



Cynda Herrick, AICP, CRM
VALLEY COUNTY
IDAHO

PO Box 1350
219 North Main Street
Cascade, Idaho 83611-1350

Planning & Zoning Administrator
Floodplain Coordinator

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STAFF REPORT

Conditional Use Permit Application 20-36
Amendment to C.U.P. 20-03 Tamarack Storage Plus

HEARING DATE: March 12, 2020
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
**APPLICANT/
PURCHASER:** Steel National
c/o Tom Gibbons
4114 Nelson Lane
Caldwell, ID 83605
OWNER: Les Bois Building LLC
6800 Evans Creek Drive
Reno NV 89519
LOCATION/SIZE: Approximately 10 acres within a 20-acre parcel (part of
RP16N03E036650) located in the S ½ SW ¼ Section 3 T.16N
R.3E, Boise Meridian, Valley County, Idaho.
REQUEST: Public Storage Facility
EXISTING LAND USE: Bare Ground

BACKGROUND:

Steel National is requesting approval to amend C.U.P. 20-03 which was approved March 2020.

The amendment would modify the site plan to 7 storage buildings, 4 covered RV parking areas, and a smaller office building. The previous approval included nine storage buildings and three covered-RV parking areas. The location of the office would move to the space adjacent to the entry gate, at the west end of Building A.

Individual well, an individual septic system, and electricity will be established.

The landscaping requirements and setbacks from Coho Lane would remain as previously approved. Stormwater management plan approval is required. An easement for a pathway on the old railroad bed will be provided.

Staff Report
C.U.P. 20-36

Access is via Coho Lane. The applicant has purchased 20 acres of the 62-acre parcel (RP16N03E036650).

FINDINGS:

1. Application was made to Planning and Zoning on Dec. 30, 2020.
2. Legal notice was posted in the Star News on January 21 and January 28, 2021. Potentially affected agencies were notified on Jan. 12, 2021. Neighbors within 300 feet of the property line were notified by fact sheet sent Jan. 15, 2021. The site was posted on Feb. 1, 2021. The notice was posted online at www.co.valley.id.us/public-hearing-information on Jan. 12, 2021.

3. Agency comment received:

Donnelly Rural Fire Protection District responded with a list of requirements for roads, gates, a 10,000-gallon fire suppression water storage tank, and portable fire extinguishers. They also want to approve the building plans prior to issuance. (Jan. 29, 2021)

Central District Health stated a septic permit will be required if a septic system is proposed for the office. (Jan. 13, 2021)

Casey Pozzanghera, Idaho Department of Fish and Game Staff Biologist, stated that IDFG has no comments. (Jan. 12, 2021)

Paul Ashton of Parametrix and the Valley County Engineer, recommends approval of the site plans and drainage report conditioned on revisions and resubmittals to the plans and calculations as noted in the letter. (Nov. 30, 2020)

Allison Hatzenbuhler, Donnelly Planning and Zoning Administrator, requests full landscaping around the entire new facility, including full-sized trees to hide industrial buildings. She would like information on the construction timeline. The City of Donnelly would like a reduction in the maximum speed limit on Highway 55 between Donnelly and Coho Lane. (Jan. 28, 2021)

4. Neighbor comment received: None.
5. Physical characteristics of the site: flat pasture land with scattered evergreen trees
6. The surrounding land use includes:
 - North: C.U.P. 91-3 McPaws Veterinarian Clinic
 - South: C.U.P. 07-28 Helberg Log Yard
 - East: Agricultural
 - West: Single-family residential
7. Valley County Code (Title 9) in Table 9-3-1. This proposal is categorized under:
 - 5. Commercial Uses d. Area Businesses (8) Mini-warehouse storage

[Taken from previous staff report (March 2020)]

The Commission should review the standards in Title 9, Chapter 5. This application appears to meet the requirements for access from a county road instead of State Highway 55, motion detector lighting, noise, screening, etc.; except, their landscaping is required to be 15% of the site versus the 10% as listed in the original application. This landscaping will need to be completed in the first phase. Berms cannot be over a 3:1 slope. Natural vegetation is considered landscaping; they only included this portion of their entire property in their calculations; therefore, they would meet the 15% if they included the entire site.

