*

**Project Description** from the Narrative in the application materials submitted on February 10, 2026.

The project is an expansion of the STOR-IT self-storage facility. Ingress/egress is off Elo Road, a public road. The existing facility is on the western parcel addressed at 379 Elo Rd. The proposed facility would be located within the eastern 9.96-acre parcel.

- Existing building footprint is 73,900 sqft
- Approximately 148,171-sqft expansion of the facility proposed.
  - 10 proposed storage buildings with 51 covered RV spaces and 577 storage units
- 29% total lot coverage
- 31% of road, driveway, and common parking areas (199,184 sqft)
- 40% landscaping / open space (316,459 sqft)

## **Overall Site Amenities**

- Landscape buffers, with native plantings and an extension of the greenbelt pathway system along Elo Road and Samson Trail.

- Proposed County facility.
- Large drive aisles for vehicle maneuvering
- Adequate open space for snow storage.
- 5 standard parking stalls and 1 ADA parking stall for the office, single living quarters above office, and restroom.

The Board approved the PUD and C.U.P. applications on January 6, 2025, but required the applicant to submit new design review and scenic route applications that were to be submitted to the Commission. The Board stated that it would wait to issue a final written decision on all applications until the design review and scenic route applications were resolved.

**Explanation and Request of Appeal:**

- 1) Hatch Design Architecture is appealing the Commission’s decision regarding DR-25-14 and SR-25-05. On October 14, 2025, the Commission held a public hearing, closed the record, and voted to table the applications until the decision document on PUD-22-04 and CUP-22-04 from the Board was received.
  - The design review and scenic route review applications are still unresolved and there cannot be a final decision until the two applications can be decided either by the Commission or on appeal to the Board.
  - The Commission’s request for a written decision from the Board prior to issuing a decision on the applications conflicts with the County’s position of issuing one written decision and constitutes a failure to act.
  - The Appeal contains “Reasons for Approving DR and SR Applications.”
- 2) The appeal also requests a final written decision for all applications, including the PUD, CUP, DR, and SR.

**Timeline: (abbreviated)**

- 10/5/2021 - Pre-application Meeting
- 2/23/2022 - Original application was received by City of McCall (our records indicate).
- 2/7/2023 - Commission recommends denial of SR and DR to the Board (See F&C)
- 8/7/2023 - The Board entered its Findings of Fact, Conclusions of Law, and Decision denying the Applicant’s requests for a PUD and CUP.
- 8/21/2023 - Applicant submitted a request for reconsideration to the Board.
- 10/10/2023 - After reviewing the request for reconsideration, the Board remanded the PUD and CUP back to the City of McCall’s planning and zoning commission to evaluate newly submitted evidence. (F&C signed 10/16/2023)
- 7/30/2024 – The McCall planning and zoning commission denied the DR and SR applications and recommended denial of the PUD and CUP applications.
- 9/10/2024 - Commission approved F&C.
- 12/9/2024 - Applicant appealed the denial to the Board. The Board approved the PUD and CUP applications, but required Applicant to submit new DR and SR applications to McCall. The Board stated that it would wait to issue a final written decision on all applications (PUD, CUP, DR, and SR) until the City determined the DR and SR applications.
- 1/6/2025 - The Board approved the PUD and CUP but required the applicant to submit new DR and SR applications to the Commission.

- DR and SR hearing by the Commission dates:
  - 3/10/2025 - Applicant submitted DR and SR applications.
  - 6/6/2025 - Applicant was noticed for an 8/5/2025 hearing date.
  - 7/24/2025 - Applicant received email that hearing was not noticed properly, so rescheduled to 9/2/2025
  - 9/2/2025 - Rescheduled public hearing to 9/16/2025 due to Labor Day holiday.
  - 9/16/2025 - No quorum; thus, rescheduled to 10/14/2025.
- 10/14/2025 - Commission tabled the application, waiting for F&C from the County for the PUD and CUP.
- 12/4/2025 - Applicant submitted an appeal to Valley County.

#### **FINDINGS:**

1. The Procedural History is contained within the attached Findings of Fact, Conclusions of Law, and Decision. A full copy of the record can be found in the Valley County P&Z office.
2. The appeal was received December 4, 2025 (attached).
3. The proper legal requirements for advertisement of the hearing have been fulfilled as required by the Valley County Land Use and Development Ordinance, Valley County Code, and by the Laws of the State of Idaho.
  - Legal notice was posted in the *Star News* on February 12, 2026, and February 19, 2026.
  - Potentially affected agencies were notified on February 4, 2026.
  - Neighbors within 300 feet of the property lines were notified by fact sheet sent February 4, 2026.
  - The notice was posted online at the Valley County website – meeting dashboard on February 4, 2026.
  - The appeal was added to the meeting dashboard on February 4, 2026.
  - The site was posted on February 26, 2026.
4. Agency comment received:

Brian Duran, Idaho Transportation Department, stated a review has been completed.

- Per the Traffic Impact Study, a right-turn lane from Highway 55 onto Elo Road, with a 340-ft storage and 180-ft taper.
- Right-of-way shall be dedicated to ITD.
- ITD Access Permit application will be required.

Ryan Garber, McCall Fire & EMS, listed requirements for driveways, water supply for fire protection, and fire extinguishers. The Fire District supports the construction of a fire station at the site. (February 26, 2026)

Email correspondence between McCall Fire Chief Garrett de Jong, Ryan Garber, the property owner C.W. Hurless, and PZ Director Herrick included information on the proposed fire station within site. A comment letter dated December 14, 2021, from the McCall Fire Protection District Board of Commissioners to the McCall City Planning and Zoning Commission was also included. (February 26, 2026; October 16, 2025)

Brandon Flack, Idaho Fish and Game Regional Technical Assistance Manager, had no comments. (February 11, 2026)

5. Public comment received:

Richard and Pamela Bush, 995 S Samson Trail are opposed. The residential area has been encroached upon by non-residential developments. The additional traffic would be a significant hazard. (February 26, 2026)

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**McCall Code 3.10 Planned Unit Development**

3.10.09 Application Procedure

(G) Final Development Plan: Within eighteen (18) months after approval of the preliminary development plan, the applicant shall submit to the city a final development plan for the entire PUD or a final development plan for the first phase of development if the PUD has been approved for phased development. The applicant shall submit final development plans for any subsequent phases within the time limit specified in the approval of the preliminary development plan. (Ord. 883, 11-4-2010)

1. **The final development plan may be submitted to the commission** upon approval by the city of detailed improvement plans, including private street construction, utility locations, drainage, dedications of easements and public facilities, along with a proposed schedule for phasing. Any necessary agreements for maintenance, etc., shall be prepared and submitted for review and approval at this time.

2. **Items that shall be included in the final development plan are:**

- (a) Drawings And Information: The final development plan shall be drawn in clear and legible form on good quality tracing paper or Mylar® drafting film at a reasonable size and scale to clearly show all required information. Ten (10) prints of the plan made from this drawing shall accompany the application.
- (b) Information Required On The Plan: In addition to that required by the preliminary development plan, or otherwise specified by law, the following information shall be shown on the plan:
  - (1) Reference points of identified existing surveys related to the PUD plan by distances and bearings and referenced to field book or map, including stakes, monuments or other evidence found on the ground and used to determine the boundaries of the PUD.
  - (2) The location and width of streets and easements intercepting the boundary of the tract.
  - (3) Easements and stormwater drainage facilities clearly identified and, if already of record, their recorded reference. The width of the easement, its length and bearing, and sufficient ties to locate the easement with respect to the PUD shall be shown. If the easement is being dedicated by the plan, it shall be properly referenced in the owner's certificates of dedication.
  - (4) Identification of land to be dedicated for any purpose, public or private.
  - (5) Other plans and studies as required at preliminary approval such as a grading plan, soils engineer report, traffic study, detailed landscaping and buffering plans where required.
- (c) Additional Certificates Or Drawings: The following may be combined where appropriate:
  - (1) A certificate signed and acknowledged by all parties having any recorded title interest in the land, consenting to the preparation and recording of the PUD.
  - (2) A certificate signed and acknowledged as above, dedicating the land intended for public use, if any.
  - (3) A certificate with the seal of and signed by the surveyor responsible for the survey.
  - (4) A title report issued by the title insurance company verifying ownership by the applicant of real property that is to be dedicated to the public.
  - (5) A copy of any deed restrictions applicable to the PUD.

- (d) Design Plan: A detailed design plan for the PUD site including:
    - (1) The location of proposed buildings and structures, parking and maneuvering areas and/or the location of allowable building areas of individual lots, if any.
    - (2) Building setback lines, if any, that are to be made part of the PUD restrictions.
    - (3) The location and type of proposed buildings, structures or improvements in common open space areas.
    - (4) The location and detailed information for all proposed streets, with approval by the city for public streets and fire marshal for private streets.
    - (5) A plan for water mains approved by the city and fire hydrants approved by the fire chief.
    - (6) A plan for sanitary sewer approved by the city.
    - (7) A plan for stormwater drainage with approval by the city.
    - (8) Plans for additional improvements such as pedestrian ways, street lighting, public utilities, street trees, etc. (Ord. 821, 2-23-2006, eff. 3-16-2006)
    - (9) The applicant shall provide the data as required by the digital data submittal standards policy. (Ord. 899, 5-24-2012)
  - (e) Landscaping And Buffering Plan: A landscaping and buffering plan for common open space areas, the periphery of the PUD and other required locations. The plan shall show area to remain in natural vegetation; and, in a clear manner, the area, sizes, numbers and general types of plant and other materials to be used. Revegetation of common open space areas and periphery areas disturbed during the construction of services, dwellings or other facilities proposed during the construction schedule, if cannot be completed prior to occupancy of dwellings or as otherwise required by the conditions of approval, an improvement guarantee of a sufficient amount shall be required to assure timely completion.
  - (f) Restrictive Covenants Or Conditions: The subdivider shall submit in final form any restrictive covenants or conditions that shall be applied to the subdivision, including architectural or design controls, organization of a homeowners' association, assessments, various homeowners' committees, easements, and a legal description of the property. Also to be submitted, if required, are the final bylaws and articles of incorporation of the homeowners' association.
- (H) Commission Recommendations On Final Plan: The commission shall recommend to the council [*insert Board*] approval, approval with modifications, or disapproval of the final development plan. The commission shall base an approval on evidence that the final development plan fulfills the requirements of the preliminary PUD approval and all applicable requirements of this title and title IX of this code have been met.
- (I) Council Action On Final Plan: The council [*insert Board*] shall approve, approve with modifications, or disapprove the final PUD plan and the final subdivision plat or phasing proposal, where applicable. Approval of the final plan shall constitute the requirements for the land in the PUD. Any subsequent changes from the final plan shall be subject to approval by the commission and the city council [*insert Board*].

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**Valley County Code 7-1-3: McCall Planning and Zoning, Subdivision and Development and Building Ordinances:**

- A. Pursuant to Idaho Code sections 67-6526(a)(1) and 67-2328, McCall city code title 3 and title 9, its zoning ordinance as enacted by its ordinances 821 and 822, in turn as amended by its ordinances 831, 840, 841, 847, 848, 856, 857, 861, 864, 866, 875, 876, 880, 883, 885, 898, 899, 902, 907, 914, 922, 923, and McCall city code title 2, its building code ordinance as enacted by its ordinance 640, in turn as amended by its ordinances 701, 773, 775, 811,

884, 919, shall be applied to the city of McCall area of city impact, including the zoning map adopted by such ordinances and referenced in such title 2, title 3, and title 9.

- B. Ordinances listed in subsection A of this section have subsequently been amended by county ordinances as listed in section 7-1-5 of this code.
- C. All final decisions, including legislative matters and quasi-judicial matters, made in the McCall area of city impact are appealable to the Valley County board of commissioners as the governing board, except building code/inspection appeals will be heard by the City of McCall Board of Appeals. This portion of the ordinance codified herein shall take precedence over any other section of the adopted Valley County codes that may be in conflict with this jurisdictional matter. Moreover, any specific power which is constitutionally reserved to the county or city and which may be in contradiction with the McCall city code or Valley County code shall remain reserved with the county or city and shall be severable from the McCall or Valley County codes without invalidating the same.

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

The appeal is due to a failure to act; and, the motion to table by the McCall Joint P&Z Commission can be considered an appealable decision.

The Board has previously approved the PUD and CUP. At this time, the Board should review the "reasons for approving the DR and SR" in the appeal letter and come to a decision. **The decision will include the DR and SR; and a decision on the appeal.**

After a decision is made Facts and Conclusions (written decision) will be prepared for approval on the PUD, CUP, DR, and SR.

Approval of the Facts and Conclusions will be subject to Valley County Code 9-5H-13 Reconsideration.

