

Parametrix No. 314-4875-001

Kerstin Dettrich
Valley County Road and Bridge Director
520 South Front Street
P.O. Box 672
Cascade, ID 83611

Re: May 14, 2026, Planning and Zoning Commission Agenda Items

Dear Kerstin:

We have reviewed the items listed on the May 14, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the following comments for your consideration:

Old Business:

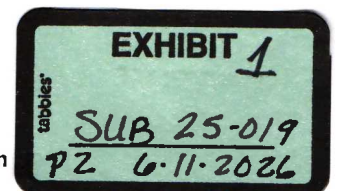
- 1. SUB 25-003 Tamarack Resort Phase 3.7 Buttercup Villas – Final Plat**
Not reviewed (No information attached).
- 2. C.U.P. 24-24 Gold Fork River Ranch Phase 1 – Final Plat**
Not reviewed (No information attached).

New Business:

- 1. VAR 26-001 Walcom Setback Variance**
Not reviewed.
- 2. VAR 26-002 Koskella Shared Driveway Variance**
Not reviewed.
- 3. C.U.P. 26-004 Maxton Short-Term Rental**
Not reviewed.
- 4. SUB 26-004 Orange Sky Subdivision – Preliminary Plat**

Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements may be required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

All proposed driveway connections to public roads within the development shall meet the criteria outlined in the Valley County Minimum Standards for Private/Public Road Design and Construction



A traffic impact study is not required for this 2-lot subdivision; however, a development agreement identifying public road impacts may be required.

5. SUB 26-005 Pine Creek Ranck South Subdivision – Preliminary Plat

Preliminary plans were included with the CUP application, but detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements will be required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

All proposed roads within the development shall meet the criteria outlined in the Valley County Minimum Standards for Private/Public Road Design and Construction. Stockton Boulevard and Pine Creek Ranch Drive are currently shown as public roads within 80-foot rights-of-way. However, standard local roads and minor collectors require only 70 feet of right-of-way. If 80 feet is provided, a minimum of 35 feet should be dedicated on at least one side of the roadway.

A development agreement may not be required at this time but should be when the property is subdivided into lots.

6. C.U.P. 22-34 Shoemaker Donnelly Storage – Extension Request

Extension request. Original CUP conditions and review apply.

7. C.U.P. 26-006 Tree Equipment Storage and Employee Housing

Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements will be required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

Valley County requires a 100-foot setback from ITD ROW for any permanent structures. Coordinate with ITD for access off SH-55.

8. C.U.P. 18-10 Garcia/Fredriks Multiple Residence – Extension Request

Extension request. Original CUP conditions and review apply.

9. C.U.P. 26-007 Fish and Game Office and Employee Housing

Preliminary plans were included with the CUP application, but detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements will be required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.



There appear to be designated wetlands on the property. The applicant will need to delineate existing wetlands to confirm that there are no wetland impacts. If wetlands are impacted, the project may require approval of the U.S. Army Corps of Engineers under the federal Clean Water Act.

Valley County requires a 100-foot setback from ITD ROW for any permanent structures. Coordinate with ITD for access off SH-55.

10. SUB 25-019 Rocky Mountain Storage - Preliminary Plat

Preliminary plans were included with the CUP application, but detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements will be required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

All proposed roads within the development shall meet the criteria outlined in the Valley County Minimum Standards for Private/Public Road Design and Construction.

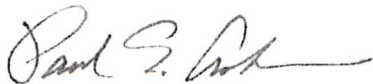
A Traffic Impact Study and mitigation of visual impacts are required for this project.

Wetland areas are delineated on the plan as "no build" areas. If wetlands are impacted, the project may require approval of the U.S. Army Corps of Engineers under the federal Clean Water Act.

Please contact me if you have any questions.

Sincerely,

Parametrix



Paul Ashton, PE



From: Paul Ashton <PAshton@parametrix.com>
Sent: Wednesday, May 20, 2026 6:12 PM
To: Rob Pair <rpair@crestline-eng.com>
Cc: Cynda Herrick <cherrick@valleycountyid.gov>; Dusty Bitton <dusty@pinetopmccall.com>; Matt Parks <mparks@clarkwardle.com>; Cody Janson <cjanson@parametrix.com>
Subject: RE: Vandal Flats/RMC storage ITD Approach

Hi Rob,

Thank you for reaching out and sharing the details regarding the ITD approach.

If the approach is approved for construction, I will just need to review the information you indicated you will provide. The design must comply with the Valley County Private Road Standards and the ITD standard drawing for rural approaches (SD 405-1). The approach will need to be paved to the right-of-way line or 30 feet from the edge of pavement, whichever is greater.