SUMMARY:

Staff Comments:

- Could consider requests of the fire department ie buried tank and approval of building permits.
- As previously requested, the applicants have changed the name from Tamarack Storage to Highway 55 Storage.
- If the applicant plans on putting signage along Highway 55, the entire 20 acres should be included in the application.

ATTACHMENTS:

- Conditions of Approval
- Vicinity Map
- Map showing 10-acre portion of original 62-acre parcel
- Site Plan
- Picture of Site taken Feb. 1, 2021
- Meeting Minutes from Mar. 12, 2020
- Responses

Approved Conditions of Approval (C.U.P. 20-03)

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The use shall be established within four years of the date of approval or this permit shall be null and void. The date of approval shall be the current date.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws,

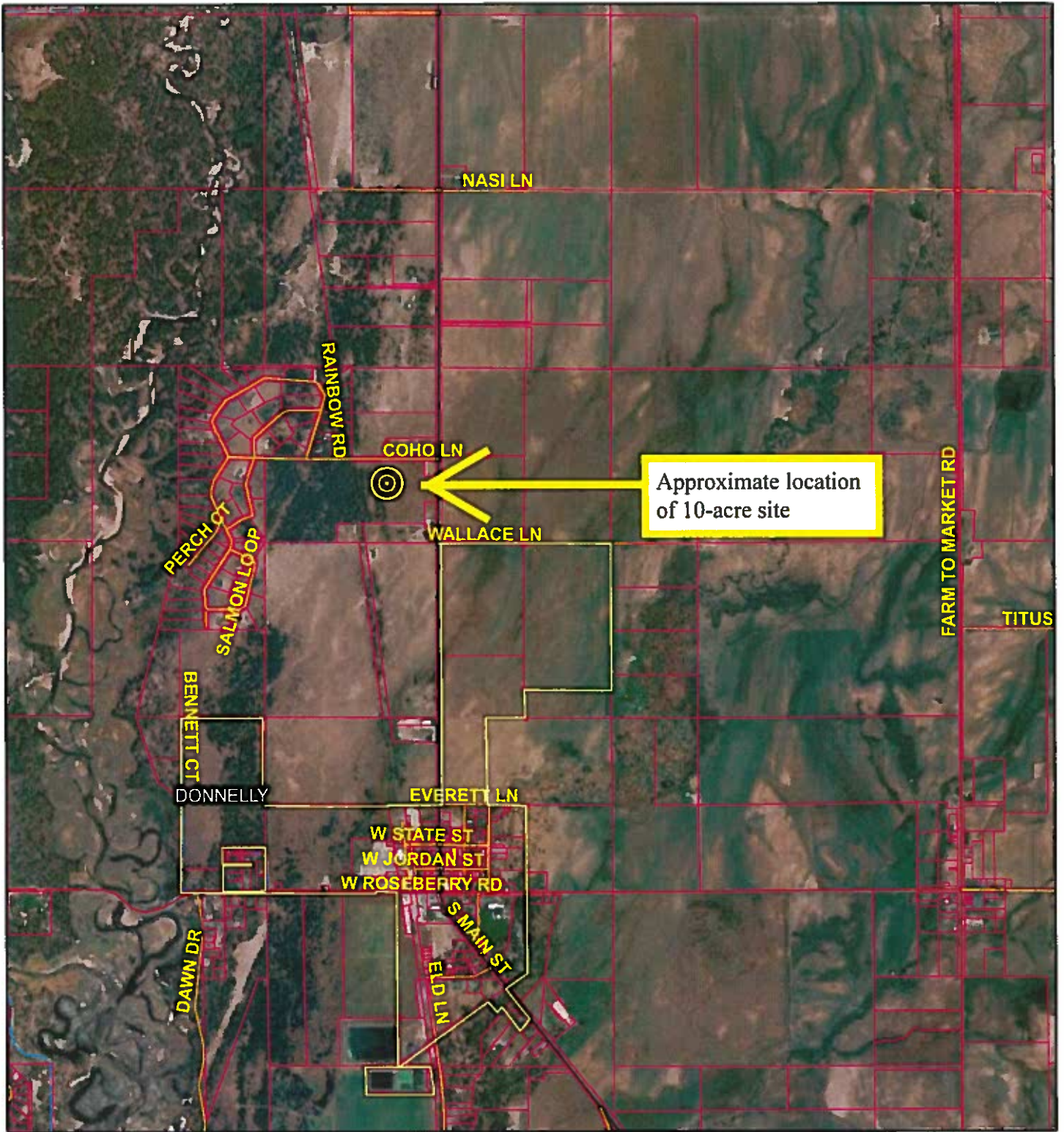
regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.