**Staff would expect that a Development Agreement be required as a condition of approval. The Development Agreement would wrap the approval into a document that would list items to be completed for both internal uses and external mitigation of impacts such as ITD requirements.**

**Staff would recommend that the Board designate their Valley County staff for all reviews and approvals, including, but not limited to P&Z staff, Road Director, and Valley County Engineer on such items as building permits, site grading/stormwater management, and Development Agreements.**

#### **Possible Steps in a List**

**Step 1: Decision on the appeal**

**Step 2: Decision on DR and SR**

**Step 3: Direction that all reviews and approvals will be by Valley County Staff**

**Step 4: Direction that a condition of Approval will be a Development Agreement**

**Step 5: Approval of the Facts and Conclusion (Written Decision)**

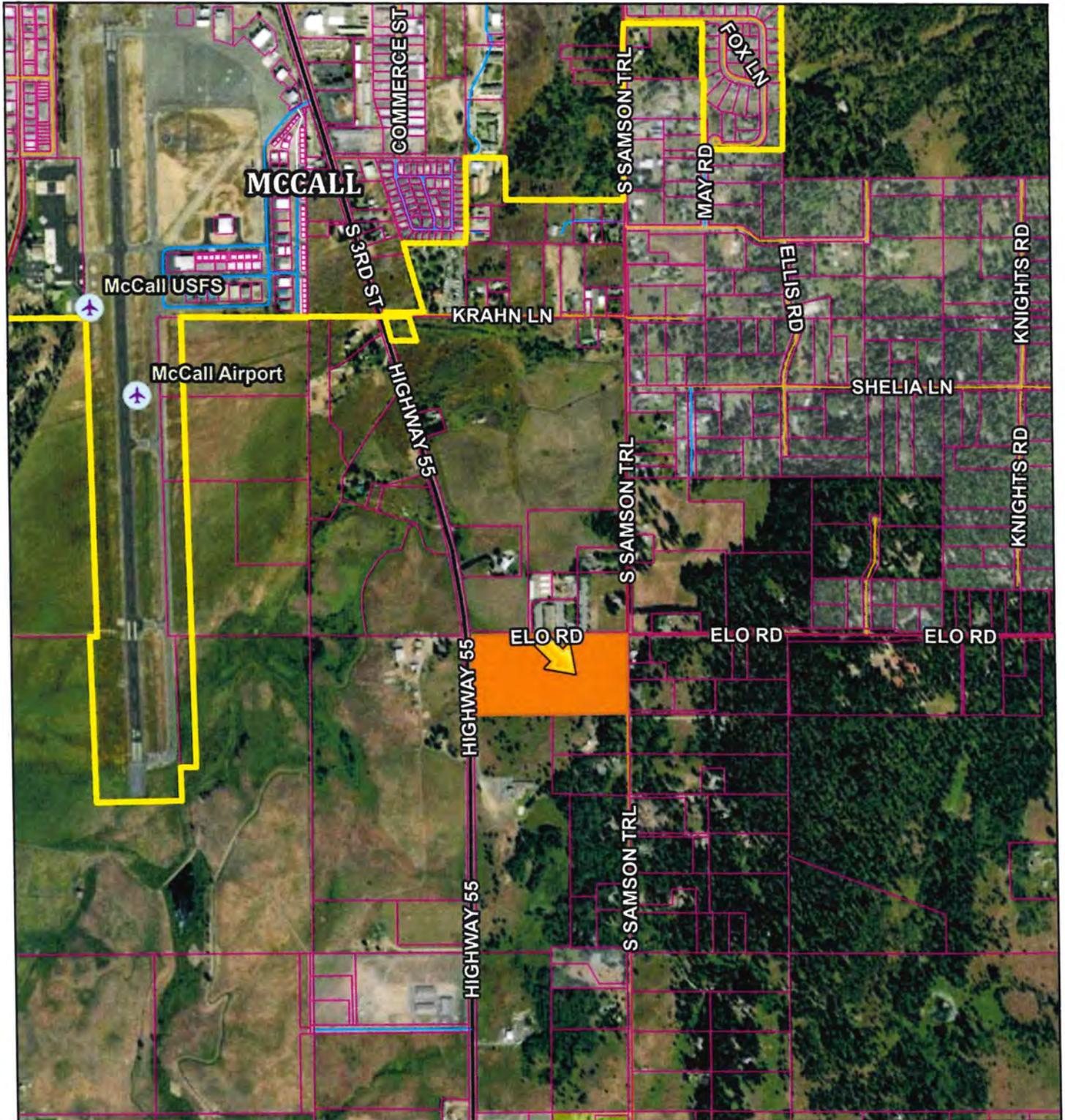
**Step 6: Approval of Development Agreement**

**ATTACHMENTS:**

- Location Map
- Aerial Map
- Assessor's Plat – T18N R3E Section 21
- Pictures taken February 26, 2026
- Responses
- Facts and Conclusions
  - McCall Area PZ Commission - September 10, 2024
  - Board of County Commissioners – October 16, 2023
  - McCall Area PZ Commission – February 7, 2023
- Submittal(s) from applicant:
  - Appeal Letter dated December 4, 2025
  - Narrative and Attachments Received February 10, 2026
    - A-1.0 Site Plan
    - C1.00 Site Plan and L1.00 Landscaping Plan
    - A.4.0 Exterior Building Elevations
    - Geotechnical Investigation, December 27, 2021
    - Drainage Report, June 26, 2024
    - ITD Staff Report, March 19, 2024
    - Traffic Impact Study, July 28, 2023

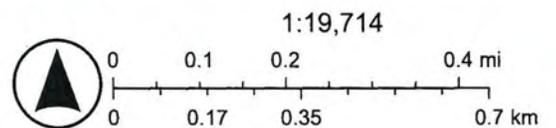
**END OF STAFF REPORT**

# Stor-It McCall - Location Map



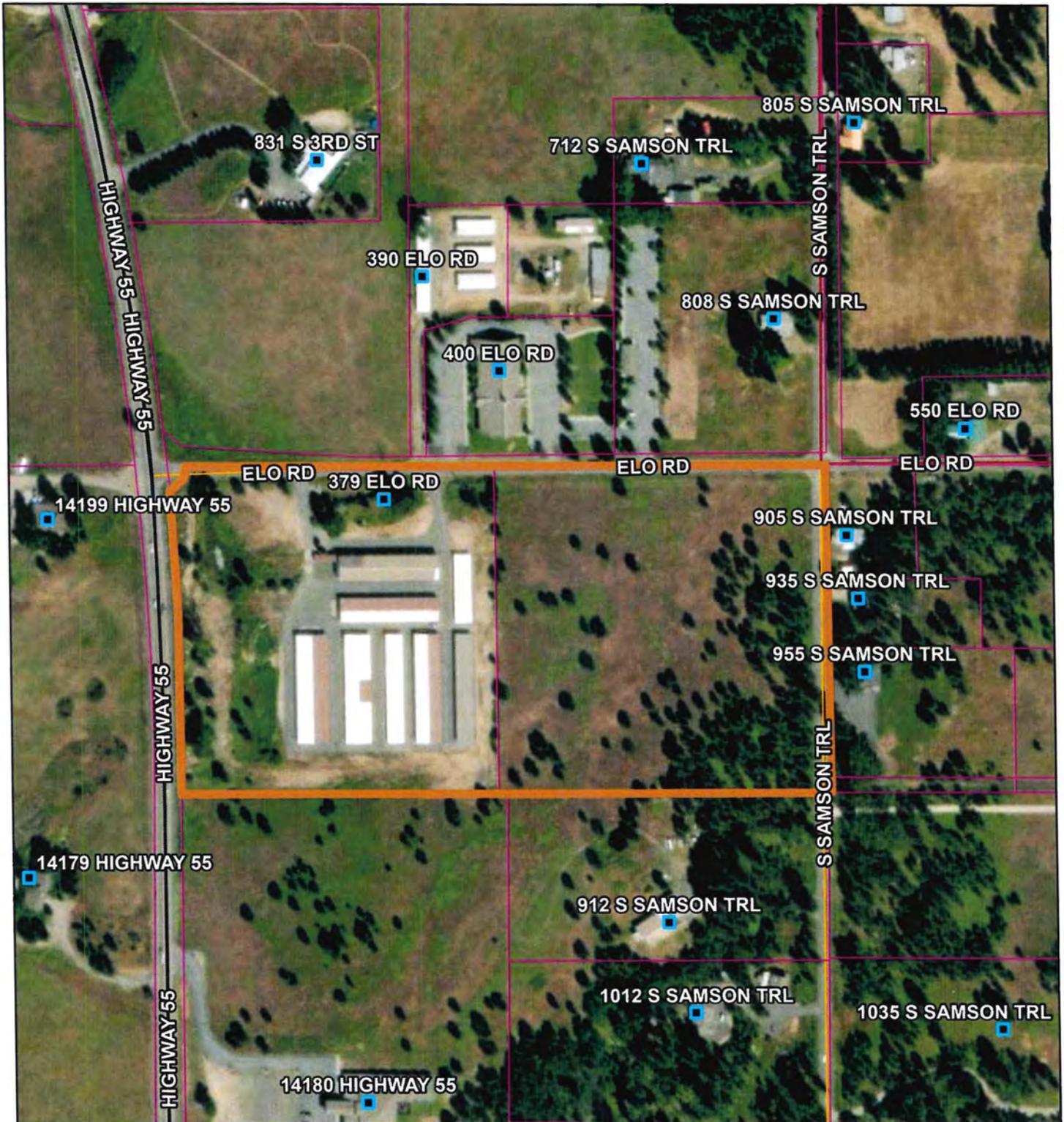
1/30/2026, 3:39:17 PM

-  Airstrips
-  Municipal Boundaries
-  Parcel Boundaries
- Roads
  -  MAJOR
  -  COLLECTOR
  -  URBAN/RURAL
  -  PRIVATE
  -  OTHER



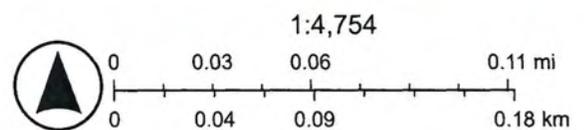
Vantor

# Stor-It McCall - Aerial Map



1/30/2026, 3:04:49 PM

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



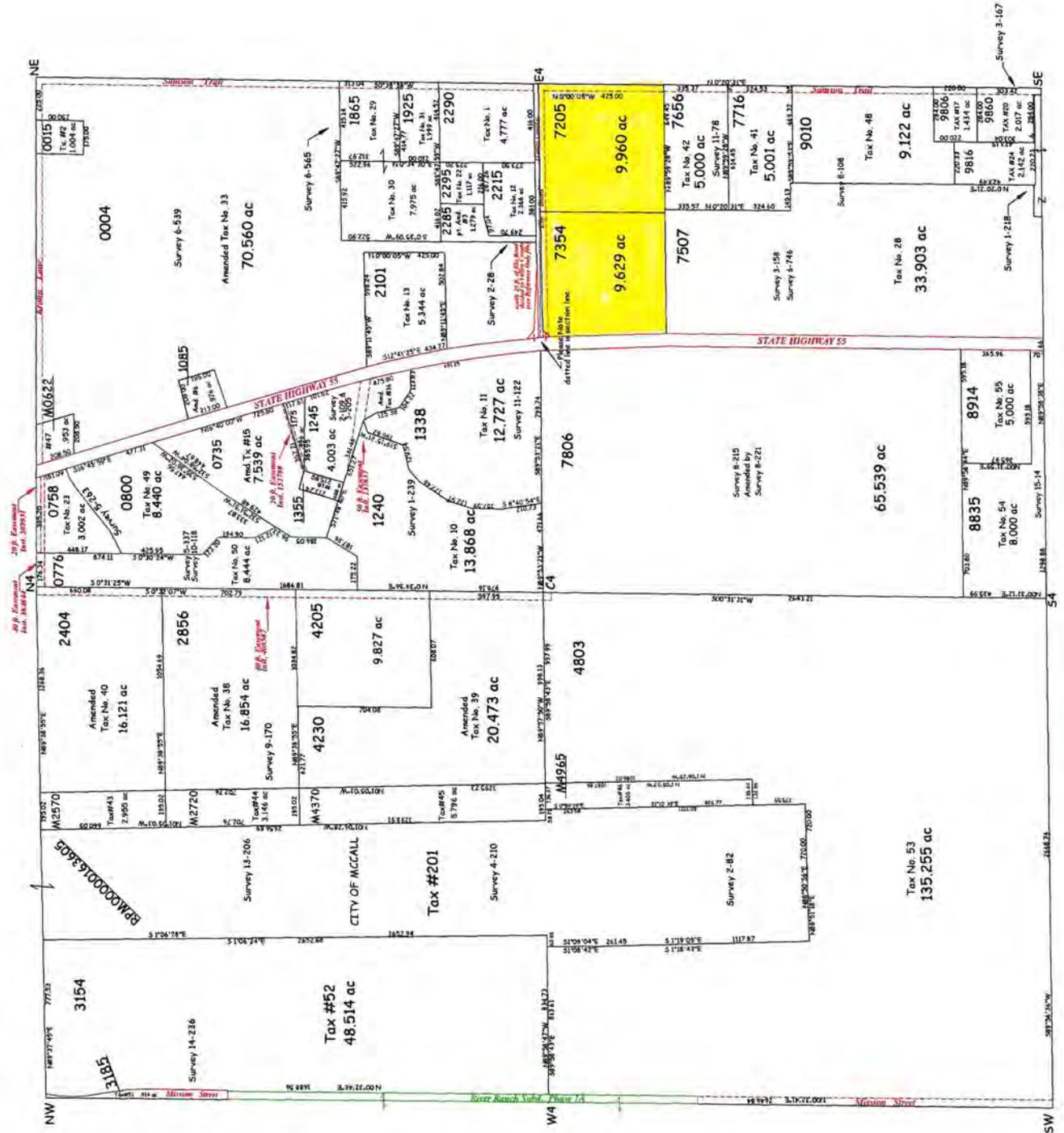
Vantor

PLAT TITLE

# TWP. 18N ROSE SEC. 21

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

Filename:  
Valley County Base Map  
Scale:   
Date: 11/22/2024  
Drawn by: L. Frederick



This Drawing is to be Used for Reference Purposes ONLY. The County is NOT Responsible for Any Inaccuracies Encountered Herein.





