

**From:** Emily Hart <ehart@mccall.id.us>  
**Sent:** Thursday, August 21, 2025 10:52 AM  
**To:** Lori Hunter <lhunter@valleycountyid.gov>  
**Subject:** Re: Public Hearings - Valley County PZ - Sept. 11, 2025

Lori,

SUB 25-019 is 1.8 miles from Runway 34. In Horizontal Surface. Prescreen for FAA Form 7460-1  
submittal <https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen>

### Obstruction Evaluation / Airport Airspace Analysis (OE3A)

The Federal Aviation Administration (FAA) Obstruction Evaluation Group (OEG) is currently closed. Unfortunately, due to this closure we will not be able to accept new or process previously submitted applications for off-airport filings under 14 CFR Part 77. Upon our return, the OEG staff will immediately begin accepting e-filings via this website and process applications as quickly as possible ...

[oeaaa.faa.gov](https://oeaaa.faa.gov)

No other Airport comments for the Sept. 11 Agenda.

Have a great day,

Emily

Emily Hart, C.M. | McCall Airport Manager  
336 Deinhard Lane Hangar 100 | McCall, ID 83638  
Direct: 208.634.8965 | Cell: 208.630.3441  
[www.mccall.id.us/airport](http://www.mccall.id.us/airport)

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**Public Notices - Valley County PZ - November 13, 2025**

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**From** Kendra Conder <Kendra.Conder@itd.idaho.gov>

**Date** Wed 10/15/2025 1:14 PM

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

**Cc** Lori Hunter <lhunter@valleycountyid.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Cynda,

ITD does not have any comments for the November 13 agency notice. However, our request for turn lane warrants for SUB 25-019 has not been met.

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



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

August 29, 2025

Cynda Herrick  
P&Z Director  
219 N. Main St  
Cascade, ID 83611

VIA EMAIL

<b>Development Application</b>	SUB 25-019
<b>Project Name</b>	Highway 55 Storage
<b>Project Location</b>	14014 Highway 55
<b>Project Description</b>	108 Storage Condominiums
<b>Applicant</b>	Pearson Storage Partners LLC

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

1. Due to increasing traffic concerns and proximity to SH-55, the Department will need to review turn lane warrants for the proposed development. Turn lane warrants should include traffic that will be generated from all parcels utilizing the shared access to SH-55.
2. The Department does not have any objections to the proposed shared approach. The applicant will need to apply for an ITD encroachment permit and must meet current ITD specifications for a commercial two-way approach.
3. Installation of any landscaping within ITD right-of-way will need to be addressed by ITD permit and meet the requirements of IDAPA 39.03.42.
4. ITD reserves the right to make further comments upon review of the submitted documents.

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

Sincerely,

*Kendra Conder*

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

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**From:** Kendra Conder <Kendra.Conder@itd.idaho.gov>  
**Sent:** Wednesday, February 11, 2026 2:37 PM  
**To:** Rob Pair <rpair@crestline-eng.com>; gtankersley <gtankersley@crestline-eng.com>  
**Cc:** dusty@pinetopmccall.com <dusty@pinetopmccall.com>; jringert@kittelson.com <jringert@kittelson.com>; Cynda Herrick <cherrick@valleycountyid.gov>  
**Subject:** RE: Rocky Mountain Storage - Access Permit

Thanks, Rob! I've added the updated detail to your existing permit, which is in our queue for review.

Cynda – There may be some small back and forth on the permit, but overall there are no issues from ITD's perspective that should hold up the P&Z hearing.

**Kendra Conder**

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

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**From:** Rob Pair <rpair@crestline-eng.com>  
**Sent:** Wednesday, February 11, 2026 9:14 AM  
**To:** Kendra Conder <Kendra.Conder@itd.idaho.gov>; Gregg Tankersley <gtankersley@crestline-eng.com>  
**Cc:** dusty@pinetopmccall.com; jringert@kittelson.com; Cynda Herrick <cherrick@valleycountyid.gov>  
**Subject:** RE: Rocky Mountain Storage - Access Permit

Hi Kendra,

Attached is an updated approach detail drawing with the added signage and striping. We've included 4" double solid yellow markings along the approach centerline, a 12" wide solid stop bar marking, and a stop sign.

Please let us know if you have any additional comments.