5. Must comply with requirements of the Donnelly Rural Fire District. A letter of approval is required.
6. Lighting must comply with Valley County Standards. All lighting will be controlled by motion detectors.
7. The site must be kept in a neat and orderly manner.
8. Any use other than storage buildings will require an additional conditional use permit, except for one residential unit.
9. The stormwater management plan shall be approved prior to excavation of the site. The fee for engineering review shall be reimbursed at 105%.
10. Shall obtain Central District Health approval prior to issuance of a building permit for the office.
11. Landscaping shall be installed prior to October 1, 2021. If landscaping dies, it must be replaced.
12. Berm on north side should be elevated above new grade and not have a slope no greater than 3:1.
13. A minimum of one tree should be planted for every 25 feet of linear street frontage. The trees may be grouped or planted in groves.
14. Must have an approach permit from the Valley County Road Department.
15. Hours of operation are limited to 6:00 a.m. to 10:00 p.m. Gates will be locked when closed.
16. Will provide easement for pathway on old railroad bed upon construction of pathway from Coho to Donnelly. Applicant shall not construct anything that will prevent the pathway on the old railroad bed.
17. Shall allow additional offsite water retention on adjacent lands owned by applicant, if necessary.
18. Shall maintain the appearance of the buildings into perpetuity so that they do not become eyesores.