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

March 19, 2024

Hatch Design Architecture  
200 W 36<sup>th</sup> St  
Boise, ID 83714

**RE: McCall Self-Storage Expansion - ITD Development Staff Report**

Dear Hatch Design Architecture,

The Idaho Transportation Department (ITD) has completed our review of the McCall Self-Storage Expansion Traffic Impact Study (TIS). The proposed development will be located at 379 Elo Road, McCall, Idaho.

**Development Summary**

- The proposed development is requesting to add an additional 148,171 square-feet of self-storage space. Additionally, the northwest corner will provide a 3,600 square-foot fire station.

**ITD Staff Requirements**

- Per the TIS, ITD will require a right-turn lane from Highway 55 onto Elo Road. The turn lane shall have a 340-foot storage with a 180 foot taper.

**Right-of-Way Dedications**

- Right of way necessary to construct the right-turn lane and accommodate roadway drainage shall be dedicated to ITD.

**Permit Requirements**

- Once Civil Plans have been drafted for any work occurring in ITD's Right-of-Way, submit an access permit application via our online permitting tool [here](#).
  - ITD staff will receive the application and all submitted supportive documents, which should include:
    - Civil Plans
    - Parcel Deed
    - Cross-Access or Access Easement, if applicable
    - Traffic Control Plan designed by a certified Traffic Control Supervisor
  - Access and Utility Permits
    - Both Access and Utility Permits, if required, for work being done in ITD ROW will need to be submitted for reviewed and approved by ITD staff prior to work beginning.

**Expiration of Staff Report**

- This Staff Report is valid for a period of one year from the date of the TIS. ITS deserves the right to request an updated TIS to reflect current conditionals if an approved encroachment permit and/or proportionate share contribution are not obtained/provided within one year.

**Notices**

- This report does not supersede or nullify any local land use requirements or legal property restrictions. Legal property restrictions include but are not limited to easements, access agreements, deed restrictions, plat restrictions, liens or other encumbrances. Removing, modifying, or establishing legal property restrictions is the responsibility of the developer.
- This report does not constitute a permit approval, or denial issued pursuant to IDAPA 29.03.42.



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**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028 • Boise, ID 83707-2028  
(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

ITD Staff Recommendations are intended to assure that the proposed development will not place an undue burden on the existing State Highway system within the vicinity impacted by the proposed development. Maintaining safety and mobility for Idaho's motorists is of utmost importance to ITD. We appreciate your improvements to livability in McCall, Idaho, as we want all residents to travel safely and efficiently on the highway system.

If you have any questions, feel free to contact me at [Brian.Duran@itd.idaho.gov](mailto:Brian.Duran@itd.idaho.gov) or Kendra Conder, Development Services Coordinator at (208) 334-8377 or email [Kendra.conder@itd.idaho.gov](mailto:Kendra.conder@itd.idaho.gov).

Sincerely,

Brian Duran  
Development Services Manager  
Idaho Transportation Department | District 3

**From:** Kendra Conder <Kendra.Conder@itd.idaho.gov>  
**Sent:** Monday, February 9, 2026 8:59 AM  
**To:** Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>  
**Subject:** RE: Public Hearing Notice - Stor-IT McCall - March 9, 2026

Good question! Yes, this one is still valid.

**Kendra Conder**  
District 3 | Development Services Coordinator  
Idaho Transportation Department  
Office: 208-334-8377  
Cell: 208-972-3190



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**From:** Lori Hunter <lhunter@valleycountyid.gov>  
**Sent:** Monday, February 9, 2026 8:57 AM  
**To:** Kendra Conder <Kendra.Conder@itd.idaho.gov>; Cynda Herrick <cherrick@valleycountyid.gov>  
**Subject:** Re: Public Hearing Notice - Stor-IT McCall - March 9, 2026  
Kendra,

The attached letter that you sent on February 5, 2026, says it is valid for a period of one year from the date of the Traffic Impact Study ("Expiration of Staff Report")  
The letter is dated March 19, 2024.

Is this letter still valid?

Lori Hunter  
Valley County Planning & Zoning Planner II  
208-382-7115  
700 South Main Street • P.O. Box 1350  
Cascade, ID 83611

*S*ervice *T*ransparent *A*ccountable *R*esponsive

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**From:** Kendra Conder <Kendra.Conder@itd.idaho.gov>  
**Sent:** Thursday, February 5, 2026 1:07 PM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Cc:** Lori Hunter <lhunter@valleycountyid.gov>  
**Subject:** Public Hearing Notice - Stor-IT McCall - March 9, 2026

Hi Cynda,

Attached please find ITD's staff report for PUD-22-04.

Let me know if you have any questions.

**Kendra Conder**  
District 3 | Development Services Coordinator  
Idaho Transportation Department  
Office: 208-334-8377  
Cell: 208-972-3190



**From:** Ryan Garber <ryan@mccallfire.com>

**Sent:** Thursday, February 26, 2026 8:32 AM

**To:** Cynda Herrick <cherrick@valleycountyid.gov>

**Cc:** Mike Bertrand <mike@mccallfire.com>; Garrett de Jong <garrett@mccallfire.com>

**Subject:** Stor-It McCall, DR-25-14, SR-25-05, PUD-22-04, and CUP-22-04

Cynda,

I have the following comments on Stor-It McCall's proposed development:

#### General

- Driveways and water supply for fire protection shall be installed, inspected, and made operable prior to final plat or building construction within each phase (501.4, IFC2018).

#### Water Storage Tanks

- In lieu of meeting the fire flow requirements in Appendix B of the 2018IFC (International Fire Code), a 30,000-gallon water storage tank for fire protection shall be installed on-site, in accordance with NFPA 22, inspected and made operable prior to building construction (501.4, IFC2018). The site plan, including the tank location, position, accessibility, etc., needs to be approved by the fire district prior to the installation. See the attached Water Storage Tank Standard.

#### Driveways

- Driveways will provide a minimum unobstructed width of 12 feet and a minimum unobstructed height of 13 feet 6 inches.
- The gradient for driveways cannot exceed 10 percent (503.7.6)
- Any security gates shall be installed in accordance with UL325, have an SOS gate module installed for emergency means of operation (503.6), and meet the width standards according to Section D103.5.
- Surface. Driveways need to be designed and maintained to support the imposed loads of local responding fire apparatus (70,000 lb vehicles) and will be surfaced to provide all weather driving capabilities. (503.7.8)
- Driveways need to have an inside turning radius of not less than 30 feet (9144mm) and an outside turning radius of not less than 45 feet (13716mm).

#### Fire Extinguishers

- Fire extinguishers with a minimum rating of 2A:10B:C shall be located within 75 feet of travel distance throughout the business portion of the buildings, and 1-A fire extinguishers shall be installed in each dwelling unit (906, 2018IFC).

#### Fire Station

- The Fire District has used a combination of storage units at the Elo Road site for nearly 30 years, allowing property owners in the area and south and east of Elo Road to benefit from a reduction in protection class, leading to insurability and lower property insurance costs. The Stor-It development and fire district have agreed for nearly a decade that, upon future development, the developer would construct a fire station for the fire district to use at no cost. The fire district is still supportive of this addition and has designed all capital-related planning, including development impact fees, around this commitment.

Thank you  
Ryan

**Captain Ryan Garber**  
**Fire Prevention / Code Enforcement**  
**McCall Fire & EMS**  
201 Deinhard Lane  
McCall, ID 83638  
[www.mccallfire.com](http://www.mccallfire.com)  
Cell: (208) 469-0135

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This message has been sent to you as official business of the McCall Fire Protection District. If you have a concern about the authenticity of this communication, including any attachments, please contact the sender directly for confirmation, either by telephone or separate e-mail. Unencrypted e-mail is inherently insecure and should be treated with caution.

Electronic Privacy Notice. This e-mail, and any attachments, contains information that is, or may be, covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521, and is also confidential and proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please reply to the sender that you have received this communication in error, and then immediately delete it. Thank you in advance for your cooperation.



[Book time to meet with me](#)

**From:** Garrett de Jong <garrett@mccallfire.com>  
**Sent:** Thursday, February 26, 2026 1:35 PM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Cc:** Mike Bertrand <mike@mccallfire.com>; Ryan Garber <ryan@mccallfire.com>  
**Subject:** Re: Stor-It McCall, DR-25-14, SR-25-05, PUD-22-04, and CUP-22-04

Hi Cynda,

Yes, we chatted about this a couple of months ago. I have put the last email correspondence that I had with CW regarding the station. I chatted with him too over the phone, and he said that they were going to try to make it happen, but that the county maybe a commissioner, may not be supportive of it (the fire station). I couldn't get much of an explanation and called you about it and seemed to be in the same boat. The letter Ryan sent you has a paragraph, the last one, with a response regarding the fire station, the value to the fire district, and that all of our planning has been based on the prospect of it coming to fruition. I also attached a letter that our board had previously submitted when they went through the original CUP.

I thought that the development had been approved by the county on appeal, and that the next step was design review with P & Z. Since the county took over the impact area, I assumed that the project was green lighted as approved by the BOCC.

Please let me know what you think and if you need anything else from us.

Thank you, Cynda

This was the last correspondence that I had with CW Hurless:

**From:** C.W. Hurless <cw@stor-it.com>  
**Sent:** Wednesday, October 15, 2025 10:57 AM  
**To:** Garrett de Jong <garrett@mccallfire.com>  
**Cc:** Travis Smith <travis@mccallfire.com>  
**Subject:** RE: Stor-It Elo Letter of Support and Letter of Intent

Good Morning,

Well, I don't have the best of news for the remote fire station off Elo Road. Because of the 12-15 neighbors to the East of Elo Stor-It and the City of McCall Council and P&Z members, the Fire Station is a no go. I am truly sorry we couldn't get through to a couple of those folks but now with this property going back in Valley County's control after the 1<sup>st</sup> of the year other options were recommended for the county.

I am truly beside myself about how this all went down.

Thank you!

C.W. Hurless  
Avest LP Chief Development Officer

  
cw@stor-it.com

And this was my reply:

On Oct 16, 2025, at 8:45 AM, Garrett de Jong <garrett@mccallfire.com> wrote:

Hi C.W.,

Thank you for the email. You may not be aware, but I recently retired a little early from the fire service and am on my way out. Mike Bertrand is the new fire chief. I am still working for the Fire District on a few special projects. I have cc'd Mike, and we will discuss this. I am aware of the changes in the impact area, but none of it really affects us as we are a fire district that covers the city and county. I was under the impression that the CUP was approved by the county. I am not sure why, with the change in development jurisdiction, that it would necessitate removing the fire station. All of our long-range planning has included that station in our plans.

Thanks again for reaching out and if you could provide some context to the decision, it would be helpful as we move forward. We stand willing and able to help move forward as planned if you are all looking for that.

Garrett

Garrett de Jong  
McCall Fire & EMS



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**From:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Sent:** Thursday, February 26, 2026 10:01 AM  
**To:** Ryan Garber <ryan@mccallfire.com>  
**Cc:** Mike Bertrand <mike@mccallfire.com>; Garrett de Jong <garrett@mccallfire.com>  
**Subject:** Re: Stor-It McCall, DR-25-14, SR-25-05, PUD-22-04, and CUP-22-04

Or, at least weigh in on your desire for one...I think I had talked to Garrett about it before, but I did not completely recall what he had said.