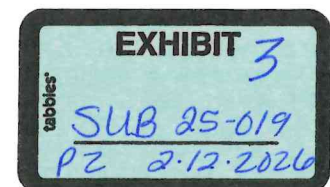
Best,

Rob

---

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

**Crestline Engineers, Inc.**  
323 Deinhard Lane, Suite C  
PO Box 2330 | McCall, Idaho 83638  
T 208.634.4140 | C 208.315.7450 | F 208.634.4146  
[www.crestline-eng.com](http://www.crestline-eng.com)



**NOTES:**

- EXISTING SITE INFORMATION INCLUDING THE LOCATION OF EXISTING SITE CONDITIONS, SURFACE TOPOGRAPHY, AND PROPERTY BOUNDARIES PROVIDED BY DUNN LAND SURVEYS, INC. THE EXISTING SITE INFORMATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR'S CONSTRUCTION SURVEY PRIOR TO THE START OF ANY PROJECT CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL CONSTRUCTION STAKING.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. THE PROJECT ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES, OR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY EXACT LOCATIONS OF EXISTING UTILITIES PRIOR TO THE START OF ANY PROJECT CONSTRUCTION. ANY LOCATION WHICH MAY POSE A CONFLICT WITH THE PROPOSED CONSTRUCTION MUST BE REPORTED TO THE PROJECT ENGINEER PRIOR TO THE START OF ANY PROJECT CONSTRUCTION.
- CONTRACTOR TO ADHERE TO PROJECT SPECIFIC ITD PERMIT REQUIREMENTS.
- THE DRIVE APPROACH MUST SLOPE AWAY FROM THE HIGHWAY AT A MINIMUM OF 2%. EXISTING GRADING WITHIN THE RIGHT-OF-WAY AND ON PRIVATE PROPERTY SHALL BE MODIFIED TO ACCOMMODATE AND MAINTAIN POSITIVE DRAINAGE.
- APPLICANT WILL PAVE TO THE END OF APPROACH RADIUS OR RIGHT-OF-WAY/ PROPERTY BOUNDARY, WHICH EVER IS SHORTER, AT A MINIMUM.
- ASPHALT APPROACH SHALL BE CONSTRUCTED PER ITD STANDARD DRAWING NO. 405-1 AND ALL ITD STANDARDS.

**LEGEND:**

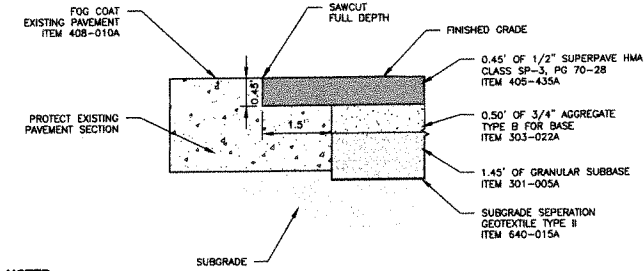
- PROPERTY BOUNDARY/RIGHT-OF-WAY
- EXISTING EDGE OF ASPHALT HIGHWAY
- PROPOSED ASPHALT APPROACH
- EXISTING APPROACH TO BE REMOVED

**KEYNOTES:**

- 1 12" WIDE SOLID WHITE STOP BAR PAVEMENT MARKINGS PER MUTCD SECTION 3B.16.
- 2 4" WIDE DOUBLE SOLID YELLOW LINE PER MUTCD SECTION 3B.01.

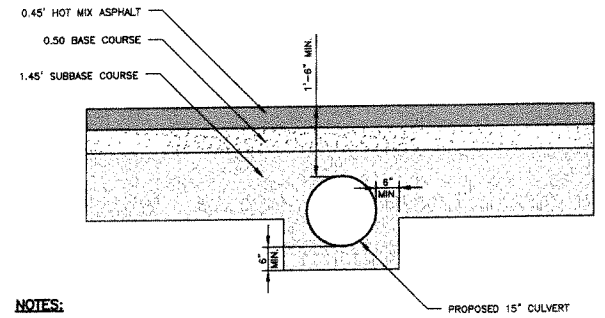
**SIGN LEGEND:**

R1-1 CALLOUT NUMBERS COORDINATE TO SIGNS BELOW.



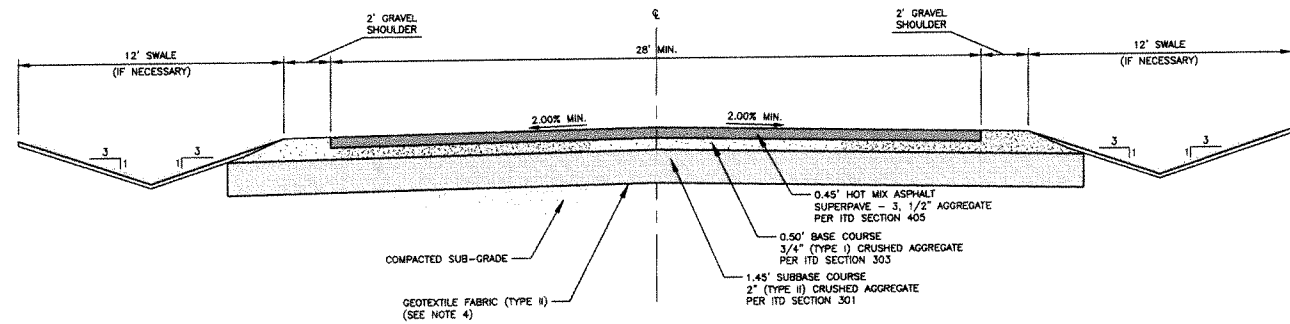
**NOTES:**  
1. INSTALL PER ITD STANDARDS