END OF STAFF REPORT

Staff Report
C.U.P. 20-36

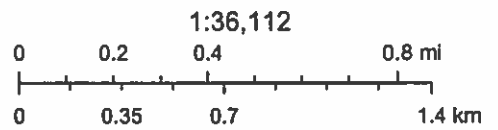
C.U.P. 20-36 Vicinity Map



1/11/2021, 10:11:31 AM

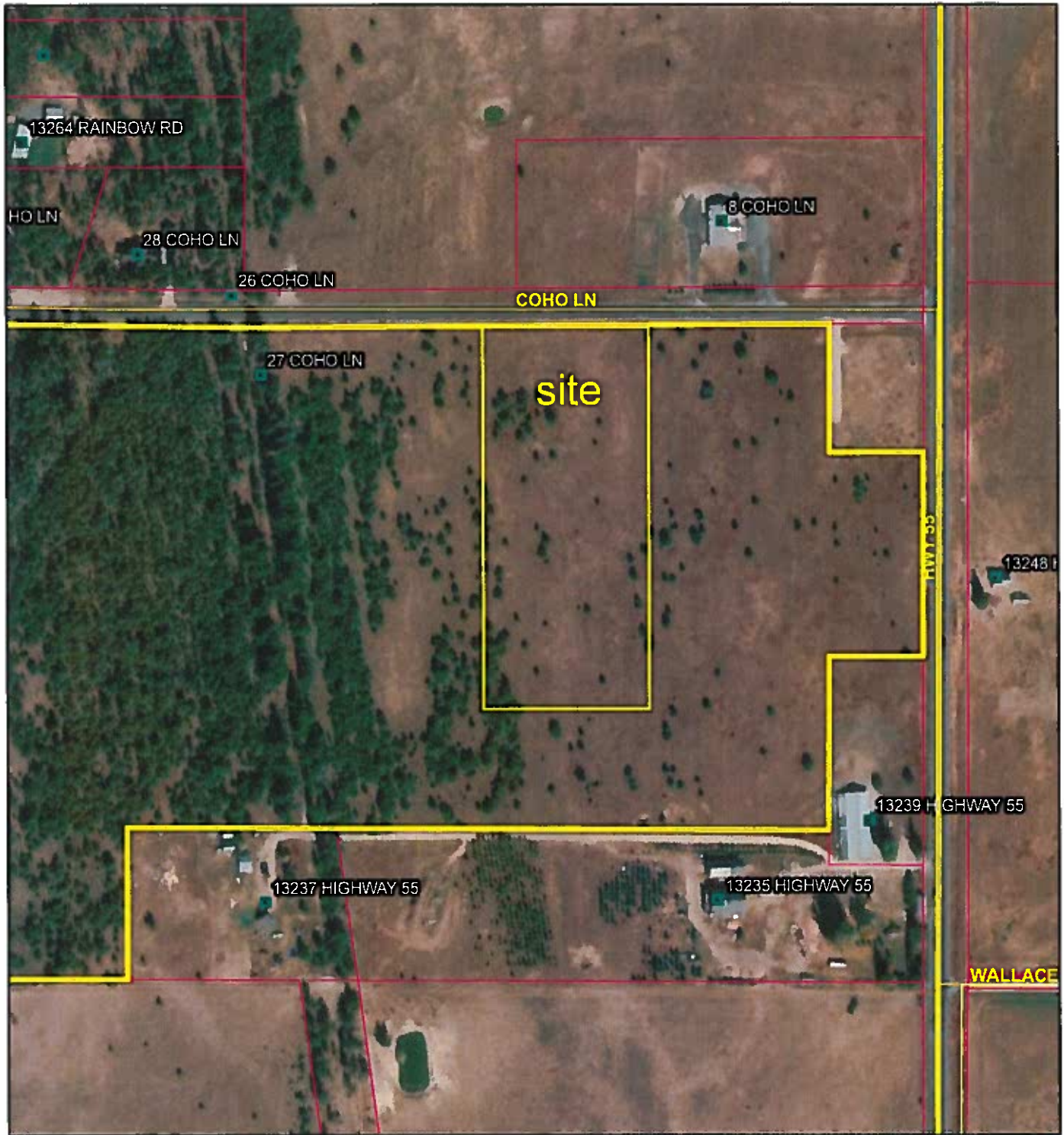
- Municipalities
- Parcel Boundaries
- All Road Labels

- Roads
- MAJOR
 - COLLECTOR
 - URBAN/RURAL



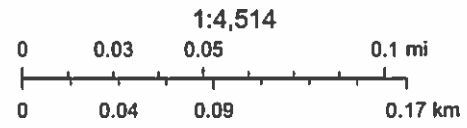
USDA FSA, GeoEye, Maxar

C.U.P. 20-36



1/12/2021, 8:42:20 AM

- Municipalities
- Parcel Boundaries
- Addresses
- All Road Labels
- Roads
- MAJOR
- URBAN/RURAL



USDA FSA, GeoEye, Maxar

RIGHT-OF-WAY LINE

CONTRACTOR TO INSTALL 30 LF OF 18" CMP DRAIN PIPE INV. 73.90

COHO LANE

TBM #1 Set PK Nail In Edge of Pavement EL = 4879.19

EXISTING INV. 76.40

20' WIDE BY 3' HIGH BREM

20' WIDE BY 3' HIGH BREM

20' WIDE BY

NATIVE GRASSES

NATIVE GRASSES

PONDING AREA

BLDG. A 478.5 FF

330.00'

S 00°20'28" W 945.66'

SNOW STORAGE & STORM DRAIN RETAIN AREA
(SEE DETAIL SHEET C-3&5 OF 6)