Thanks, Cynda

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

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

**S**ervice **T**ransparent **A**ccountable **R**esponsive

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**From:** Ryan Garber <ryan@mccallfire.com>  
**Sent:** Thursday, February 26, 2026 9:53 AM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Cc:** Mike Bertrand <mike@mccallfire.com>; Garrett de Jong <garrett@mccallfire.com>  
**Subject:** Re: Stor-It McCall, DR-25-14, SR-25-05, PUD-22-04, and CUP-22-04

Cynda,

I'm not sure of the most recent plans. Garrett, do you know?

Ryan

**Captain Ryan Garber**  
**Fire Prevention / Code Enforcement**  
**McCall Fire & EMS**  
201 Deinhard Lane  
McCall, ID 83638  
[www.mccallfire.com](http://www.mccallfire.com)  
Office: (208) 634-4306  
Cell: (208) 469-0135

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**From:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Sent:** Thursday, February 26, 2026 8:53:44 AM  
**To:** Ryan Garber <ryan@mccallfire.com>  
**Cc:** Mike Bertrand <mike@mccallfire.com>; Garrett de Jong <garrett@mccallfire.com>  
**Subject:** Re: Stor-It McCall, DR-25-14, SR-25-05, PUD-22-04, and CUP-22-04

Great! Thank you for the comments...

Do you recall if the proposed fire station area is still in the plans?

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

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December 14, 2021

McCall City Planning and Zoning Commission  
Attn: Brian Parker  
216 E. Park Street  
McCall, ID 83638  
bparker@mccall.id.us

**RE: Elo Road – Stor – It Expansion**

Dear Planning and Zoning Commissioners,

The McCall Fire Protection District has leased a storage unit at 402 Elo Road for over twenty years. According to the Idaho Survey and Ratings Bureau, the unit is considered a fire station, which has benefited residents who live within five miles of it, resulting in a reduction of their annual insurance premiums.

The owners of Stor-It would like to add more units in the area and have offered to build a custom unit for the fire district to use as a station, at no cost to the district in perpetuity. Having a guaranteed fire station on site would benefit the storage development and all the residents who live within five miles. Adding units will necessitate the need for additional on-site water storage, which is currently lacking. We believe having a fire station in that area will make the community safer.

New fire stations are expensive to build and are not possible without a voter-approved bond in the fire district. This is an excellent opportunity to expand the fire district's firefighting capability by having a larger, heated unit, that provides increased service delivery to McCall residents. Please be advised, the developer would still need to meet all fire code standards.

Thank you for your consideration.

Respectfully,

McCall Fire Protection District Board of Commissioners

Sadie Noah, Chairman  
Nicholas Ereksen, Vice Chairman  
Jeremy Olson, Commissioner

**From:** Flack, Brandon <brandon.flack@idfg.idaho.gov>  
**Sent:** Wednesday, February 11, 2026 4:49 PM  
**To:** Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick  
<cherrick@valleycountyid.gov>  
**Subject:** Re: Public Hearing Notice - Stor-IT McCall - March 9, 2026

Hi Lori and Cynda,

No comments from IDFG on this one.

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



**From:** Richard Bush [REDACTED]  
**Sent:** Thursday, February 26, 2026 10:59 AM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Subject:** Opposition to Stor-it-McCall development

Opposition to Stor-it-McCall development

We have lived at 995 S. Samson Trail for 24 years. We have seen this residential area encroached upon by non-residential developments. We absolutely oppose the proposal to rezone lands in the previous McCall Impact Area to Multiple Use Zoning.

We have seen the traffic on Elo Road increase due to the addition of housing along Farm to Market Road and consider the additional traffic from this proposed development to be a significant hazard.

Richard and Pamela Bush  
995 S. Samson Trail  
(former McCall Impact Area)  
McCall

**McCALL AREA PLANNING AND ZONING COMMISSION**

**IN RE:** )  
)  
**STOR-IT** )  
**EXPANSION** )  
)  
**Planned Unit** )  
**Development,** )  
**Conditional Use Permit,** )  
**Design Review, and** )  
**Scenic Route Review** )  
)  
**Application Number:** )  
**PUD-22-04, CUP-22-04,** )  
**DR-22-06, SR-22-04** )

**FINDINGS OF FACT, CONCLUSIONS OF LAW,  
AND DECISION**

**FINDINGS OF FACTS**

**Applicant:** Stor-It Self Storage, LLC

**Representative(s):** Jeff Hatch, Hatch Design & Architecture

**Application:** An application to expand the operations of the STOR-IT facility located on Elo Road. There is a preexisting nonconforming storage unit facility, and the proposed project would double the size of storage units on the adjacent parcel to the east (8.89-acres) by adding 9 buildings on a property totaling 17.79-acres. The zoning of this parcel is Residential Estate or 1 residential unit per 5 acres. Storage units are not a permitted use by right so the applicant is applying for a Conditional Use Permit (CUP). A PUD is being proposed for a deviation for exceeding the zone requirement for Lot Coverage of hardscape and building standards. PUDs allow for deviations of the development standards when warranted by

design and amenities. In order to grant a CUP, the project must meet the 12 criteria outlined by McCall Impact Area code.

**Location:** Situate in the NE ¼ of the NE ¼ of the SE ¼, less Deeded County Rd R-O-W in Section 21, T18N, R3E, B.M., Valley County, Idaho.

**Property Address:** TBD Elo Road, McCall

**Public Notices:** Newspaper: The Notice of Hearing was published in the *Star News* on July 11, 2024.

Mailing: The Notice of Hearing was mailed by the applicant to property owners within 300 feet on July 10, 2024.

Posting: The Notice of Hearing was posted by the applicant on the subject property on July 12, 2024.

**Procedural History:** A neighborhood meeting was held on January 4, 2022. A preliminary development plan review was conducted by the McCall Area Planning and Zoning Commission on October 5, 2021. A public hearing before the McCall Area Planning and Zoning Commission was held on April 5, 2022, which was continued to the June 7, 2022 meeting, which was continued to the October 4, 2022 meeting, which was continued to the January 10, 2023 meeting, at which time the McCall Area Planning and Zoning Commission denied the Design Review and Scenic Route Review applications and recommended denial of the Planned Unit Development and Conditional Use Permit Applications to the Valley County Board of Commissioners. The Valley County Board

of Commissioners conducted a properly noticed public hearing on April 1, 2023, which was continued to May 1, 2023. The May 1, 2023 hearing was postponed, and a new public hearing was noticed and held on June 20, 2023, at which time the Board voted to deny the subject application. The findings of fact, conclusions of law, and decision documents were approved by the Board on August 7, 2023. The applicant requested reconsideration of the decision, which was heard on October 10, 2023. The Board voted at that time to vacate the prior denial and remand the application to the McCall Area Planning & Zoning Commission. The Commission conducted a properly noticed public hearing on July 30, 2024 and the Design Review and Scenic Route Review applications and recommended denial of the Planned Unit Development and Conditional Use Permit Applications to the Valley County Board of Commissioners.

**Zoning:** RE – Residential Estates

**Property Size:** 17.79 acres

### **APPROVAL STANDARDS**

*Standards for the Granting of Planned Unit Development (PUD) Approval:*

- McCall Code Section 3.10.04: Approval Criteria and Conformance with Zoning and Title IX:

A PUD may be allowed in any zone; provided, that the decision body makes the following findings:

**Standard (A):** The underlying zoning, title IX of this code, and other applicable regulations under this title and title IX of this code are met, except as the applicant has specifically requested modifications to the standards as part of the PUD.

**Facts:** The applicant is requesting a conditional use permit in connection with the planned unit development application to allow for a self-service storage facility within the RE - Residential Estates zone (conditionally permitted pursuant to McCall Code Section 3.3.02). The applicant has specifically requested modification to the development standards of the RE zone as a part of the PUD application.

**Findings:** Upon granting the companion conditional use permit application, the underlying zoning requirements would be met, except for modifications as specifically requested by the PUD application. As no subdivision is proposed at this time, title IX of McCall Code is not applicable to this application.

**Conclusions:** The underlying zoning, title IX of this code, and other applicable regulations under this title and title IX of this code are met, except as the applicant has specifically requested modifications to the standards as part of the PUD.

**Standard (B):** The proposed uses shall not be detrimental to present and potential surrounding uses; nor shall they be detrimental to the health, safety and general welfare of the public. The physical features of the site,

public facilities, and existing adjacent developments and uses shall be considered.

**Facts:** The subject property is surrounded by RE and R1 zoned properties. Many of the surrounding residential properties are built with a relatively short front setback compared to more typical residential development in similar settings.

The applicant is proposing a 150' setback along South Samson Trail.

The applicant provided a site plan and building plans showing buildings with single-pitched metal roofs, metal siding, and walls which lack transparency at a pedestrian scale facing Elo Road.

**Findings:** The industrial appearance and land use of the proposed self-service storage facility is not compatible with the adjacent existing residential land uses.

**Conclusions:** The proposed self-service storage facility is likely to be detrimental to present and potential surrounding uses; nor shall they be detrimental to the health, safety and general welfare of the public.

**Standard (C):** The density of the planned unit development considered as a whole shall be in substantial conformity with the density of the underlying zone.

**Facts:** The proposed self-service storage facility has no residential land uses.

- Findings:** This standard is not applicable to the subject application.
- Conclusions:** This standard is not applicable to the subject application.
- Standard (D):** Any variation from the basic zone requirements must be warranted by the design and amenities incorporated in the preliminary and final development plan.
- Facts:** The applicant is requesting a variation from the prohibition against blank walls along street frontages.
- The applicant is proposing to construct a future fire station and pathways along Elo Road and South Samson Trail.
- Findings:** While the requested variation is somewhat minor in nature, it contributes substantially to an industrial aesthetic for the proposed development. The proposed amenities are not of sufficient quality to compensate for the deviation from the McCall Development Standards.
- Conclusions:** The variation from the basic zone requirements is not warranted by the design and amenities incorporated in the preliminary and final development plan.
- Standard (E):** The final development plan must be in conformance with the preliminary plan.
- Facts:** The subject application is for a preliminary development plan review.
- Findings:** This standard is not applicable to the subject application.
- Conclusions:** This standard is not applicable to the subject application.

**Standard (F):** The planned unit development must meet the general objectives of the McCall area comprehensive plan.

**Facts:** The subject property is identified in the 2018 McCall Area Comprehensive Plan as “Large Residential”.

The site is located at the gateway of the community and is prominently visible from Highway 55.

The Comprehensive Plan calls for high quality development and an emphasis on natural character at gateways to the community.

**Findings:** The industrial appearance and land use of the proposed self-service storage facility is not consistent with the large residential land use identified in the Comprehensive Plan, nor does it enhance the aesthetics of the entryway into McCall.

**Conclusions:** The planned unit development does not meet the general objectives of the McCall Area Comprehensive Plan.

**Standard (G):** Existing and proposed streets and utility services must be suitable and adequate for the proposed development.

**Facts:** The subject property is proposed to be accessed from Elo Road. The applicant submitted a traffic impact study which indicated that traffic impacts to Elo Road could be mitigated through the construction of a turn lane off of northbound Highway 55 onto Elo Road.

**Findings:** The proposed improvements to Highway 55 and Elo Road are likely to be sufficient to serve the proposed development.

**Conclusions:** The existing streets are suitable and adequate for the proposed development.

**Standard (H):** A development agreement is required between the developer and the city which delineates commitments of the developer to the city and of the city to the developer including, but not limited to, assurances for public and private improvements and maintenance of the same.

**Facts:** No development agreement is proposed.

**Findings:** This standard is not applicable to the subject application.

**Conclusions:** This standard is not applicable to the subject application.

**Standard (I):** A PUD may be proposed in conjunction with an application to amend the zoning map and the comprehensive plan.

**Facts:** No zoning map amendment or comprehensive plan amendment is proposed in conjunction with this application.

**Findings:** This standard is not applicable to the subject application.

**Conclusions:** This standard is not applicable to the subject application.

*Standards for the Granting of Conditional Use Permit Approval:*

- McCall Code Section 3.13.03(B): Findings For Granting Permit:

A conditional use permit shall be granted only if the commission finds that the use, as applied for, in fact will:

**Standard (1):** Constitute a conditional use authorized in the zone involved.

**Facts:** The applicant is proposing to construct a self-service storage facility within the RE - Residential Estates zone.

McCall Code Section 3.3.02 identifies “Storage facility, self-service” as a conditional use within the RE - Residential Estates zone.

