



Shoemaker-Donnelly Storage
HWY 55 Valley County, ID

CUP Extension Appeal Hearing

C.U.P. 22-34
July 21, 2026





Vicinity Map

Shoemaker-Donnelly Storage
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C.U.P. 22-34
July 21, 2026



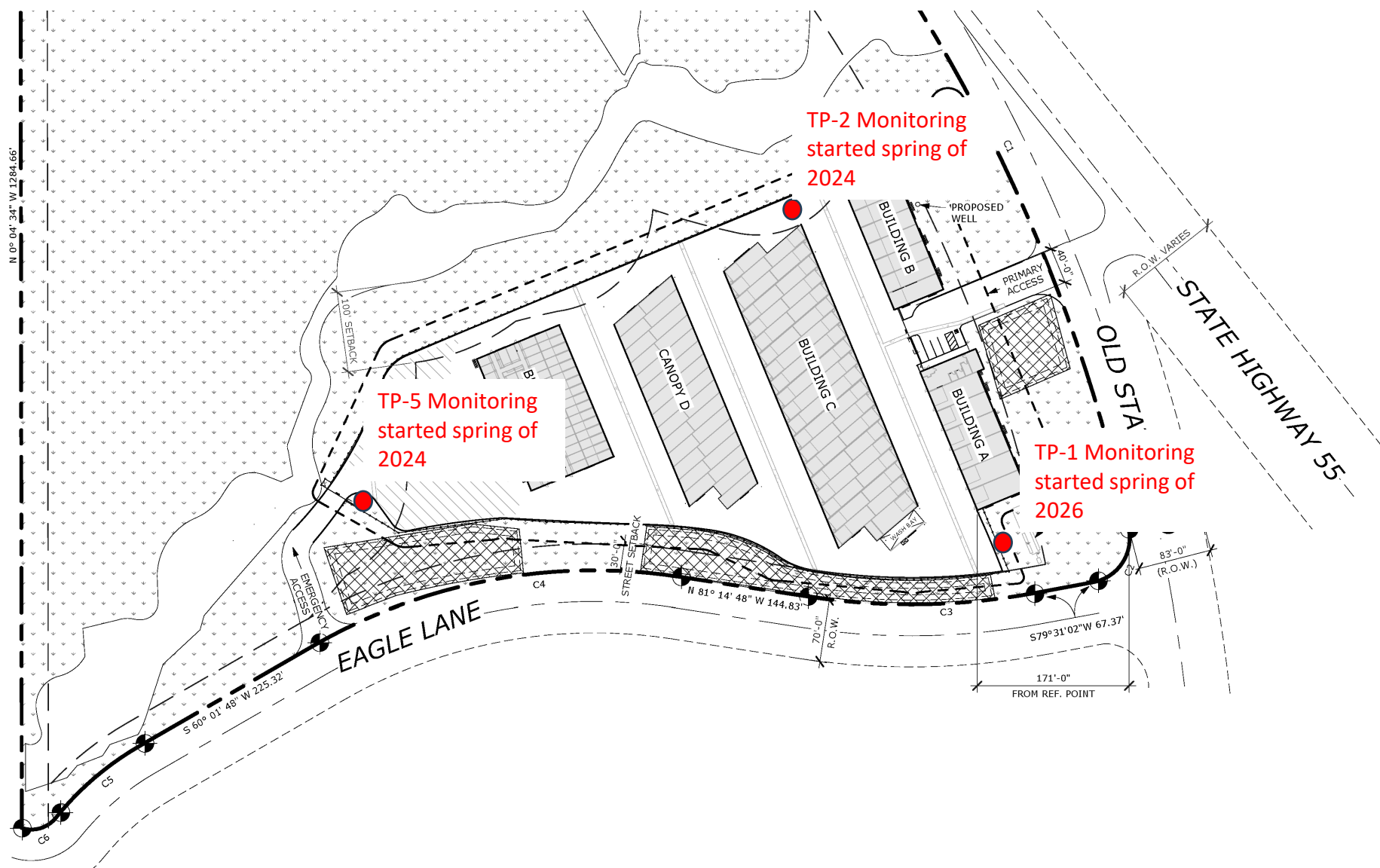
1. Lack of significant activity.
2. A need for a traffic impact study.
3. Grading and drainage.
4. New comprehensive plan and amended Valley County code.
5. P&Z Commissions Conclusions stated in the staff report.