**C807** ITD PAVEMENT SECTION 1  
TYP NOT TO SCALE



**NOTES:**  
1. CULVERT TO BE INSTALLED PER ITD STANDARDS.

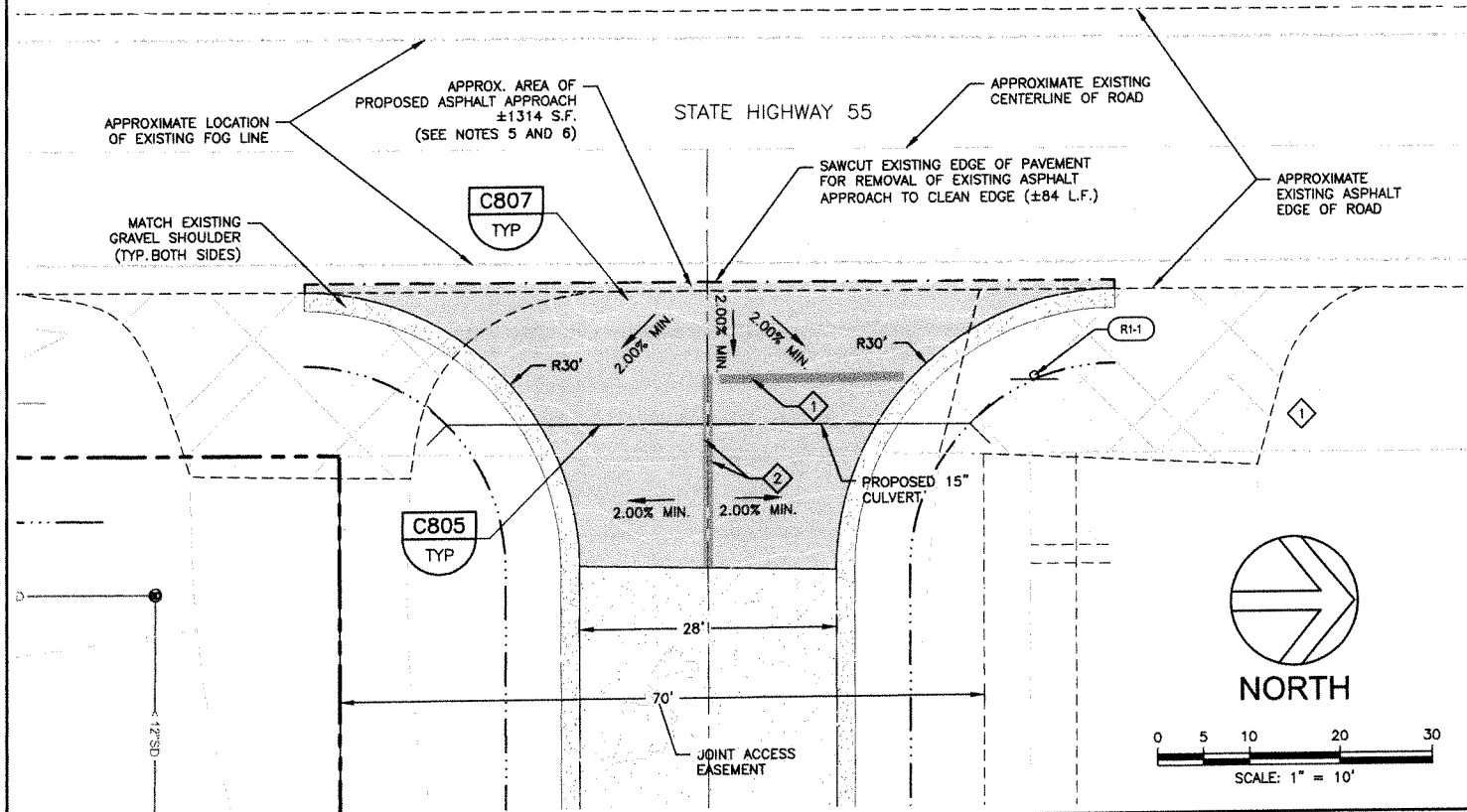
**C805** CULVERT DETAIL  
TYP NOT TO SCALE



**NOTES:**

- COMPACTION AND TESTING FOR ALL AGGREGATE, BASE/SUBBASE MATERIAL SHALL BE IN ACCORDANCE WITH ITD STANDARDS.
- COMPACTION AND TESTING FOR ALL HOT MIX ASPHALT SHALL BE IN ACCORDANCE WITH ITD STANDARDS.
- VEGETATED SWALE TO BE A MINIMUM OF 6" BELOW THE BOTTOM SUBBASE. REVEGETATE USING NATIVE GRASS SEED MIXTURE.
- GEOTEXTILE (FILTER FABRIC) SHALL BE PLACED BETWEEN THE SUBGRADE AND SUBBASE IN ACCORDANCE WITH ITD SECTION 718.07. THE GEOTEXTILE FABRIC SHALL BE TYPE II.