**Findings:** Self-service storage facilities are conditional uses within the RE - Residential Estates zone.

**Conclusions:** The application is for a conditional use authorized in the zone involved.

**Standard (2):** Be harmonious with and in accord with the general objectives and with any specific objectives of the comprehensive plan and/or this title.

**Facts:** The subject property is identified in the 2018 McCall Area Comprehensive Plan as “Large Residential”.

The site is located at the gateway of the community and is prominently visible from Highway 55.

The Comprehensive Plan calls for high quality development and an emphasis on natural character at gateways to the community.

Substantial public testimony indicated that the proposed self-storage facility is not consistent with the existing or desired character of the neighborhood.

**Findings:** The industrial appearance and land use of the proposed self-service storage facility is not consistent with the adjacent existing

residential land uses, nor is it consistent with the desired future condition identified in the Comprehensive Plan.

**Conclusions:** The proposed self-service storage facility is not harmonious with and in accord with the general objectives and with any specific objectives of the comprehensive plan

**Standard (3):** Be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or likely character of the neighborhood, and that such use will not change the essential character of the surrounding area.

**Facts:** The subject property is surrounded by RE and RI zoned properties. Many of the surrounding residential properties are built with a relatively short front setback compared to more typical residential development in similar settings. Public testimony indicated that there is a trend of commercial uses converting into residential uses.

**Findings:** The industrial appearance and land use of the proposed self-service storage facility is not consistent with the adjacent existing residential land uses. This inconsistency may be exacerbated if the nearby commercial uses transition to residential.

**Conclusions:** The proposed self-service storage facility has not been adequately designed to be harmonious and appropriate in appearance with the existing or likely character of the neighborhood.

**Standard (4):** Not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of such proposed use.

**Facts:** The subject property is proposed to be accessed from Elo Road. The applicant submitted a traffic impact study which indicated that traffic impacts to Elo Road could be mitigated through the construction of a turn lane off of northbound Highway 55 onto Elo Road.

**Findings:** The proposed self-service storage facility is unlikely to have substantial impact on the health, safety, or general welfare of persons residing or working in the neighborhood.

**Conclusions:** The proposed self-service storage facility is unlikely to have detrimental effects on the health and safety of persons residing or working in the neighborhood of the subject property.

**Standard (5):** Not cause any substantially harmful environmental consequences to any land or waters within the planning jurisdiction.

**Facts:** The applicant provided a geotechnical report including information on groundwater depths below the subject property. The report indicated that groundwater was encountered approximately six feet (6') below ground surface at the location of the highest test pit. The applicant provided a grading plan that indicates the that the grading would come very near the seasonal high ground water.

**Findings:** It is unclear what impacts on ground water would occur as a result of the proposed grading and development.

**Conclusions:** The proposed self-service storage facility as designed may have substantially harmful environmental consequences to waters within the planning jurisdiction.

**Standard (6):** Not create excessive additional public cost for public facilities and services, and will not be detrimental to the economic welfare of the community.

**Facts:** The applicant provided a site plan and building plans showing buildings with single-pitched metal roofs, metal siding, and walls which lack transparency at a pedestrian scale facing Elo Road.

**Findings:** The industrial appearance of the subject property is not generally consistent with nearby residential land uses. It is unclear whether this may have an economic impact on these properties.

**Conclusions:** It is unclear whether the proposed self-service storage facility would have a detrimental impact on the economic welfare of the community.

**Standard (7):** Be served adequately by essential public facilities and services including highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools. The applicant may be required, as a condition of approval, to mitigate any deficient public service.

**Facts:** The applicant provided a site plan that indicated that water and sewer would be provided by on-site well and septic to serve the proposed restroom. Central District Health provided comment that they had received a septic application for the subject property, but no approval would be granted until groundwater monitoring was completed.

The applicant provided a stormwater drainage report. Comment received from the City of McCall Staff Engineer indicates that there were outstanding questions with the stormwater drainage report.

The proposed use includes a restroom to be served by well and septic service.

**Findings:** As indicated by the comment received from Central District Health, the information provided is insufficient to determine that the site can be adequately served by septic service.

As indicated by the comment received from the City of McCall Staff Engineer, the information provided is insufficient to determine that the site can be adequately served by the proposed stormwater drainage system.

**Conclusions:** It is unclear if the subject property can be served adequately by essential public facilities and services.

**Standard (8):** Not involve uses, activities, processes, materials, equipment or conditions of operation that will cause unreasonable production of

traffic, noise, smoke, fumes, glare, odors or other forms of pollution.

**Facts:** No uses that would generate noise, smoke, fumes, glare, or odors are proposed.

The applicant submitted a traffic impact study which indicated that traffic impacts to Elo Road could be mitigated through the construction of a turn lane off of northbound Highway 55 onto Elo Road.

**Findings:** The proposed improvements to Highway 55 and Elo Road are likely to be sufficient to serve the proposed development.

**Conclusions:** It is unlikely that the proposed self-service storage facility would generate an unreasonable amount of traffic, noise, smoke, fumes, glare, odors or other forms of pollution.

**Standard (9):** Have vehicular approaches to the property so designed as not to create a detrimental interference with traffic on surrounding public or private thoroughfares, or adversely affect the pedestrian environment.

**Facts:** The applicant has provided a site plan showing two vehicular access points along Elo Road. The driveways are generally in compliance with the requirements of McCall Code Section 3.8.064.

**Findings:** The proposed vehicular approaches appear to be appropriately designed.

**Conclusions:** The proposed vehicular approaches to the property are unlikely to create a detrimental interference with traffic on surrounding public or private thoroughfares, or adversely affect the pedestrian environment.

**Standard (10):** Not result in the destruction, loss or damage of an important natural, scenic or historic feature.

**Facts:** No natural or historic features are known to exist on the subject property. The property is located adjacent to South Samson Trail and Highway 55, designated scenic routes, but no known important scenic features exist on the subject property.

The site is prominently visible from Highway 55.

The applicant is proposing a 150' buffer along South Samson Trail.

**Findings:** The industrial appearance of the development may damage the scenic quality of Highway 55.

**Conclusions:** The proposed self-service storage facility may result in the destruction, loss, or damage of an important natural, scenic or historic feature.

**Standard (11):** Be on a site of sufficient size to accommodate the proposed use, including the yards, open spaces, snow storage, walls, fences, parking areas, loading zones and design standards applicable.

**Facts:** The applicant has provided a site plan identifying all required aforementioned items.

**Findings:** The subject property is likely to be large enough to accommodate the proposed use.

**Conclusions:** The site is of sufficient size to accommodate the proposed use, including the yards, open spaces, snow storage, walls, fences, parking areas, loading zones and design standards applicable.

**Standard (12):** Have a minimal negative economic impact on the neighborhood or surrounding community.

**Facts:** Within the Conditional Use Permit Criteria of Approval Responses portion of the applicant’s narrative, the response to “Explain how the proposed use will NOT have a negative economic impact on the surrounding neighborhood or community?” is “Recreational vehicle storage within the McCall Area of Impact will help McCall reach its goal of becoming a major recreation hub. A more convenient way for the public to store their RVs, boats, and ATVs will only make it easier for recreational tourists to access and use the area.”

Public testimony indicated concerns related to potential impacts to property values in the immediate vicinity of the subject property due to the industrial nature of the proposed design and land use.

**Findings:** The applicant has not provided any substantive evidence that economic harm will not occur to the surrounding community.

**Conclusions:** The proposed self-service storage facility may have a negative impact on the neighborhood.

*Standards for the Granting of Design Review Approval:*

- McCall Code Section 3.16.07: Design Review Criteria:

The commission or administrator shall determine the following before approval is given:

**Standard (A):** The project is in general conformance with the comprehensive plan.

**Facts:** The subject property is identified in the 2018 McCall Area Comprehensive Plan as “Large Residential”.

The site is located at the gateway of the community and is prominently visible from Highway 55.

The Comprehensive Plan calls for high quality development and an emphasis on natural character at gateways to the community.

**Findings:** The industrial appearance and land use of the proposed self-service storage facility is not consistent with the adjacent existing residential land uses. The proposed landscaping is insufficient to effectively screen or buffer the proposed storage buildings.

**Conclusions:** The proposed self-service storage facility is not in general conformance with the McCall Area Comprehensive Plan.

**Standard (B):** The project does not jeopardize the health, safety, or welfare of the public.

**Facts:** The site plan provided does not appear to create any imminent safety concerns.

No uses are proposed that would create major health or welfare issues.

**Findings:** The proposed self-service storage facility is unlikely to jeopardize the health, safety, or welfare of the public.

**Conclusions:** The proposed self-service storage facility is unlikely to jeopardize the health, safety, or welfare of the public.

**Standard (C):** The project conforms to the applicable requirements of the zoning ordinance and subdivision ordinance as enumerated in section 3.16.01 of this chapter.

**Facts:** McCall Code Section 3.16.01(3) requires design review approval for applications for development within Commercial zoning districts, pursuant to McCall Code Section 3.4.07.

McCall Code Section 3.16.01(9) requires design review approval for new structures visible or within one hundred fifty feet (150') of a Scenic Route Overlay Zone.

The subject property is zoned RE - Residential Estates.

The subject property is adjacent to South Samson Trail and Highway 55, designated scenic routes pursuant to McCall Code Section 3.7.031(A).

The applicant is proposing a 150' setback off of South Samson Trail.

The applicant requested a deviation from the prohibition against blank walls at the pedestrian scale as a part of the companion Planned Unit Development application.

As discussed above the Commission found that the deviation from development standards was not warranted by the design and amenities proposed.

**Findings:** As the deviation requested through the Planned Unit Development application was not granted, the proposed self-storage facility is not in conformance with the design standards of McCall Code.

**Conclusions:** The project does not conform to the applicable requirements of the zoning ordinance and subdivision ordinance as enumerated in section 3.16.01 of this chapter.

**Standard (D):** The project will have no substantial impact on adjacent properties or on the community at large.

**Facts:** The subject property is identified in the 2018 McCall Area Comprehensive Plan as “Large Residential”.

The site is located at the gateway of the community and is prominently visible from Highway 55.

The Comprehensive Plan calls for high quality development and an emphasis on natural character at gateways to the community.

Substantial public testimony indicated that the proposed self-storage facility is not consistent with the existing or desired character of the neighborhood.

**Findings:** The proposed design is more industrial in nature than the adjacent residential uses.

**Conclusions:** It is unclear whether the proposed self-service storage facility will have a substantial impact on adjacent properties.

**Standard (E):** If applicable, a subdivision design review document has been reviewed and approved by the commission in lieu of the design guidelines.

**Facts:** No subdivision is proposed at this time.

**Findings:** This standard is not applicable.

**Conclusions:** This standard is not applicable.

**Standard (F):** For projects in the shoreline and river environs zone, the project will not have an unreasonable and adverse impact on the visual quality of its setting or the water quality.

**Facts:** The subject property is not within the shoreline and river environs zone.

**Findings:** This standard is not applicable.

**Conclusions:** This standard is not applicable.

**Standard (G):** For projects in the scenic route zone, the project will preserve and enhance the scenic quality of the street or highway.

**Facts:** The subject property is adjacent to South Samson Trail and Highway 55, designated scenic routes pursuant to McCall Code Section 3.7.031(A).

The applicant provided a site plan and building plans showing buildings with single-pitched metal roofs, metal siding, and walls which lack transparency at a pedestrian scale facing Elo Road. The site is prominently visible from Highway 55

**Findings:** The proposed design is generally industrial in nature and is not a desirable future condition for the scenic routes.

**Conclusions:** The design of the proposed self-service storage facility will not enhance the scenic quality of South Samson Trail or Highway 55.

*Standards for the Granting of Scenic Route Review Approval:*

• McCall Code Section 3.7.032(B): Commission Determination:

The commission shall ascertain whether the proposed development, improvement or use will:

**Standard (1):** Block or disrupt the visibility of significant views or features.

**Facts:** The property is located adjacent to South Samson Trail and Highway 55, designated scenic routes, but no known important scenic features exist on the subject property.

The applicant provided building plans for single-story structures with low-pitched roofs.

**Findings:** The proposed self-service storage facility is unlikely to block or disrupt significant views or features.

**Conclusions:** The proposed self-service storage facility is unlikely to block or disrupt significant views or features.

- Standard (2):** Be compatible (in terms of setback, bulk, height, design, finish materials, signing and landscaping) with its immediate surroundings and the desired visual quality of the scenic route.
- Facts:** The applicant provided a landscape plan showing trees and bushes between the proposed structures and the proposed shared use pathway.
- The applicant provided a site plan and building plans showing buildings with single-pitched metal roofs, metal siding, and walls which lack transparency at a pedestrian scale facing Elo Road.
- Findings:** The design of the proposed self-service storage facility is more industrial in nature than the residential uses in close proximity to the subject property.
- Conclusions:** The design of the proposed self-service storage facility is not compatible with its immediate surroundings.