BLDG. G COVERED RV PARKING
78.0 FG GRAVEL

BLDG. F COVERED RV PARKING
78.0 FG GRAVEL

BLDG. E
78.5 FF

BLDG. D
78.5 FF

BLDG. C
78.5 FF

BLDG. B 285.00' 78.5 FF

PHASE #1
PHASE #2

COVERED RV PARKING 78.0 FG GRAVEL
BLDG. H

COVERED RV PARKING 78.0 FG GRAVEL
BLDG. I

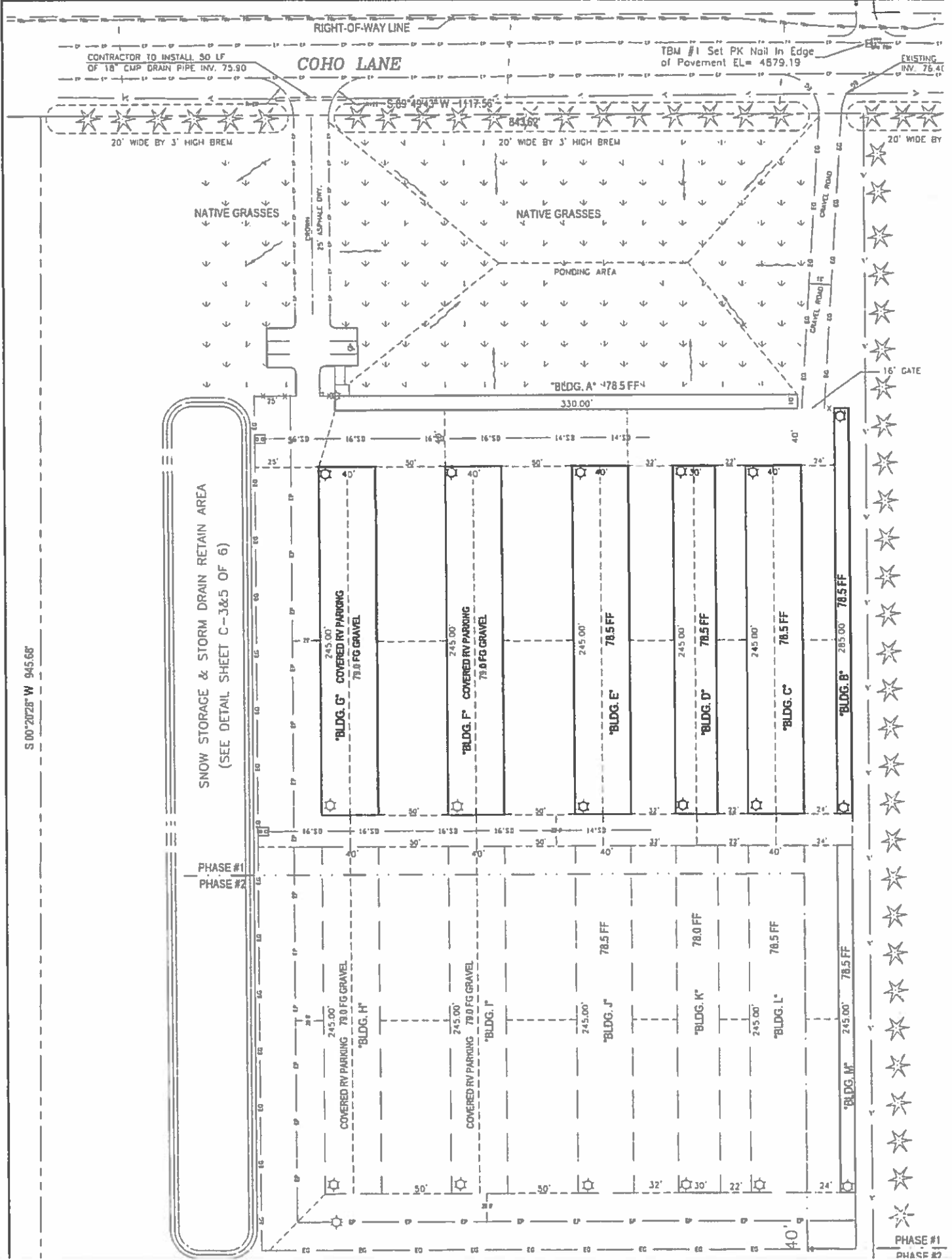
BLDG. J
78.5 FF

BLDG. K
78.0 FF

BLDG. L
78.5 FF

BLDG. M 245.00' 78.5 FF

PHASE #1
PHASE #2





2-1-2021

The Commission deliberated. Wildland fire plan was discussed. Private road maintenance was discussed. A private road declaration will be required prior to recording the final plat.