**C804** ITD APPROACH TYPICAL SECTION  
TYP SCALE: 1" = 4'



0 5 10 20 30  
SCALE: 1" = 10'

Path: M:\001\Rocky Mountain\2012\CD\04\Remain\ITD-Approach\Plan\2012 - Approach.dwg File Name: 22012 - Approach.dwg Plot Date: 2/11/2025 9:12:44 AM

NO.	REVISION	BY	DATE	DESIGN
				RFP
				LJE
				GTT
				GTT

**CRESTLINE ENGINEERS**  
323 DEINHARD LANE, SUITE C · PO BOX 2330  
McCALL, IDAHO 83638  
208.634.4140 · 208.634.4146 FAX



**ROCKY MOUNTAIN STORAGE**  
VALLEY COUNTY, IDAHO  
ITD DRIVE APPROACH

VERIFY SCALE BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	22012
DATE	11/26/2025
DRAWING NO.	SHEET NO.
EX-1	1 OF 2

**From:** Kendra Conder <[Kendra.Conder@itd.idaho.gov](mailto:Kendra.Conder@itd.idaho.gov)>  
**Sent:** Tuesday, February 10, 2026 3:27 PM  
**To:** Gregg Tankersley <[gtankersley@crestline-eng.com](mailto:gtankersley@crestline-eng.com)>  
**Cc:** Rob Pair <[rpair@crestline-eng.com](mailto:rpair@crestline-eng.com)>; [dusty@pinetopmccall.com](mailto:dusty@pinetopmccall.com); [jringert@kittelsohn.com](mailto:jringert@kittelsohn.com); Cynda Herrick <[cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)>

**Subject:** RE: Rocky Mountain Storage - Access Permit

Hi Gregg,

Yes, I would recommend adding the additional striping information to your approach detail. Feel free to send that over to me and I can add it to your existing permit!

The 28' approach is still within our requirements, but our engineer may have questions on turning movements for the buses...I would just have a response teed up in case he asks.

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

---

**From:** Gregg Tankersley <[gtankersley@crestline-eng.com](mailto:gtankersley@crestline-eng.com)>  
**Sent:** Tuesday, February 10, 2026 10:45 AM  
**To:** Kendra Conder <[Kendra.Conder@itd.idaho.gov](mailto:Kendra.Conder@itd.idaho.gov)>  
**Cc:** Rob Pair <[rpair@crestline-eng.com](mailto:rpair@crestline-eng.com)>; [dusty@pinetopmccall.com](mailto:dusty@pinetopmccall.com); [jringert@kittelsohn.com](mailto:jringert@kittelsohn.com); Cynda Herrick <[cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)>  
**Subject:** RE: Rocky Mountain Storage - Access Permit

Thanks Kendra!

We currently are not showing any striping but can easily add some centerline markings and a stop bar our approach detail. As far as the approach width goes, we're showing 28' wide paved surface w/2' gravel shoulders and 30' radii connecting to the highway to help with the school bus turning movements. I'm assuming it will be ok that the approach is narrower than the 40' referenced in the response.

Thank you in advance for your continued help with this project and please don't hesitate to reach out if you'd like to further discuss the submitted application.

Best regards,

Gregg

---

**Gregg Tankersley, P.E.** | Principal Engineer

**Crestline Engineers, Inc.**  
323 Deinhard Lane, Suite C  
PO Box 2330 | McCall, Idaho 83638  
T 208.634.4140 | C 208.989.1051 | F 208.634.4146  
[www.crestline-eng.com](http://www.crestline-eng.com)

**From:** Kendra Conder <[Kendra.Conder@itd.idaho.gov](mailto:Kendra.Conder@itd.idaho.gov)>  
**Sent:** Monday, February 9, 2026 3:41 PM  
**To:** Gregg Tankersley <[gtankersley@crestline-eng.com](mailto:gtankersley@crestline-eng.com)>  
**Cc:** Rob Pair <[rpair@crestline-eng.com](mailto:rpair@crestline-eng.com)>; [dusty@pinetopmccall.com](mailto:dusty@pinetopmccall.com); [jringert@kittelsohn.com](mailto:jringert@kittelsohn.com); Cynda Herrick <[cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)>  
**Subject:** RE: Rocky Mountain Storage - Access Permit

Gregg,

Absolutely. I will see what I can find out. Do you have any concerns about the striping and/or verbiage for the approach itself? We just want to make sure people can see both directions when exiting the site.

**Kendra Conder**

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

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**From:** Gregg Tankersley <[gtankersley@crestline-eng.com](mailto:gtankersley@crestline-eng.com)>  
**Sent:** Friday, February 6, 2026 4:00 PM  
**To:** Kendra Conder <[Kendra.Conder@itd.idaho.gov](mailto:Kendra.Conder@itd.idaho.gov)>  
**Cc:** Rob Pair <[rpair@crestline-eng.com](mailto:rpair@crestline-eng.com)>; [dusty@pinetopmccall.com](mailto:dusty@pinetopmccall.com); [jringert@kittelsohn.com](mailto:jringert@kittelsohn.com); Cynda Herrick <[cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)>  
**Subject:** Rocky Mountain Storage - Access Permit

Hi Kendra,

Thank you for sharing ITD's Staff Report for the Rocky Mountain Storage project. We appreciate all the help and consideration getting to this point. I noticed reference to an access permit on the second page. Not sure if you were aware, but we submitted a Right-of-Way Encroachment Application on 11/26/25 which I have attached to this email including the purchase receipt. Is there any chance that you could investigate it's status and provide a response with an update prior to our meeting next week on the 12<sup>th</sup> as well?