## DEPARTMENT/AGENCY/PUBLIC COMMENTS

### *Agency*

- McCall Public Works

See attached letters, dated March 29, 2022, January 10, 2023, June 13, 2023, and June 25, 2024.

- McCall Building Official

In an email dated March 14, 2022, the McCall Building Official had the following comment:

Restrooms will be required in number and locations per building codes.

- McCall Fire Protection District

In an email dated March 7, 2022, the McCall Fire Chief had the following comments:

- 1) Any security gates shall be installed in accordance with UL325, have an SOS gate module installed for emergency means of operation (503.6, IFC2018), and meet the width standards according to Section D103.5, IFC2018.
- 2) In lieu of meeting the fire flow requirements in Appendix B of the 2018IFC (International Fire Code), a 30,000 gallon water storage tank for fire protection shall be installed on-site, in accordance with NFPA 22, inspected and made operable (501.4, IFC2018). The site plan, including the tank location, position, accessibility, etc., needs to be approved by the fire district prior to the installation.

A letter of support for the proposed satellite fire station is also attached.

- Idaho Department of Transportation (ITD) – Aeronautics Division

In an email dated March 1, 2022, the ITD Airport Planning and Development Manager had the following comment:

I received your info and reviewed the Distribution Memorandum for PUD-22-04, CUP-22-04, DR-22-06 & SR-22-04 for the STOR-IT LLC application. The State does not have any objections with the project, but the FAA requests that you file the FAA 7460-1 – Notice of Proposed Construction or Alteration due to the close proximity to the airstrip. The form can be located at: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> on the left side of the page under the “Information Resources/Forms” tab. The FAA will perform an airspace evaluation and make a determination based on the dimensions of the proposed storage units.

- Valley County Road and Bridge

In an email dated March 7, 2022, the Valley County Road and Bridge Supervisor had the following comment:

They will need an approach permit through the Valley County Road Department.

- Central District Health

See attached letter, dated March 2, 2022.

- Idaho Transportation Department

See attached letter, dated March 19, 2024.

*Public*

- Letter received from Richard Rine, date stamped by the City on March 24, 2022, expressing opposition.
- Email received from Robert Youde, dated March 31, 2022, expressing opposition.
- Letter received from Rebecca Rine, date stamped by the City on April 2, 2022, expressing opposition.
- Letter received from Richard Rine, date stamped by the City on April 2, 2022, expressing opposition.
- Email received from Robert Youde, dated April 3, 2022, expressing opposition.
- Email received from Barbara Wilson, dated April 4, 2022, expressing opposition.
- Email received from Joy Murphy, dated April 4, 2022, expressing opposition.
- Letter received from Ken & Jackie Strode, dated April 4, 2022, expressing opposition.
- Email received from Kim Milfieth, dated April 4, 2022, expressing opposition.
- Email received from Linda Youde, dated April 4, 2022, expressing opposition.
- Letter received from Lisa & Jared Montague, dated April 4, 2022, expressing opposition.
- Email received from Michael Thompson, dated April 4, 2022, expressing opposition.
- Letter received from Rebecca Rine, dated April 4, 2022, expressing opposition.
- Letter received from Scott Harris, dated April 4, 2022, expressing opposition.
- Email received from Ryan Speirs, dated April 4, 2022, expressing opposition.
- Email received from Carl Ruhkala, dated April 5, 2022, expressing opposition.

- Letter received from Larry Shake, dated April 5, 2022, expressing opposition.
- Letter received from Richard and Pamela Bush, dated April 5, 2022, expressing opposition.
- Email received from Kathy Deinhardt Hill, dated June 5, 2022, expressing opposition.
- Email received from Robert Youde, dated June 5, 2022, expressing opposition.
- Email received from Barbara Wilson, dated June 6, 2022, expressing opposition.
- Letter received from Larry Shake, dated June 6, 2022, expressing opposition.
- Email received from Scott & Connie Harris, dated June 6, 2022, expressing opposition.
- Email received from Greg Cutler, dated June 7, 2022, expressing support.
- Email received from Kim Apperson, dated June 7, 2022, expressing opposition.
- Email received from Pam Wissenback, dated June 7, 2022, expressing opposition.
- Email received from Jim Wilson, dated June 8, 2022, expressing opposition.
- Email received from Robert Youde, dated November 17, 2022, expressing opposition.
- Letter received from Larry Shake, dated November 21, 2022, expressing opposition.
- Letter received from Carl & Liz Ruhkala, dated December 5, 2022, expressing opposition.
- Email received from Margaret Rosenthal, dated January 5, 2023, expressing opposition.
- Email received from Richard Rine, dated January 5, 2023, expressing opposition.
- Email received from Mary Lou Rush, dated January 7, 2023, expressing opposition.
- Email received from Barbara Wilson, dated January 8, 2023, expressing opposition.
- Email received from Linda Youde, dated January 8, 2023, expressing opposition.
- Letter received from Becky Rine, dated January 8, 2023, expressing opposition.
- Email received from Julie McManus, dated January 9, 2023, expressing opposition.

- Email received from Marilyn Olson, dated January 9, 2023, expressing opposition.
- Email received from Ryan Spiers, dated January 9, 2023, expressing opposition.
- Email received from Sara Jessup, dated January 9, 2023, expressing opposition.
- Letter received from Scott Harris, dated January 9, 2023, expressing opposition.
- Email received from Linda Klind, dated January 10, 2023, expressing opposition.
- Email received from Therese Gibboney, dated January 10, 2023, expressing opposition.
- Email received from Joy Murphy, dated March 22, 2023, expressing opposition.
- Email received from Richard Rine, dated March 22, 2023, expressing opposition.
- Letter received from Jane Wurster, dated March 23, 2023, expressing opposition.
- Letter received from Scott Harris, dated March 23, 2023, expressing opposition.
- Email received from Linda Youde, dated March 24, 2023, expressing opposition.
- Email received from Robert Youde, dated March 24, 2023, expressing opposition.
- Email received from Becky Rine, dated March 25, 2023, expressing opposition.
- Email received from Jared and Lisa Montague, dated March 26, 2023, expressing opposition.
- Letter received from Becky Rine, dated April 20, 2023, expressing opposition.
- Email received from Anne Carr, dated April 26, 2023, expressing opposition.
- Email received from Bob Youde, dated June 24, 2024, expressing opposition.
- Email received from Bob Youde, dated June 28, 2024, expressing opposition.
- Email received from Rebecca Rine, dated June 28, 2024, expressing opposition.
- Email received from David Gallipoli, dated June 29, 2024, expressing opposition.
- Email received from Linda Youde, dated June 29, 2024, expressing opposition.
- Email received from Chris Mann, dated June 30, 2024, expressing opposition.

- Email received from Scott Harris, dated June 30, 2024, expressing opposition.
- Email received from Barbara Wilson, dated July 1, 2024, expressing opposition.
- Email received from Katharina Roth, dated July 1, 2024, expressing opposition.
- Email received from Marilyn Olson, dated July 1, 2024, expressing opposition.
- Letter received from Scott Harris, dated July 1, 2024, expressing opposition.
- Email received from Bob Youde, dated July 25, 2024, expressing opposition.
- Email received from Joy Murphy, dated July 27, 2024, expressing opposition.
- Email received from Ryan Speirs, dated July 27, 2024, expressing opposition.
- Email received from Anne Carr, dated July 28, 2024, expressing opposition.
- Email received from Katharina Roth, dated July 29, 2024, expressing opposition.
- Email received from Linda Youde, dated July 29, 2024, expressing opposition.
- Email received from Scott Harris, dated July 29, 2024, expressing opposition.
- Letter received from Carl Ruhkala, dated July 29, 2024, expressing opposition.
- Email received from Don Lojek, dated July 30, 2024, expressing opposition.
- Email received from Joy Murphy, dated July 30, 2024, expressing opposition.
- Email received from Joy Murphy, dated July 30, 2024, expressing opposition.
- Email received from Joy Murphy, dated July 30, 2024, expressing opposition.
- Email received from Katharina Roth, dated July 30, 2024, expressing opposition.
- Email received from Kathleen Post, dated July 30, 2024, expressing opposition.
- Email received from Kathy Poston, dated July 30, 2024, expressing opposition.
- Email received from Linda Youde, dated July 30, 2024, expressing opposition.
- Email received from Linda Youde, dated July 30, 2024, expressing opposition.
- Email received from Rebecca Rine, dated July 30, 2024, expressing opposition.

- Email received from Scott Harris, dated July 30, 2024, expressing opposition.
- Email received from John Burke, dated July 30, 2024, expressing opposition.

### CONCLUSIONS OF LAW

1. The City of McCall has provided for the processing of Conditional Use Permits, authorized by Section 67-6512, Idaho Code, pursuant to Title 3, Chapter 13 of McCall City Code.
2. The City of McCall has provided for the processing of application for Planned Unit Development, authorized by Section 67-6512, Idaho Code, pursuant to Title 3, Chapter 10 of McCall City Code.
3. Adequate notice of the July 30, 2024 public hearing was provided, pursuant to Section 67-6512, Idaho Code and Title 3, Chapter 15 of McCall City Code.
4. The application fails to meet the requirements for approving a conditional use, preliminary planned unit development, scenic route, or design review approval.

### DECISION

**THEREFORE**, the McCall Area Planning and Zoning Commission hereby **denies** these Design Review and Scenic Route Review applications and **recommends** these Conditional Use Permit and Preliminary Planned Unit Development applications for **denial**.

Findings of Fact **adopted** this 10<sup>th</sup> Day of SEPTEMBER, 2024.

DocuSigned by:  
*Robert Lyons*  
11F89FE13E9A462...  
Robert Lyons, Chair  
McCall Area Planning and Zoning Commission

September 24, 2024 | 8:55 AM PDT

Attest:  
Signed by:  
*Brian Parker*  
744967029FAE4A1  
Brian Parker, City Planner  
City of McCall

September 24, 2024 | 9:51 AM MDT



issuance of a conditional use permit. See McCall City Code 3.3.02 (A); Table 3.3.02.

### FINDINGS OF FACT

Having given due consideration to the request from the Applicant and evidence presented in support of and opposition to the request for reconsideration, the Board hereby makes the following findings of fact:

1. The public notice announcing the date and time of the public hearing was published in the Star News on September 21, 2023. Additionally, the notice of hearing was timely mailed by the Applicant to property owners within 300 feet of the subject parcel. Following publication and mailers going out to nearby property owners an error was discovered in the notice of hearing. The notice incorrectly stated the hearing would be held on *Monday* October 10, 2023, at 1:00 PM. The date and time of the hearing was correct but the day of the week incorrectly stated *Monday* instead of *Tuesday*. A corrected notice was published in the Star News on October 05, 2023, clarifying that the public hearing would be held on Tuesday, October 10, 2023, at 1:00 PM. The corrected notice was also placed on the City of McCall's website and the Valley County website.
2. The notice of hearing was timely posted at the subject parcel by the Applicant. There were no errors found related to this notice.
3. The public hearing on Tuesday, October 10, 2023, was well attended. Several interested citizens testified at the public hearing both in favor and in opposition to the Applicant's request for reconsideration.
4. Despite the error in the public hearing notices, the Board finds that the required notice requirements were met by timely publishing a notice of hearing in the Star News, timely mailing a notice of hearing to property owners within 300 feet of the subject parcel and timely posting the project location with a notice of hearing. The corrected notice published in the Star News and posted on the Valley County and McCall City websites addressed the error as to the day of the week the public hearing would be held in advance of the hearing.
5. Concerned citizens testifying at the public hearing or submitting written comments in opposition to the Applicant's request for reconsideration argued that only evidence in the record at the time of the Board's August 07 denial of the application should be considered.
6. Representatives from the City of McCall pointed out during its staff report to the Board that the McCall P&Z did not have the benefit of reviewing the recently submitted information and City staff, especially the City Engineer and traffic engineers, also did not have the benefit of reviewing the full traffic study and soils report prior to issuing its recommendation to the Board.
7. The Applicant argues that the administrative record should not be considered closed following the August 07 denial of its application. The Applicant contends that Idaho Code § 67-6535 only requires it to identify deficiencies in the Board's August 07 decision and does not prohibit the introduction of new evidence for the Board to consider.