COA: Recommend the applicant provide adequate right-of-way along West Mountain Road from the location at the end of the right of way from the north to the new entrance road.

Commissioner Benton moved to approve C.U.P. 20-02 and preliminary plat with the stated conditions of approval as well as specific approval for the cul-de-sac and roads that are longer than 900 feet. Commissioner Cooper seconded the motion. Motion carried unanimously.

07:20:41 PM (01:19:09)

- 3. C.U.P. 20-03 Tamarack Storage Plus Amendment:** Steel National is requesting approval to amended C.U.P. 19-11 which was approved June 2019. The amendment is to decrease the application holdings from 62 acres to 20 acres. The approval was for public storage facilities, including an office, nine storage buildings (between 4900 and 9800 sq.ft.) and three 60'x245' covered RV parking areas. Individual well, an individual septic system, and electricity will be established. Access is via Coho Lane. The applicant has purchased 20 acres of the 62-acre parcel (RP16N03E036650) located in the S ½ SW ¼ Section 3 T.16N R.3E, Boise Meridian, Valley County, Idaho. *Action Item*

Chairman Defoort introduced the item and opened the public hearing. Commissioner Allen rejoined the Commission. Chairman Defoort asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Defoort asked for the Staff Report. Staff presented the staff report and summarized the following exhibits:

- **Exhibit 1** – Ben Poulsen, owner of original 62 acres, will provide a pathway easement on the old railroad bed on his property. He will not construct anything that will prevent the pathway on the old railroad bed. (March 11, 2020)

The only changes in this new application is the property split and change in ownership. The use will be established in the same manner as previously approved; the conditional use permit goes with the property. This new C.U.P. application allows full transparency to the new applicant and neighboring property owners. Administrator Herrick did receive a phone call from the Coho HOA president asking questions, but he did not make any comments.

Chairman Defoort asked for the applicant's presentation.

Charlie Rogers, 5309 West Keybridge Drive, Boise, said the ownership is changing from Les Bois Building to Steel National. They will be purchasing 20 acres of the 62-acre parcel; expected closure of the property is May 1, 2020. The new name will be "Highway 55 Storage". The original application did not require a bathroom. It will be the same building contractors as the original application [C.U.P. 19-11].

Chairman Defoort asked for proponents. There were none.
Chairman Defoort asked for undecided. There were none.

Chairman Defoort asked for opponents.

Lou Nilsen, 13253 Kokanee DR in Coho Estates, primarily wants a status update, particularly regarding the conditions of approval for engineering for water and access from Coho Lane.

Administrator Herrick stated that the conditions of approval remain the same as previously approved. COA #9 addresses the stormwater management plan. Engineering fees of \$324.19 will need to be paid in full prior to obtaining a building permit. Landscaping requirements remain the same. A driveway access permit will be required from the Valley County Road Department prior to obtaining a building permit. The applicant has not yet applied for a building permit.

Commissioner Defoort asked Mr. Rogers about the stormwater plan and the driveway access permit. A stormwater management plan that accounts for spring runoff will need to be approved by the Valley County Engineer prior to construction. COA # 17 allows for additional offsite water retention on adjacent lands owned by applicant, if necessary. Mr. Rogers believes the plan is to have the water drain to the east side of the storage area on property owned by the applicant.

Chairman Defoort closed the public hearing.

The Commission deliberated. This is an ownership change

Commissioner Benton moved to approve C.U.P. 20-03 with the stated conditions. Commissioner Freeman seconded the motion. Motion carried unanimously.

Chairman Defoort explained the ten day appeal period.

Chairman Defoort modified the agenda to allow the only person remaining in the audience to speak next.