Thanks again and have a good weekend,

Gregg

---

**Gregg Tankersley, P.E.** | Principal Engineer

**Crestline Engineers, Inc.**

323 Deinhard Lane, Suite C  
PO Box 2330 | McCall, Idaho 83638  
T 208.634.4140 | C 208.989.1051 | F 208.634.4146  
[www.crestline-eng.com](http://www.crestline-eng.com)

**From:** Kendra Conder <Kendra.Conder@itd.idaho.gov>

**Sent:** Monday, March 23, 2026 9:43 AM

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

**Subject:** RE: Appeal - SUB 25-019 Rocky Mountain Storage - 14014 Highway 55

Hi Cynda,

ITD does not have any comments regarding the appeal for Rocky Mountain Storage.

Thank you,

**Kendra Conder**

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190



**From:** Kendra Conder <Kendra.Conder@itd.idaho.gov>  
**Sent:** Tuesday, March 24, 2026 12:52 PM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Subject:** RE: Appeal - SUB 25-019 Rocky Mountain Storage - 14014 Highway 55

Hi Cynda,

I've attached our staff report and email correspondence between myself and the applicant. They should have provided you with the staff report so I apologize if that did not make its way to you. ITD will not require any mitigations for this development.

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





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February 6, 2026

John Ringert, P.E.  
Kittelson & Associates, Inc.  
101 S Capitol Blvd., Ste. 600  
Boise, ID 83702

**RE: Rocky Mountain Storage - Response to Agency Transmittal for Conditional Use Permit**

Dear John,

The Idaho Transportation Department (ITD) has completed our review of the updated project details for Rocky Mountain Storage, as submitted in response to Valley County's Agency Transmittal for a conditional use permit.

**Project Summary**

The proposed project is located on the east side of SH-55 in Valley County, Idaho, adjacent to the existing bus depot. The project consists of 108 condominium storage units and supporting facilities. Additionally, a turn lane warrant analysis was completed for the project.

**ITD Staff Requirements**

- Turn Lanes
  - Turn lane warrants were not met for a northbound right-turn lane. Although turn lane warrants were met for peak traffic conditions for a southbound left-turn lane, a number of additional factors warrant consideration when determining the desirability of a left-turn lane. Sight distance is not restricted for approaching vehicles at the proposed access. Additionally, the project proposes a reduction from 3 current accesses down to 1 future joint-use access with the adjoining parcel north of the project site. Reduction in access density has been shown to have an overall positive impact in crash rates, and free flow speed conditions. In addition to traffic conditions, economic feasibility and applicability must also be considered. During the peak traffic flow, the project is estimated to generate 5 trips per hour to the southbound left turn movement. The right-of-way necessary to construct a southbound left-turn lane is not controlled by the project site, potentially resulting in disproportionate costs. For these considerations and others, ITD will not require the developer to install any turn lanes.
- SH-55 Access
  - The project proposes a consolidation of accesses on SH-55. 3 accesses would reduce to 1 under the project's current proposal. ITD supports this approach.
    - Access shall be constructed as a 40' commercial joint-use approach.
    - The approach shall be striped and constructed to limit one lane of egress movement to maintain uninhibited site profiles.

**Right-of-Way (ROW) Dedications**

- The developer must dedicate right-of-way equal to all land used in the construction highway improvements conditioned in this memo. Additionally, ROW dedication is required for any drainage necessary for the construction and operation of those highway improvements.



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**Expiration of Staff Report**

- This staff report shall expire one 1 year from the date of issuance. Upon expiration, it shall be the burden of the developer to demonstrate that their project is on schedule to meet the original timelines submitted for full build-out and that no substantial changes to the site plan, or traffic data has occurred. If so demonstrated, staff should automatically renew the staff report with the original conditions. Upon expiration, if a developer cannot demonstrate these requirements staff should perform a new review and may require additional or updated analysis as needed. Additionally, if a staff report expires and ITD projects or other long-range planning efforts become newly applicable, staff should complete a new staff report and may require additional or updated analysis as needed.

**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
    - If required, both access and utility permits will need to be reviewed and approved prior to any work in ITD's ROW.

**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.
- Any allowance for access/encroachment on a state highway granted in this report is subject to changes in requirements/restrictions, and removal in the future for reasons of safety, capacity, and other ITD planning efforts.