8. The Board finds the inclusion of additional evidence into the record as part of a request for reconsideration is not prohibited by the Idaho Local Land Use and Planning Act, Idaho Code §§ 67-6501 *et seq.*
9. The Applicant testified during the public hearing that its engineered traffic study recommends widening Highway 55 to include a northbound turn lane in order to mitigate safety concerns with right turning traffic onto Elo Road. The Applicant further testified that it has submitted a proposal to the Idaho Transportation Department (“ITD”) for the necessary approvals to widen and construct the turn lane. As of the date of the hearing, that proposal is under review by ITD and has not been finalized.
10. The Applicant also testified during the public hearing that it has installed piezometers in order to actively monitor groundwater levels at the proposed project site. Ground water levels are being monitored weekly as of the date of the public hearing. Groundwater results may result in revisions to the Applicant’s grading and drainage plan and its stormwater management plan.
11. When asked if the Highway 55 road widening proposal pending before ITD would adequately address the traffic safety concerns raised, the Applicant stated that additional input from the McCall P&Z would likely be needed on some level. The Applicant did clarify its statement that it believed the traffic safety and stormwater retention concerns had been “thoroughly vetted” at this point.
12. Testimony at the public hearing in opposition to the request for reconsideration emphasized that the evidence submitted as part of the Applicant’s request for reconsideration deprived the public of an opportunity to provide input to the McCall P&Z, City Engineer and traffic engineers with all the needed studies and information. Opponents suggested that “corners were cut” in the application process that deprived affected parties of a fair and full opportunity to respond to the proposed project. Testimony in opposition to this request consistently pointed out to the Board the Applicant had multiple opportunities to complete the studies that they now seek to introduce into evidence.
13. The Board finds that the fully engineered traffic study submitted by the Applicant raises traffic safety concerns and recommends widening of Highway 55 sufficient to accommodate a northbound turn lane. There is no approved plan by the Idaho Transportation Department to accommodate the recommended turn lane for this Board to consider.
14. The Board finds that the groundwater study is not complete, in so far as the data now being collected does not encompass a full year’s worth of data. Sufficient data should include springtime measurements to account for the wettest time of year.

## CONCLUSIONS OF LAW

Based on the foregoing Findings of Fact, the Board concludes as follows:

1. That the additional evidence received in relation to the Applicant's request for reconsideration shall be included into the administrative record for PUD-22-04 and CUP-22-04, including: (1) Traffic Impact Study; (2) Site Drainage Profile; (3) Drainage and Grading Plan; (4) Stormwater Management Narrative; (5) Landscape Plan; (6) Geotechnical Investigation; (7) Addendum #1 to Geotechnical Investigation; (8) and Stormwater Management & Engineering Drainage Report and all written testimony received in support of or opposition to this request for reconsideration.
2. That the fully engineered traffic impact study is highly technical and needs to be independently evaluated by qualified individuals to determine if the recommendation to widen Highway 55 and construct a northbound turn lane is adequate to mitigate traffic safety concerns. The independent evaluation needed is better addressed at the McCall P&Z level where they have experience and resources to best address traffic safety. Specifically, the opportunity to consult with the City Engineer and necessary time to seek input from traffic engineers that can review and provide a professional opinion regarding required mitigation measures. The Board is required to ensure that the health, safety and general welfare of people residing or working in the area is not compromised and adequately addressed through conditions of approval. See McCall City Code 3-13-03(B)(4). The opinions and advice of subject matter experts is important to fulfilling this important approval standard. Additionally, the Board is required to complete its decision on the pending request for reconsideration within sixty (60) days of the filing date of the request for reconsideration. See Idaho Code § 67-6535(2)(b). This time constraint prevents this Board from getting the necessary consultations completed within the narrow time window.
3. That the Applicant has not presented this Board with an ITD approved plan to widen highway 55 and construct a northbound turn lane. Accordingly, there is no evidence in the record for the Board to consider regarding modifications to Highway 55 that ITD will support and approve. The Applicant indicated it was willing to provide the necessary easement and construct the northbound turn lane, however, the Board has no information that ITD is on board with their concept. The missing information is critical to this Board's final decision on PUD-22-04 and CUP-22-04 and should be completed before coming to the Board for final approval. See McCall City Code 3-13-03(B)(4), (7).
4. That the groundwater data currently being collected by recently installed piezometers at the project site lacks data regarding groundwater levels during springtime. It is generally understood that ground water levels will be at its peak during springtime. This lack of data has resulted in uncertainty regarding the adequacy of the Applicant's stormwater management plan and site grading plan. The final decision on this application should include a complete set of groundwater data showing groundwater levels during springtime. There is insufficient groundwater data in the record to ensure that the proposed project will not cause harmful environmental consequences. See McCall City Code 3-13-03(B)(5).

5. Taking into consideration the proceedings leading up to the request for reconsideration, the newly submitted evidence and the fact that this recently submitted evidence was not made available to McCall P&Z and this Board while the application was being considered, fairness dictates that the application be remanded back to McCall P&Z for reevaluation. Doing so allows for affected persons to participate in public hearings where all the data is available for review. Doing so also allows for subject matter experts to provide an independent analysis of proposed mitigation measures. The additional time invested in the outcome of this application ensures that a fully informed decision can be made based on a complete dataset.

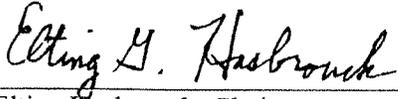
### **ORDER**

The Valley County Board of County Commissioners based on the above Findings of Facts and Conclusions of Law Orders that its decision denying the PUD-22-04 and CUP-22-04 be MODIFIED as follows: PUD-22-04 and CUP-22-04 will be remanded back to the McCall P&Z for further proceedings before entry of a final decision on the application will be made with the following instructions:

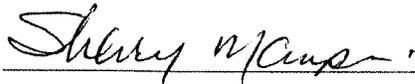
- 1) That the additional evidence received into the record be reviewed and considered by McCall P&Z to determine if its prior recommendation should be modified; and
- 2) That the Applicant be required to submit a mitigation plan for Highway 55 modifications that has been reviewed and approved by ITD; and
- 3) That the Applicant be required to submit groundwater data at the proposed project site showing groundwater data at least through the end of May 2024; and
- 4) That the Applicant be required to submit an updated stormwater and site grading plan based on a complete dataset showing groundwater levels through May 2024, if the data suggests this is required; and
- 5) That an additional public hearing be held by McCall P&Z allowing affected parties the opportunity to review the Applicant's proposed plan and any modifications to its application; and
- 6) That the McCall P&Z work with the City Engineer and traffic safety experts to determine appropriate traffic safety mitigation requirements and ensure the plan will be or has been approved by ITD; and
- 7) That McCall P&Z modify its recommendation to this Board regarding all the necessary standards for approval for PUDs and CUPs with a more detailed and reasoned statement for each standard of approval. The recommendation should address the compatibility of the proposed project with all surrounding land uses along highway 55 near the proposed project site and not just residential uses. The recommendation should take into account proposed mitigation measures and whether these mitigation measures are adequate or not.

- 8) That McCall P&Z provide an updated recommendation to this Board on PUD-22-04 and CUP-22-04 as soon as reasonably practicable, but not later than one year from the date of this Order. If more than one year is required, a written explanation for the reasons for the delay will be provided to the Board seeking an extension of time.

Dated this 16<sup>th</sup> Day of October, 2023.



Elting Hasbrouck, Chair  
Valley County Board of Commissioners

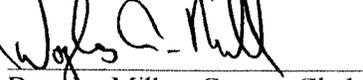


Sherry Maupin, Commissioner  
Valley County Board of Commissioners



Neal Thompson, Commissioner  
Valley County Board of Commissioners

Attest:

  
\_\_\_\_\_  
Douglas Miller, County Clerk  
Valley County

#### NOTICE TO THE APPLICANT AND AFFECTED PERSONS

This Order modifies the Board's prior decision recorded on August 07, 2023, and effectively replaces that decision. This Order is not a final decision of the Board for purposes of exhausting administrative remedies or seeking judicial review under Idaho Code § 67-6521.

**McCALL AREA PLANNING AND ZONING COMMISSION**

|                                  |   |                                              |
|----------------------------------|---|----------------------------------------------|
| <b>IN RE:</b>                    | ) |                                              |
|                                  | ) |                                              |
| <b>STOR-IT EXPANSION</b>         | ) | <b>FINDINGS OF FACT, CONCLUSIONS OF LAW,</b> |
| <b>Planned Unit Development,</b> | ) | <b>AND DECISION</b>                          |
| <b>Conditional Use Permit,</b>   | ) |                                              |
| <b>Scenic Route Review, and</b>  | ) |                                              |
| <b>Design Review</b>             | ) |                                              |
|                                  | ) |                                              |
| <b>Application Number:</b>       | ) |                                              |
| <b>PUD-22-04, CUP-22-04,</b>     | ) |                                              |
| <b>DR-22-06, SR-22-04</b>        | ) |                                              |

**FINDINGS OF FACTS**

**Applicant:** Stor-It Self Storage, LLC

**Representative:** Jeff Hatch, Hatch Design and Architecture

**Application:** An application for a Planned Unit Development Preliminary Plan a Conditional Use Permit, Design Review, and Scenic Route Review to expand the operations of the STOR-IT facility located on the adjacent parcel and add 15 buildings offering 668 storage units varying in size on a property totaling 8.89-acres.

**Procedural History:** (for Council)

**Location:** Situate in the NE ¼ of the NE ¼ of the SE ¼, less Deeded County Rd R-O-W in Section 21, T18N, R3E, B.M., Valley County, Idaho.

**Pre-Application Meeting Date:** October 5, 2021

**Public Notices:** Newspaper: The Notice of Hearing was published in the *Star News* on December 22, 2022.

Mailing: The Notice of Hearing was mailed by the applicant to property owners within 300 feet on December 17, 2022.

Posting: The Notice of Hearing was posted by the applicant on the subject parcel on December 22, 2022.

**Zoning:** RE- Residential Estate

**Project Acreage:** Existing -8.89-acres

Proposed – 8.89-acres

Total – 17.79-acres

#### **APPROVAL STANDARDS**

##### **Title 3, Chapter 10**

- 1. The underlying zoning, title IX of the McCall City Code, and other applicable regulations under title III and title IX of the McCall City Code are met, except as the applicant has specifically requested modifications to the standards as part of the PUD.** The applicant is requesting a conditional use permit in conjunction with the planned unit development application to allow for an expansion of the existing self-service storage facility within the RE – Residential Estates zone. The applicant has specifically requested modification to the RE zone development standards as a part of the PUD application.
- 2. The proposed uses shall not be detrimental to present and potential surrounding uses; nor shall they be detrimental to the health, safety and general welfare of the public. The physical features of the site, public facilities, and existing adjacent developments and uses shall be considered.** The site is surrounded by RE and R1 zoned properties. Many of the surrounding residential properties are built with a relatively short front setback compared to more typical residential development in similar settings. The shortened front setback increases the potential for noise conflicts and other issues. The applicant is proposing enhanced setback areas along South Samson Trail to reduce the potential for the proposed development to have a detrimental impact on surrounding properties.

- 3. The density of the planned unit development considered as a whole shall be in substantial conformity with the density of the underlying zone.** The proposed development has no residential density. The intensity of the proposed storage use is more substantial than might be expected in the very low density residential zone.
- 4. Any variation from the basic zone requirements must be warranted by the design and amenities incorporated in the preliminary and final development plan.** The applicant is proposing to construct a fire station and pathways along Elo Road and South Samson Trail.
- 5. The final development plan must be in conformance with the preliminary plan.** N/A
- 6. The planned unit development must meet the general objectives of the McCall Area Comprehensive Plan.** The Comprehensive Plan designates this area as “Large Residential”, which is intended for large lot, single family residential neighborhoods. The proposed self service storage facility is not generally consistent with the “Large Residential” use shown on the Future Land Use Plan map. However, the Comprehensive Plan also calls for infill development, and focusing development within areas with adequate infrastructure to serve the property. In theory, the addition of storage units in locations without adequate infrastructure such as sewer and water service could facilitate the construction of smaller dwellings with less garage space in other locations. The site is prominently visible along Highway 55 and represents a gateway into the community. The Comprehensive Plan encourages high quality development that emphasizes the natural character at gateways into the community.
- 7. Existing and proposed streets and utility services must be suitable and adequate for the proposed development.** The applicant has provided a statement from a professional traffic engineer based on traffic counts of the existing facility and estimated trip generation pursuant to industry standards indicating that the impacts to Elo Road and Highway 55 will be minimal.

8. **A development agreement is required between the developer and the city which delineates commitments of the developer to the city and of the city to the developer including, but not limited to, assurances for public and private improvements and maintenance of the same. N/A**
9. **A PUD may be proposed in conjunction with an application to amend the zoning map and the Comprehensive Plan. N/A.**

**PUD Development Standards [MCC 3.10.08]**

1. **Residential Density:** N/A
2. **Yards:** N/A
3. **Off Street Parking:** Adequate parking has been identified on the site plan.
4. **Signs:** No new signage is proposed. The existing signage is not in compliance with Chapter 9, Title III, McCall City Code.
5. **Storm Water Management:** A preliminary stormwater management plan has been reviewed by the City Engineer, final approval would be required prior to any site work or disturbance.
6. **Open Space; Common Areas; Amenities:** Open space exists within the existing storage facility. The applicant is proposing to construct a fire station and pathways along Elo Road and South Samson Trail as amenities.
7. **Required Setbacks:** The applicant is proposing to conform with the setbacks of the RE zone by applying for a record of survey to dissolve the lot line between the existing and proposed storage facilities.
8. **Landscaping:** The applicant would be required to landscape the property in accordance with the requirements of McCall City Code Section 3.07.032(I).
10. **Lighting Plan:** The applicant has provided a lighting plan that appears to be in conformance with the requirements of McCall Area of Impact Code.