4. Tamarack Resort – Primitive Camping for Events

Administrator Herrick discussed the request. Chairman Defoort stated that this is not a public hearing. Chris Kirk, planning consultant for Tamarack Resort Holdings, discussed allowing primitive camping for events at Tamarack Resort, such as mountain bike races. The possibility of a camping area was brought up during the previous extension and update. The use is allowed under the P.U.D. There would be no charge for the camping. Porta-potties and showers availability would be based on demand/numbers of campers. No campfires would be allowed in the camping area. No vehicular parking at the camping site; parking will be at the main parking lots. The 5-acre site would have a maximum of 100 people camping. It would be located about 500 feet south of the main Tamarack Resort entry on West Mountain Road but would not be immediately adjacent to West Mountain Road. Primitive camping sites are allowed by the approved conditional use permit under *Section IX.A.c.*



Donnelly Rural Fire Protection District
P.O. Box 1178 Donnelly, Idaho 83615
208-325-8619 Fax 208-325-5081

January 29, 2021

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

RE: C.U.P. 20-36 Highway 55 Storage Amendment to C.U.P 20-03

After review, the Donnelly Rural Fire Protection District will require the following.

- **Section 503.1 IFC 2018.** Fire apparatus access roads shall be provided and maintained in accordance with **Sections 503.1.1 through 503.1.3**
- All roads shall be built to Valley County Road Department standards or **Section 503.2 IFC 2018.**
- All fire apparatus access roads shall be a minimum of 24 feet in width as determined by the AHJ
- **Section D103.3 IFC 2018** all roads shall have not less than a 28 foot turning radius
- In accordance with **Section D103.5 IFC 2018.**
 - Where a single gate is provided, the gate width shall not be less than 20 feet.
 - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access
 - Emergency opening devices shall be approved by the fire code official
- All roads shall be inspected and approved by Donnelly Fire Department personnel prior to building permits being issued
- **Section 503.4 IFC 2018** Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in **Sections 503.2.1 and 503.2.2** shall be maintained at all times
- All building plans shall be submitted to the Donnelly Fire District for review prior to building permits being issued
- The Donnelly Fire Department shall require one 10,000 gallon fire suppression water storage tank, tank shall be connected to a well and have automatic fill and shut off capability. Design specifications and tank placement plan shall be submitted to the DRFPD for review and approval prior to installation. **Sections 507.1 through 507.4 IFC 2018**
- Fire suppression water storage tank shall be tested and approved by Donnelly Fire Department personnel prior to final plat being issued

- Portable fire extinguishers shall be installed in accordance with **Section 906.3 IFC 2018**

Please call 208-325-8619 with any questions.

Jess Ellis



Fire Marshal
Donnelly Fire Department



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 20-36

Preliminary / Final / Short Plat _____

Hydro 55 Storage Amendment to CUP 20-03

- 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. If a septic system is proposed for the office, a septic permit must be obtained from COH.

Reviewed By: [Signature]

Date: 1/13/21

From: Pozzanghera,Casey <casey.pozzanghera@idfg.idaho.gov>
Sent: Tuesday, January 12, 2021 11:11 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: FW: Agency Notice for Feb. 2021

Hi Cynda,

IDFG does not have any comments regarding the attached notices, and does not intend to participate in the public hearing. Thank you for the opportunity to review.

Casey

Casey Pozzanghera
Staff Biologist, Southwest Region
Idaho Department of Fish and Game
15950 N Gate Blvd
Nampa, ID 83687
(208) 854-8947



<https://idfg.idaho.gov>

From: Lori Hunter <lhunter@co.valley.id.us>
Sent: Tuesday, January 12, 2021 11:04 AM
To: Pozzanghera,Casey <casey.pozzanghera@idfg.idaho.gov>; ITD Development Services <d3development.services@itd.idaho.gov>; Durena Farr <durena.farr@id.nacdnet.net>; Patti Bolen <pbolen@co.valley.id.us>; Mike Reno @ CDH <mreno@cdh.idaho.gov>; Suzanne @ CDH <smack@cdh.idaho.gov>; Tom White @ CDH <twhite@cdh.idaho.gov>
Subject: Agency Notice for Feb. 2021

Please read, distribute, and comment on the attached public hearing notices. Relevant maps, site plans, etc., will also be attached. More information, including applications and staff reports, will be available at www.co.valley.id.us/public-hearing-information/

Send comments to: cherrick@co.valley.id.us

Lori Hunter, P&Z Technician
Valley County Planning & Zoning Dept.
Phone: 208-382-7115
Fax: 208-382-7119
lhunter@co.valley.id.us

The smallest good deed is greater than the grandest intention.