I agree with your assessment that the new approach will not result in additional stormwater discharge from the site. As a result, significant stormwater improvements should not be necessary, and drainage calculations will not be required. However, the County does require that a minimum 15-inch culvert be installed under the new approach.

If you have any further questions or need additional clarification, feel free to reach out.

Thanks!

Parametrix

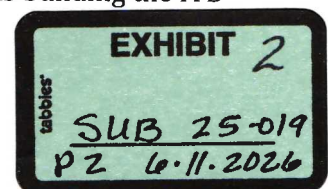
Paul Ashton, PE
Senior Engineer
208-906-1155 | direct
208-891-1995 | mobile



From: Rob Pair <rpair@crestline-eng.com>
Sent: Wednesday, May 20, 2026 4:27 PM
To: Paul Ashton <PAshton@parametrix.com>
Cc: Cynda Herrick <cherrick@valleycountyid.gov>; Dusty Bitton <dusty@pinetopmccall.com>; Matt Parks <mparks@clarkwardle.com>
Subject: FW: Vandal Flats/RMC storage ITD Approach

Hi Paul,

Hope that this message finds you well. Below is somewhat of a lengthy email chain with Cynda and the Applicant of Rocky Mountain Storage. What we are trying to accomplish is building the ITD



approach, which combines the access points for both Vandal Flats Lot 1 and 2, and the proposed Rocky Mountain Storage Property to the south.

At this time we have not received approval of the Rocky Mountain Storage Project so we are not asking to build any portion of the proposed private road, except for the shared access point.

As part of the Vandal Flats project, the shared access was supposed to be built and as Gregg mentioned below, the permit was never submitted to ITD for approval.

My question for you is, if it is determined that the shared ITD access can be built, what would be required from VC/Parametrix to satisfy the criteria for the Grading, Drainage, and Stormwater Plan as Cynda mentioned in the attached email? (It was overwrote in the thread)

We will provide Existing/Finished Grade Spot elevations, surface contours, etc., and typical details for the construction of the ITD approach, as approved by ITD. We will also show any necessary BMP's related to the construction of the access. I would also note, by removing the two existing approaches there will be a net decrease in drivable surface area and it is not anticipated that there will be any significant stormwater improvements associated with the approach itself.

For the Rocky Mountain Storage Facility, contingent upon the approval of the CUP, we fully intend to provide a Stormwater Drainage Report and Grading sheets specific to the project and the proposed private road.

If you can help provide any guidance it would be appreciated.

Thank you,

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

From: Cynda Herrick <cherrick@valleycountyid.gov>

Sent: Wednesday, May 20, 2026 3:07 PM

To: Dusty Bitton <dusty@pinetopmccall.com>

Cc: Gregg Tankersley <gtankersley@crestline-eng.com>; Rob Pair <rpair@crestline-eng.com>; Matt Parks <mparks@clarkwardle.com>

Subject: Re: Vandal Flats/RMC storage ITD Approach

And, that is where it gets odd. The approval is for Pearson Storage which is not approved by Valley County. It was not approval with any for Vandal Flats...

Description of Work: Re-work of existing approach to a 28' Commercial approach to be shared with the School District is permitted. However, should the use of the parcel change causing any increase in trip generation, and/or should the parcel be split, and/or should surrounding traffic conditions change, the property owner will need to re-apply for a new access permit. Additionally,

if a future ITD roadway project modifies or removes the approach the property owner will need to re-apply for access at that time.

Provide me a permit for Vandal Flats.

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...”

Service **T**ransparent **A**ccountable **R**esponsive

From: Dusty Bitton <dusty@pinetopmccall.com>

Sent: Wednesday, May 20, 2026 2:47 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Cc: gtankersley <gtankersley@crestline-eng.com>; Rob Pair <rpair@crestline-eng.com>; Matt Parks <mparks@clarkwardle.com>

Subject: Re: Vandal Flats/RMC storage ITD Approach

Attached is IDT approval and the permit.

On Wed, May 20, 2026 at 11:29 AM Cynda Herrick <cherrick@valleycountyid.gov> wrote:
Pulled the file. Will need:

- ITD approval
- Site grading/stormwater management approval

Shared Access Agreement is Instrument # 456357

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...”

Service **T**ransparent **A**ccountable **R**esponsive

From: Dusty Bitton <dusty@pinetopmccall.com>

Sent: Wednesday, May 20, 2026 11:11 AM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Cc: gtankersley <gtankersley@crestline-eng.com>; Rob Pair <rpair@crestline-eng.com>; Matt Parks <mparks@clarkwardle.com>

Subject: Re: Vandal Flats/RMC storage ITD Approach

We will get the other info over shortly

On Wed, May 20, 2026 at 11:00 AM Cynda Herrick <cherrick@valleycountyid.gov> wrote:

...or someone could come research the file for Vandal Flats. I just do not have time. Send Robby by on his way home. OR, wait for me to find some time.