**Conditional Use Permit Standards [MCC 3.13.02]**

1. **Constitute a conditional use authorized in the zone involved.** Self Service Storage Facility is identified as a Conditional Use in the RE zone.
2. **Be harmonious with and in accord with the general objectives and with any specific objectives of the comprehensive plan and/or this title.** The Comprehensive Plan designates this area as “Large Residential”, which is intended for large lot, single family residential neighborhoods. The proposed self service storage facility is not generally consistent with the “Large Residential” use shown on the Future Land Use Plan map. However, the Comprehensive Plan also calls for infill development, and focusing development within areas with adequate infrastructure to serve the property. In theory, the addition of storage units in locations without adequate infrastructure such as sewer and water service could facilitate the construction of smaller dwellings with less garage space in other locations. The site is prominently visible along Highway 55 and represents a gateway into the community. The Comprehensive Plan encourages high quality development that emphasizes the natural character at gateways into the community.
3. **Be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or likely character of the neighborhood, and that such use will not change the essential character of the surrounding area.** The proposed building design is a more commercial aesthetic than much of the surrounding neighborhood due to the extensive use of single pitched roofs, metal siding, and multi-colored mural-like designs integrated into the exterior facades of buildings. The applicant is proposing additional landscaping and buffering to screen the structures.
4. **Not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of such proposed use.** The proposed use is likely to generate more traffic than is reasonable for a very low density residential zone, and it is unclear whether adequate storm water management facilities can be installed to prevent undue impacts to water quality.

5. **Not cause any substantially harmful environmental consequences to any land or waters within the planning jurisdiction.** It is unclear whether adequate storm water management facilities can be installed to prevent undue impacts to water quality.
6. **Not create excessive additional public cost for public facilities and services, and will not be detrimental to the economic welfare of the community.** Excessive public costs are unlikely to be incurred with this development.
7. **Be served adequately by essential public facilities and services including highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools.** The applicant may be required, as a condition of approval, to mitigate any deficient public service. The site appears to be adequately served by essential public facilities.
8. **Not involve uses, activities, processes, materials, equipment or conditions of operation that will cause unreasonable production of traffic, noise, smoke, fumes, glare, odors or other forms of pollution.** The proposed use is likely to generate more traffic than is reasonable for a very low density residential zone. Other forms of pollution are not anticipated as a product of the proposed development.
9. **Have vehicular approaches to the property so designed as not to create a detrimental interference with traffic on surrounding public or private thoroughfares, or adversely affect the pedestrian environment.** The vehicular approaches appear to be adequately designed.
10. **Not result in the destruction, loss or damage of an important natural, scenic or historic feature.** No known important natural, scenic, or historic features appear to exist on the subject property. The applicant is proposing additional buffering along South Samson Trail to reduce impacts on natural features.
11. **Be on a site of sufficient size to accommodate the proposed use, including the yards, open spaces, snow storage, walls, fences, parking areas, loading zones and design standards**

**applicable.** The proposed use is more intensive than other uses in the surrounding area, but includes additional open space beyond the minimum required to reduce the impact.

- 12. Have a minimal negative economic impact on the neighborhood or surrounding community.** It is unclear what economic impact, if any, the proposed development may have on the surrounding area.

**Title 3, Chapter 16.07**

**Design Review Criteria**

**The commission shall determine the following before approval is given:**

- (A) The project is in general conformance with the comprehensive plan.**

The Comprehensive Plan designates this area as “Large Residential”, which is intended for large lot, single family residential neighborhoods. The proposed self service storage facility is not generally consistent with the “Large Residential” use shown on the Future Land Use Plan map. However, the Comprehensive Plan also calls for infill development, and focusing development within areas with adequate infrastructure to serve the property. In theory, the addition of storage units in locations without adequate infrastructure such as sewer and water service could facilitate the construction of smaller dwellings with less garage space in other locations. The site is prominently visible along Highway 55 and represents a gateway into the community. The Comprehensive Plan encourages high quality development that emphasizes the natural character at gateways into the community.

- (B) The project does not jeopardize the health, safety or welfare of the public.**

The proposed development is likely to generate more traffic than may be reasonable for a very low density residential zone.

**(C) The project conforms to the applicable requirements of the zoning ordinance and subdivision ordinance as enumerated in section 3.16.01 of this chapter.**

The applicant is requesting a conditional use permit in conjunction with the planned unit development application to allow for an expansion of the existing self-service storage facility within the RE – Residential Estates zone. The applicant has specifically requested modification to the RE zone development standards as a part of the PUD application.

**(D) The project will have no substantial impact on adjacent properties or on the community at large.**

Negative impacts to the surrounding neighborhood are likely due to the proposed development, specifically regarding traffic generation and water quality.

**(E) If applicable, a subdivision design review document has been reviewed and approved by the commission in lieu of the design guidelines.**

N/A

**(F) For projects in the shoreline and river environs zone, the project will not have an unreasonable and adverse impact on the visual quality of its setting or the water quality.**

N/A

**(G) For projects in the scenic route zone, the project will preserve and enhance the scenic quality of the street or highway.**

The applicant is proposing enhanced landscaping and a deeper than required setback to improve screening along South Samson Trail and enhanced landscaping along Highway 55.

**COMMISSION DELIBERATIONS**

During deliberation, the Commission discussed and deliberated on the following:

1. It was difficult to see a feasible way to make such a large-scale development consistent with the intended zoning or Comprehensive Plan designation for the property.

2. Traffic impacts were likely to be substantial in comparison with the existing traffic levels of nearby roads.
3. The application had not adequately shown that it would be able to meet the drainage and stormwater management requirements.
4. The application lacked adequate evidence that the proposed development would not create a significant economic impact on surrounding properties.

#### **DEPARTMENT/AGENCY COMMENTS**

*Agency –*

##### McCall Public Works

See attached letter, dated March 29, 2022.

##### McCall Building Official

In an email dated March 14, 2022, the McCall Building Official had the following comment:

Restrooms will be required in number and locations per building codes.

##### McCall Fire Protection District

In an email dated March 7, 2022, the McCall Fire Chief had the following comments:

- 1) Any security gates shall be installed in accordance with UL325, have an SOS gate module installed for emergency means of operation (503.6, IFC2018), and meet the width standards according to Section D103.5, IFC2018.
- 2) In lieu of meeting the fire flow requirements in Appendix B of the 2018IFC (International Fire Code), a 30,000 gallon water storage tank for fire protection shall be installed on-site, in accordance with NFPA 22, inspected and made operable (501.4, IFC2018). The site plan, including the tank location, position, accessibility, etc., needs to be approved by the fire district prior to the installation.

A letter of support for the proposed satellite fire station is also attached.

Idaho Department of Transportation (ITD) – Aeronautics Division

In an email dated March 1, 2022, the ITD Airport Planning and Development Manager had the following comment:

I received your info and reviewed the Distribution Memorandum for PUD-22-04, CUP-22-04, DR-22-06 & SR-22-04 for the STOR-IT LLC application. The State does not have any objections with the project, but the FAA requests that you file the FAA 7460-1 – Notice of Proposed Construction or Alteration due to the close proximity to the airstrip. The form can be located at:

<https://oeaaa.faa.gov/oeaaa/external/portal.jsp> on the left side of the page under the “Information Resources/Forms” tab. The FAA will perform an airspace evaluation and make a determination based on the dimensions of the proposed storage units.

Valley County Road and Bridge

In an email dated March 7, 2022, the Valley County Road and Bridge Supervisor had the following comment:

They will need an approach permit through the road dept.

Central District Health

See attached letter, dated March 2, 2022.

Public –

Letter received from Richard Rine, date stamped by the City on March 24, 2022, expressing opposition.

Email received from Robert Youde, dated March 31, 2022, expressing opposition.

Letter received from Rebecca Rine, date stamped by the City on April 2, 2022, expressing opposition.

Letter received from Richard Rine, date stamped by the City on April 2, 2022, expressing opposition.

Email received from Robert Youde, dated April 3, 2022, expressing opposition.

Email received from Barbara Wilson, dated April 4, 2022, expressing opposition.

Email received from Joy Murphy, dated April 4, 2022, expressing opposition.

Letter received from Ken & Jackie Strode, dated April 4, 2022, expressing opposition.

Email received from Kim Milfieth, dated April 4, 2022, expressing opposition.

Email received from Linda Youde, dated April 4, 2022, expressing opposition.

Letter received from Lisa & Jared Montague, dated April 4, 2022, expressing opposition.

Email received from Michael Thompson, dated April 4, 2022, expressing opposition.

Letter received from Rebecca Rine, dated April 4, 2022, expressing opposition.

Letter received from Scott Harris, dated April 4, 2022, expressing opposition.

Email received from Ryan Speirs, dated April 4, 2022, expressing opposition.

Email received from Carl Ruhkala, dated April 5, 2022, expressing opposition.

Letter received from Larry Shake, dated April 5, 2022, expressing opposition.

Letter received from Richard and Pamela Bush, dated April 5, 2022, expressing opposition.

Email received from Kathy Deinhardt Hill, dated June 5, 2022, expressing opposition.

Email received from Robert Youde, dated June 5, 2022, expressing opposition.

Email received from Barbara Wilson, dated June 6, 2022, expressing opposition.

Letter received from Larry Shake, dated June 6, 2022, expressing opposition.

Email received from Scott & Connie Harris, dated June 6, 2022, expressing opposition.

Email received from Greg Cutler, dated June 7, 2022, expressing support.

Email received from Kim Apperson, dated June 7, 2022, expressing opposition.

Email received from Pam Wissenback, dated June 7, 2022, expressing opposition.

Email received from Jim Wilson, dated June 8, 2022, expressing opposition.

Email received from Robert Youde, dated November 17, 2022, expressing opposition.

Letter received from Larry Shake, dated November 21, 2022, expressing opposition.

Letter received from Carl & Liz Ruhkala, dated December 5, 2022, expressing opposition.

Email received from Margaret Rosenthal, dated January 5, 2023, expressing opposition.

Email received from Richard Rine, dated January 5, 2023, expressing opposition.

Email received from Mary Lou Rush, dated January 7, 2023, expressing opposition.

Email received from Barbara Wilson, dated January 8, 2023, expressing opposition.

Email received from Linda Youde, dated January 8, 2023, expressing opposition.

Letter received from Becky Rine, dated January 8, 2023, expressing opposition.

Email received from Julie McManus, dated January 9, 2023, expressing opposition.

Email received from Marilyn Olson, dated January 9, 2023, expressing opposition.

Email received from Ryan Spiers, dated January 9, 2023, expressing opposition.

#### **CONCLUSIONS OF LAW**

1. The City of McCall has provided for the processing of an application for Planned Unit Development, authorized by Section 67-6515, Idaho Code, pursuant to Title 3, Chapter 10 of McCall City Code.
2. The City of McCall has provided for the processing of an application for Conditional Use Permit, authorized by Section 67-6512, Idaho Code, pursuant to Title 3, Chapter 13 of McCall City Code.
3. The City of McCall has provided for the processing of an application for Design Review, pursuant to Title 3, Chapter 16 of McCall City Code.

4. Adequate notice of the January 10, 2023, public hearing was provided, pursuant to Section 67-6512, Idaho Code and Title 3, Chapter 15 of McCall City Code.
5. The application fails to meet the Planned Unit Development, Conditional Use Permit, and Design Review Standards set forth in Title 3 of McCall City Code.

**DECISION**

**THEREFORE**, the McCall Area Planning and Zoning Commission hereby **denies** these Design Review and Scenic Route Review application and **recommends** these Planned Unit Development and Conditional Use Permit applications for **denial** by the Valley County Board of Commissioners.

Findings of Fact **adopted** this 7<sup>th</sup> day of FEBRUARY, 2023.

DocuSigned by:  
*Robert Lyons*  
11F89FE13E9A462  
Robert Lyons, Chair  
McCall Area Planning and Zoning Commission

February 10, 2023 | 10:22 AM PST

Attest: DocuSigned by:  
*Brian Parker*  
744967029EAEAA1  
Brian Parker, City Planner  
City of McCall

February 13, 2023 | 3:07 PM MST