Visit the P&Z GIS map at www.co.valley.id.us/departments/information-technology/gis-maps/

SENT VIA EMAIL

November 30, 2020
Parametrix No. 314-4875-001

Ms. Cynda Herrick, AICP
Planning and Zoning Administrator
Valley County
PO Box 1350
Cascade, ID 83611

Re: CUP 19-11 Tamarack Storage Plus - Grading Plan Review

Dear Cynda:

We have reviewed revisions/additions (dated November 24, 2020) to the site grading plans and drainage calculations for the above referenced development. The applicant has addressed our previous comments from the review letter sent April 30, 2019. Based on our review of the drainage calculations, the drainage basin appears to have enough capacity for the additional stormwater runoff; however, the engineer should verify the calculations and update the drainage report and resubmit for the County's records. Also, the engineer should correct the invert elevation for the manhole at the site entrance.

We recommend approval of the site plans and drainage report conditioned on the above-mentioned revisions to the plans and calculations.

Please contact us with any questions or comments.

Sincerely,

PARAMETRIX
Valley County Engineer

By:



Paul Ashton, PE, Senior Engineer

cc: Jeff McFadden / Valley County Road Department

Fwd: FYI - C.U.P. 20-36

Allison Hatzenbuhler <ahatzen@hawksbayid.com>

Thu 1/28/2021 10:49 AM

To: Lori Hunter <lhunter@co.valley.id.us>

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.

Hello Lori,

Thank you for sending this on to us in Donnelly. Although this is not in our Central Business District, or in the City, we appreciate the opportunity to be able to comment and share our thoughts with you regarding this project as well as others!

We are seeing such an upward trend in property sales, building, requests, etc, it is truly frightening. Growth is one thing... planned growth is fine but the possibility of this growth getting out of hand is so real these days that we really need to know what's happening and how to control the 'look' of what is going on. We have several 'sites' on Roseberry Road that have taken a turn for the worse and people are not willing to clean-up, fix-up, not have abandoned busses... We do not want Donnelly to be the 'ugly step-sister' of Valley County and we are doing everything we can to fix what we have and not allow what we know will become a problem.

We are trying to control some serious blight in our town and we welcome new, well-kept building projects that consider the future.

The plans for the storage units on Coho Lane has been a tremendous cause for concern not only for neighbors in the proximity of the new buildings but for all of us who know that probably sooner than later, that property will be right at the edge of our Central Business District!

My questions & Comments...

The owners show a 20 acre parcel, yet are building on 10 areas. Where is the other 10 acres? I see a chunk cut out of that corner lot. Are the plans for a phase '3' that would then butt up against Highway 55? If so, could we require landscaping on that edge of the property to encourage growth prior to that phase going in?

Two Phases already noted: Do they anticipate when the building would begin for each phase?

After much discussion, I think our major concern is the exiting off of and the entering onto Highway 55. That intersection is dangerous as it is and adding the number of vehicles - most of which will be loaded trucks and or hauling trailers, it would be our suggestion that the speed limit on Highway 55 be reduced between Coho Lane and the City of Donnelly.

We request that full landscaping around the entire new facility be required. Full sized trees surrounding the area so we are not looking at industrial buildings and more storage spaces. We are

now requesting this of several storage areas within Donnelly for the sole purpose of beautifying the area and keeping it from becoming, or looking like, an industrial area.

Again, thank you for the opportunity to comment on this!

Allison Hatzenbuhler
Planning and Zoning Administrator
City of Donnelly

Begin forwarded message:

From: Lori Clemens <lclemens@cityofdonnelly.org>
Subject: FW: FYI - C.U.P. 20-36
Date: January 19, 2021 at 12:08:35 PM MST
To: Allison Hatzenbuhler <ahatzen@hawksbayid.com>

lhunter@co.valley.id.us