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


 Outlook

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**RE: Rocky Mountain Storage (across from McCall Landing)-Turn Lane Analysis Report**

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**From** Kendra Conder <Kendra.Conder@itd.idaho.gov>  
**To** Rob Pair <rpair@crestline-eng.com>; Dusty Bitton <dusty@pinetopmccall.com>  
**Cc** John Ringert <JRINGERT@kittelerson.com>; gtankersley <gtankersley@crestline-eng.com>

 1 attachment (253 KB)  
020626\_Rocky Mountain Storage Staff Report.pdf;

Hi Dusty,

Attached is our staff report for Rocky Mountain Storage. It's outlined in the report, but ITD will not require any turn lanes for your development.

Let me know if you have any questions.

Thanks!

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



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**From:** Rob Pair <rpair@crestline-eng.com>  
**Sent:** Thursday, January 29, 2026 1:58 PM  
**To:** Kendra Conder <Kendra.Conder@itd.idaho.gov>; Dusty Bitton <dusty@pinetopmccall.com>  
**Cc:** John Ringert <JRINGERT@kittelerson.com>; Gregg Tankersley <gtankersley@crestline-eng.com>  
**Subject:** RE: Rocky Mountain Storage (across from McCall Landing)-Turn Lane Analysis Report

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Thanks for the update Kendra! We will look forward to your response.

---

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

**Crestline Engineers, Inc.**  
323 Deinhard Lane, Suite C  
PO Box 2330 | McCall, Idaho 83638

**From:** Kendra Conder <[Kendra.Conder@itd.idaho.gov](mailto:Kendra.Conder@itd.idaho.gov)>  
**Sent:** Thursday, January 29, 2026 1:16 PM  
**To:** Dusty Bitton <[dusty@pinetopmccall.com](mailto:dusty@pinetopmccall.com)>  
**Cc:** John Ringert <[JRINGERT@kittelerson.com](mailto:JRINGERT@kittelerson.com)>; Rob Pair <[rpair@crestline-eng.com](mailto:rpair@crestline-eng.com)>; Gregg Tankersley <[gtankersley@crestline-eng.com](mailto:gtankersley@crestline-eng.com)>  
**Subject:** RE: Rocky Mountain Storage (across from McCall Landing)-Turn Lane Analysis Report

Hi Dusty,

I spoke with John this afternoon and we were able to work through some questions I had. Our staff is currently reviewing the analysis and I will work to get you a staff report as soon as possible, but definitely before your hearing.

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



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**From:** Dusty Bitton <[dusty@pinetopmccall.com](mailto:dusty@pinetopmccall.com)>  
**Sent:** Wednesday, January 28, 2026 8:34 AM  
**To:** Kendra Conder <[Kendra.Conder@itd.idaho.gov](mailto:Kendra.Conder@itd.idaho.gov)>  
**Cc:** John Ringert <[JRINGERT@kittelerson.com](mailto:JRINGERT@kittelerson.com)>; Rob Pair <[rpair@crestline-eng.com](mailto:rpair@crestline-eng.com)>; Gregg Tankersley <[gtankersley@crestline-eng.com](mailto:gtankersley@crestline-eng.com)> <[gtankersley@crestline-eng.com](mailto:gtankersley@crestline-eng.com)>  
**Subject:** Re: Rocky Mountain Storage (across from McCall Landing)-Turn Lane Analysis Report

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Hey Kendra  
Any feedback on this ?

On Wed, Jan 14, 2026 at 8:23 AM Dusty Bitton <[dusty@pinetopmccall.com](mailto:dusty@pinetopmccall.com)> wrote:

Thanks Kendra!  
Let us know if we need to jump on a call to discuss once you dig in.

On Tue, Jan 13, 2026 at 2:14 PM Kendra Conder <[Kendra.Conder@itd.idaho.gov](mailto:Kendra.Conder@itd.idaho.gov)> wrote:

Hi John,

Thank you for sending this over! We have a lot of projects in our review queue right now, but we'll get it reviewed prior to the February 12<sup>th</sup> hearing. Barring any major concerns with the analysis, I'll provide a staff report to Dusty prior to the hearing.

I'll give you a call if I have any questions during our review.

**Kendra Conder**

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



**YOUR Safety** ... ► **YOUR Mobility** ... ► **YOUR Economic Opportunity**

**From:** John Ringert <[JRINGERT@kittelson.com](mailto:JRINGERT@kittelson.com)>

**Sent:** Thursday, January 8, 2026 4:19 PM

**To:** Kendra Conder <[Kendra.Conder@itd.idaho.gov](mailto:Kendra.Conder@itd.idaho.gov)>

**Cc:** Dusty Bitton <[dusty@pinetopmccall.com](mailto:dusty@pinetopmccall.com)>; Rob Pair <[rpair@crestline-eng.com](mailto:rpair@crestline-eng.com)>; Gregg Tankersley  
<[gtankersley@crestline-eng.com](mailto:gtankersley@crestline-eng.com)>

**Subject:** Rocky Mountain Storage (across from McCall Landing)-Turn Lane Analysis Report

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

Hi Kendra,

Happy New Year!