Planning and Zoning Commission's Concerns

Shoemaker-Donnelly Storage
HWY 55 Valley County, ID

C.U.P. 22-34
July 21, 2026





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

BUILDING AREA RECAP	
BUILDING A	10,305 SF
BUILDING B	8,400 SF
BUILDING C	34,600 SF
BUILDING E	16,130 SF
CANOPY D	21,075 SF
TOTAL	90,510 SF

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HWY 55 Valley County, ID

Site Plan
C.U.P. 22-34
July 21, 2026



Reasons for this Appeal

- May 9, 2024 - The P&Z Commission approved a two-year extension of the CUP through May 23 of 2026.
- Spring/Summer 2024 - Groundwater monitoring for TP-2 and TP-5, required to determine septic location and stormwater drainage design.
- June 2024 - ITD requested additional weekend traffic counts.
- July 2024 - Traffic engineer performed additional weekend counts. The new study indicated a need for a right-hand turn lane.
- Summer of 2024 - Civil site drawings based on ground water monitoring results. Septic needed to relocate to the area of TP-1.
- Fall of 2024 - Based on the updated traffic statement and subsequent ITD review, a redesign of the Hwy 55 and Old State intersection was warranted to include a right hand turn lane.
- Summer of 2025 - Construction drawings and final design.
- Winter of 2025 - Septic permit was submitted. Groundwater monitoring required for spring/summer of 2026 in TP-1. Due to the light snow fall season of 2026, CDH has now determined that ground water monitoring will be required through spring of 2027
- April 2026, draft of Valley County road agreement was emailed to the applicant. This agreement is required to draft the development agreement.
- April 2026, civil drawing were submitted to Parametrix for review. Drawing were approved in May 8, 2026. Ready to break ground. Development agreement is required prior to breaking ground. County staff emailed a rough draft for review on July 7, 2026.
- May 2026, Upon P&Z request, a new traffic impact statement was produced using 2027 traffic projections.
- July 2026, ITD permit submitted to realign the intersection of Hwy 55 and Old State Rd.

Shoemaker-Donnelly Storage
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1. Significant Activity with Timeline

C.U.P. 22-34
July 21, 2026



Reasons for this Appeal



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

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

May 19, 2026

Steve Thiessen, AIT
Entitlement Director
Hatch Design Architecture

Re: Shoemaker Storage; CUP22-34

Dear Steve,

Below is a list of ITD's requirements for the Shoemaker Storage CUP application:

- ITD will not require an updated traffic study for the site, however, a dedicated right-turn lane will need to be installed on SH-55. The right-turn lane will need to meet the Idaho Traffic Manual specifications for the posted speed at this location.
- Reconfigure the SH-55 & Old State Road intersection per previous conversations with ITD.
- All work being done in ITD's right-of-way will need to be addressed via permit.

If you have any questions, you may contact me at Kendra.conder@itd.idaho.gov or 208-334-8377.

Sincerely,

Kendra Conder

Kendra Conder
D3 Development Services Coordinator
Idaho Transportation Department

2. Traffic Impact Study Requirement

Shoemaker-Donnelly Storage
HWY 55 Valley County, ID

C.U.P. 22-34
July 21, 2026



Reasons for this Appeal

Parametrix No. 314-4875-001 – Task 02.145

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

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

Dear Cynda:

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

Please contact me with any questions or comments.