I did not see an attachment.

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...”

Service **T**ransparent **A**ccountable **R**esponsive

From: Gregg Tankersley <gtankersley@crestline-eng.com>

Sent: Wednesday, May 20, 2026 10:29 AM

To: Dusty Bitton <dusty@pinetopmccall.com>; Cynda Herrick <cherrick@valleycountyid.gov>

Cc: Rob Pair <rpair@crestline-eng.com>; Matt Parks <mparks@clarkwardle.com>

Subject: RE: Vandal Flats/RMC storage ITD Approach

Hi Cynda,

Attached is an old email from the Road & Bridge Director when she was with the Land Group and working for the School District. The District never formally submitted the ITD application or completed the improvements so we picked that up and completed the submittal to ITD and obtained approvals for Dusty. Just sharing it as coordination that happened as part of the Districts Vandal Flats Subdivision. Maybe it was in their conditions of approval to construct it and they never did, I don't have access to those. The only benefit Dusty received in all that was the ability to connect into/ access in the future as part of the provided easement with a goal of consolidating all access points and lining up with Jeremy Sands access across the highway.

Thank you and please let me know if it would be beneficial to get all involved parties on t virtual meeting for discussion. Seems like it should be ok to construct the new access which is an improvement to the current highway access and the current access to the proposed storage facility remain unchanged until approvals are obtained.

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

From: Dusty Bitton <dusty@pinetopmccall.com>

Sent: Wednesday, May 20, 2026 10:14 AM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Cc: Rob Pair <rpair@crestline-eng.com>; Matt Parks <mparks@clarkwardle.com>; Gregg Tankersley <gtankersley@crestline-eng.com>

Subject: Re: Vandal Flats/RMC storage ITD Approach

Thank you, Cynda

We will gather that information and get back to you.

We also understand that this work requires a storm water and drainage report for the combined approach that ITD has approved and we are ready to provide that as well.

On Wed, May 20, 2026 at 10:09 AM Cynda Herrick <cherrick@valleycountyid.gov> wrote:
I am sorry Dusty. I am not trying to make it difficult. It is included in the current application...

Please show me (pull from the Vandal Flat file) the type of ingress/egress that was approved by the P&Z and Board prior to your application and any information about timing, etc. If you can show me that what you are building is what was approved as part of Vandal Flats then you could proceed. I would then have that information for anybody who asked "what is going on".

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

From: Dusty Bitton <dusty@pinetopmccall.com>

Sent: Tuesday, May 19, 2026 1:25 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Cc: Rob Pair <rpair@crestline-eng.com>; Matt Parks <mparks@clarkwardle.com>; gtankersley <gtankersley@crestline-eng.com>

Subject: Re: Vandal Flats/RMC storage ITD Approach

Cynda

I am not sure why this has to be so difficult??

This should have been done as a condition of approval if not within a year of when Vandle Flats was subdivided. It has been nearly 3 years now. How does this have anything to do with Rocky Mountain Storage? What if someone other than myself owned lot 2 of Vandle flats and demanded that the school district complete this to give them access to lot 2??

I don't think we are being unreasonable here.

On Tue, May 19, 2026 at 11:13 AM Cynda Herrick <cherrick@valleycountyid.gov> wrote:

I am not comfortable approving the project at this time. It is part of an application that is under review...

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

From: Rob Pair <rpair@crestline-eng.com>
Sent: Tuesday, May 19, 2026 9:14 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: dusty@pinetopmccall.com <dusty@pinetopmccall.com>
Subject: Vandal Flats/RMC storage ITD Approach

Hi Cynda,

If we were to prepare a grading, drainage, and stormwater management plan for the ITD approach that has been approved for the RMC Storage/Vandal Flats entrance, would the School District be able to move forward with constructing it? I understand the new private road and other improvements are associated with the RMC storage project, but just seeing if there was a way to get the approach constructed?

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

From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Friday, May 29, 2026 10:23 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Rob Pair <rpair@crestline-eng.com>; dusty@pinetopmccall.com <dusty@pinetopmccall.com>
Subject: Permit 3-26-328-A

Hi Cynda,

I just spoke with Rob regarding the permit for Rocky Mountain Storage. Please consider this email as confirmation that the permit is for Rocky Mountain Storage and Vandal Flats.

Let me know if there are any questions.

Thanks!

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