Attached is our study report documenting the turn lane evaluation for the Rock Mountain Storage condo project in Valley County for your review.

Please email me back that you received the study and if you have an estimate of the timeframe for your review. I think they have a hearing coming up in early February and the County will want to know what ITD will be requiring. If it is possible, it would be great to have the review completed by then.

Please do not hesitate to call or email me if you have any questions.

Thanks,

John

John F. Ringert, P.E.

Senior Principal Engineer

Kittelson & Associates, Inc.

101 South Capitol Boulevard, Suite 600

Boise, Idaho 83702

[www.kittelson.com](http://www.kittelson.com)

[jringert@kittelson.com](mailto:jringert@kittelson.com)

208.472.9802 (direct)

208.863.0201 (cell)

**From:** Ryan Garber <ryan@mccallfire.com>  
**Sent:** Tuesday, September 2, 2025 1:18 PM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Cc:** Mike Bertrand <mike@mccallfire.com>  
**Subject:** SUB 25-019 HWY 55 Storage Preliminary Plat

Cynda,

I have the following comments on SUB 25-019:

- In lieu of meeting the fire flow requirements in Appendix B of the 2018IFC (International Fire Code), a 30,000-gallon water storage tank or pond 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.
  - The preliminary location for the pond and hydrant location has been discussed with owner and architect
- Driveways will provide a minimum unobstructed width of 12 feet and a minimum unobstructed height of 13 feet 6 inches.
- Grade. The gradient for driveways cannot exceed 10 percent unless approved by the fire code official. (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 and will be surfaced as to provide all weather driving capabilities. (503.7.8)
  - Driveways shall be capable of supporting a 70,000 lb vehicle.
- Fire extinguishers with a minimum rating of 2-A shall be located within 75 feet of travel distance throughout and mounted on the exterior of the buildings, (906, 2018IFC).
- Roads 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).

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

**From:** Ryan Garber <ryan@mccallfire.com>  
**Sent:** Tuesday, March 17, 2026 9:08:42 AM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Cc:** Mike Bertrand <mike@mccallfire.com>; Andrew Schaffran <andrew@mccallfire.com>; Douglas Miller <doug@mccallfire.com>  
**Subject:** Appeal - SUB 25-019 Rocky Mountain Storage - 14014 Highway 55

Cynda,

If this appeal is successful the following fire district comments would apply:

#### General

- Roads 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).

#### Fire Suppression Water Supply

- In lieu of meeting the fire flow requirements in Appendix B of the 2018IFC (International Fire Code), a 30,000-gallon water storage tank or pond 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.

#### Access Roads

- All access roads shall be built to Valley County standards and have an unobstructed width of not less than 20 feet (D103.1), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (503.2.1). Grade shall not exceed ten percent (D103.2).
- Where a fire hydrant or draft site is located along a fire access road minimum road width shall be 26 feet exclusive of shoulders (D103.1)
- 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.

#### 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).

#### Liquefied Petroleum Gas (Propane)

- A metered propane system with central tank is required if applicable.

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

## LAKE IRRIGATION DISTRICT

District Manager:  
John Leedom 634-9672  
Secretary:  
Shirley Florence 634-9235

PO Box 3126  
McCall, ID 83638

Board Members:  
Art Troutner 634-8328  
Justin Florence 634-6528  
Will Maki 634-6958

Sept 3, 2025

Valley County Planning and Zoning Commission  
PO Box 1350  
Cascade, ID 83611

Re: SUB 25-019 HWY 55 Storage Preliminary Plat

To Whom It May Concern;

Applicant C.U.P 25-019, HWY 55 Storage is within the Lake Irrigation District (LID) and has LID water assigned to it.

- This parcel has a delivery ditch running through the property in the southeast corner that delivers Lake Irrigation District water to said property and others on down stream.
- Lake Irrigation District highly encourages the developer to use the assigned water for irrigation.
- When a parcel of land is divided within an Irrigation District, the developer must designated how they wish it to be split, per Idaho code, and present it to the district board for approval. There is a Lake Irrigation District transfer fee on split parcels that have LID water.
- Per Idaho Code 31-3805, in the event that the developer does not provide means of utilizing the irrigation water, they must state this, and the land owner is subject to LID assessment amount.
- Per Idaho Code, runoff water from parking lots, etc. should not be allowed to enter into an irrigation ditch.

Lake Irrigation District board welcomes the developer to attend a meeting to discuss their plan with the water and LID's delivery facility.

For questions, feel free to contact John Leedom 634-9672 or Shirley Florence 634-7209.

Sincerely,

Shirley Florence  
Secretary

**From:** Shirley Florence <[REDACTED]>  
**Sent:** Thursday, November 6, 2025 10:18 AM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Cc:** Rob Pair <rpair@crestline-eng.com>  
**Subject:** Hwy 55 storage

Cynda,

This email is to inform the Valley County Planning and Zoning Commissioners that the applicants and their engineers are currently working with the Lake Irrigation District board regarding the easement the District has through their property,

Shirley Florence  
Secretary  
Lake Irrigation District  
[REDACTED]

## LAKE IRRIGATION DISTRICT

District Manager:

John Leedom [REDACTED]

Secretary:

Shirley Florence [REDACTED]

PO Box 3126  
McCall, ID 83638

Board Members:

Art Troutner [REDACTED]  
Justin Florence [REDACTED]  
Will Maki [REDACTED]

January 13, 2025

Valley County Planning and Zoning Commission  
PO Box 1350  
Cascade, ID 83611

Re: SUB 25-019 HWY 55 Storage Preliminary Plat

Commissioners,

Applicant SUB 25-019, HWY 55 Storage, have been working with the Lake Irrigation District (LID) board and have agreed on the following:

- A 20 ft easement on the delivery ditch running through the property in the southeast corner that delivers Lake Irrigation District water to said property and others on down stream.
- Idaho Code 42-1102 will be referenced on the developers plat.

For questions, feel free to contact John Leedom 634-9672 or Shirley Florence 634-9235.

Sincerely,

Shirley Florence  
Secretary

---

**Bitton Storage**

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From Annette Derrick <aderrick@valleycountyid.gov>  
Date Thu 9/11/2025 10:11 AM  
To Cynda Herrick <cherrick@valleycountyid.gov>

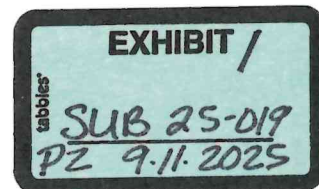
A building permit will be required to convert the storage units to commercial use

Thanks ,



**Annette Derrick**  
Valley County Building Official  
Building Department  
Office: (208) 382-7114  
219 N. Main | PO Box 1350  
Cascade, ID 83611

**SERVICE  
TRANSPARENCY  
ACCOUNTABILITY  
RESPONSIVE**



**From:** Annette Derrick <aderrick@valleycountyid.gov>  
**Sent:** Thursday, January 29, 2026 10:01 AM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Subject:** 14014 state highway 55

Re: BP # 25-60  
Pearson Storage Partners  
14014 State Highway 55  
Valley County, ID

This property was permitted as a residential detached garage, it was permitted and finalized without mezzanine in structure,  
If this structure is being used as a commercial structure a new building permit will be required.

Please reach out with any questions

Thanks ,

**Annette Derrick**  
Valley County Building Official  
Building Department  
Office: (208) 382-7114  
700 South Main St | PO Box 1350  
Cascade, ID 83611

**SERVICE**  
**TRANSPARENCY**  
**ACCOUNTABILITY**  
**RESPONSIVE**

# Valley County Building Department

700 Main st  
P.O. Box 1350  
Cascade, Idaho 83611



Phone: (208) 382-7114  
Fax:  
[www.co.valley.id.us](http://www.co.valley.id.us)

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March 10, 2026

To whom this may concern:

Pearson Storage Partners LLC will require building permit to upgrade and include firewalls and if over 12000 square ft fire sprinklers will be needed . as per 2018 IBC chapter 9 and any other required updates

Respectfully,

A handwritten signature in blue ink that reads "Annette Derrick".

Annette Derrick  
Valley County Building Official



Valley County Transmittal  
Division of Community and Environmental Health

Return to:

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

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

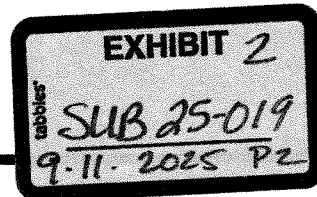
Conditional Use # \_\_\_\_\_

Preliminary / Final / Short Plat SUB 25-019 HWY 55 Storage

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - high seasonal ground water
  - bedrock from original grade
  - waste flow characteristics
  - other \_\_\_\_\_
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
  - central sewage
  - interim sewage
  - individual sewage
  - community sewage system
  - central water
  - individual water
  - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - sewage dry lines
  - community sewage system
  - central water
  - community water
- 10. Run-off is not to create a mosquito breeding problem
- 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 13. We will require plans be submitted for a plan review for any:
  - food establishment
  - beverage establishment
  - swimming pools or spas
  - grocery store
  - child care center
- 14. Subdivision application, fees, test holes, groundwater monitoring, and engineering report required.

Reviewed By: Brian Cooper

Date: 9.14.25



**From:** BRO Admin <BRO.Admin@deq.idaho.gov>  
**Sent:** Monday, March 9, 2026 11:34 AM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Cc:** Jennifer Lahmon <Jennifer.Lahmon@deq.idaho.gov>  
**Subject:** RE: Appeal - SUB 25-019 Rocky Mountain Storage - 14014 Highway 55

The Boise Regional DEQ Administration has no comments at this time.

Sincerely,

?



**Carlene Oberg**  
Administrative Assistant I  
Idaho Department of Environmental Quality  
1445 North Orchard Street Boise, Idaho 83706  
P: (208) 373-0550 | [www.deq.idaho.gov](http://www.deq.idaho.gov)