Sincerely,

PARAMETRIX
Valley County Engineer



Paul Ashton, PE

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



7761 W Riverside Drive, Suite 201 • Boise, ID 83714 | 208.898.0012 | [Parametrix.com](https://www.parametrix.com)

3. Grading and Drainage Approval

Shoemaker-Donnelly Storage
HWY 55 Valley County, ID

C.U.P. 22-34
July 21, 2026

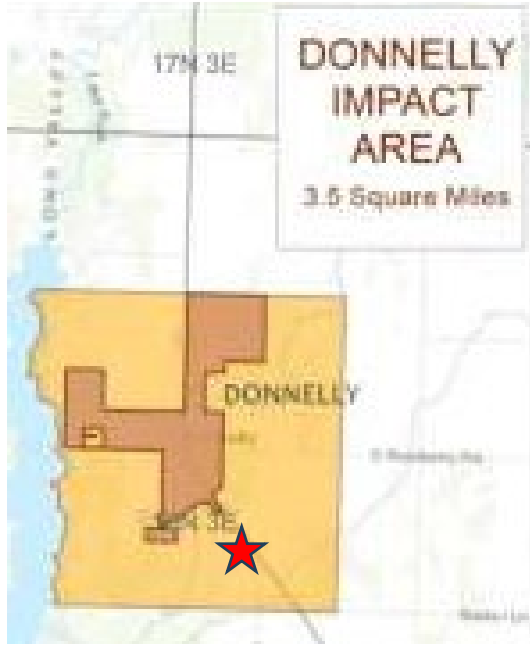


Reasons for this Appeal

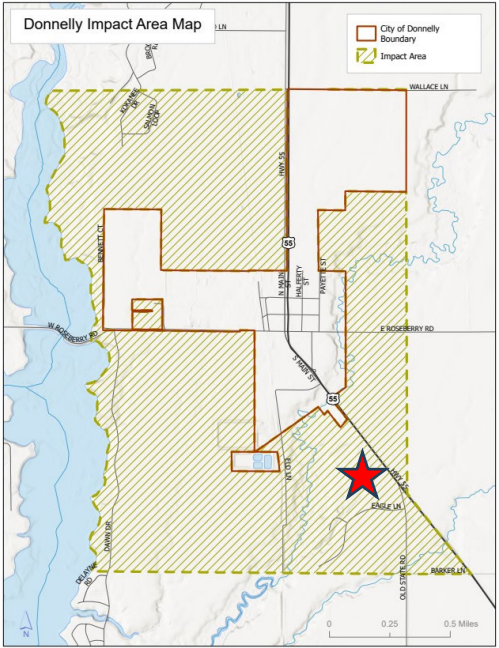
The Valley County Planning and Zoning Commission made the following conclusions:

1) *The Valley County Comprehensive Plan was modified since the original application was approved.*

Response: This parcel is within Donnelly's area of impact. The land use designation has remained the same for this parcel in latest Valley County comprehensive plan revision. The use is compatible with Donnelly's land use designation of mixed use. Additionally, Valley County Ordinance No. 2025-07 did not change the conditional use standards set forth in 9-5-3 of the Valley County code.



Excerpt from 2018 comp plan



Excerpt from 2025 comp plan

4. New Comp. Plan and County Code

Shoemaker-Donnelly Storage
HWY 55 Valley County, ID

C.U.P. 22-34
July 21, 2026



Reason for the appeal

The Valley County Planning and Zoning Commission made the following conclusions:

2) *Additional issues at the site include traffic studies, public safety at the intersection, water, wetlands, and surface water runoff.*

Response:

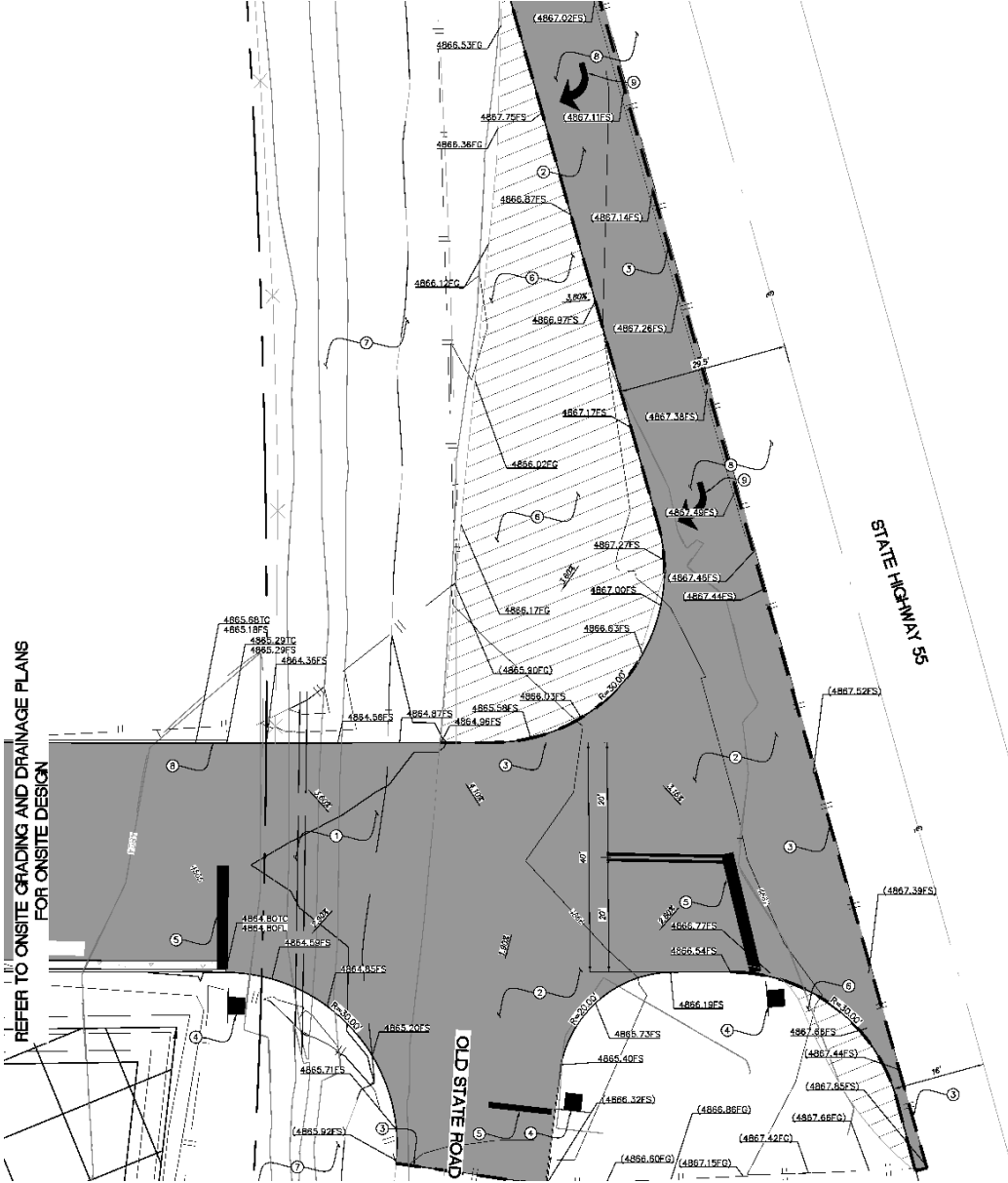
- **Traffic Study** - ITD has determined that a traffic impact study is not required for this project
- **Public Safety** - A lot studies and time has gone into the realignment of the intersection. The traffic engineer has determined that the proposed design will increase sightlines.
- **Wetlands** - The wetlands onsite have been delineated and the USACE has determined that this project will not impact jurisdictional waters.
- **Water and Runoff** - Valley County’s third party has approved the grading and drainage plan for this site.

5. Additional P&Z Commission Concerns

Shoemaker-Donnelly Storage
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C.U.P. 22-34
July 21, 2026





Excerpt from Traffic Impact Statement dated 07/26/2024 and updated 05/21/2026

Based on the preceding evaluation and recommendations, the following conclusions have been made:

- **The proposed facility will be a low traffic generator and will increase the daily traffic volumes along the area roadway network by approximately one percent.**
- *The proposed facility is estimated to generate eight trips during the weekday morning peak hour, fourteen trips during the weekday evening peak hour, and fifteen trips during the Saturday midday peak hour, resulting in one vehicle approximately eight minutes, four minutes, and four minutes, respectively.*
- *As part of the proposed facility, the intersection of State Highway 55 and Old State Road will be reconfigured to create two 90-degree intersections incorporating access to the proposed facility.*
- **With the previously described recommendations, as illustrated in Exhibit 1, the newly configured intersections will significantly improve sightlines for vehicles turning to/from State Highway 55, particularly for vehicles making an eastbound to northbound left-turn movement.**
- **An exclusive right-turn lane is warranted on State Highway 55 at Old State Road under existing conditions during the Saturday midday peak hour but is not warranted during the weekday morning and evening peak hours.**
- *The intersection of State Highway 55 with Old State Road should be monitored in the future to evaluate if an exclusive left-turn lane or left-turn bypass lane is required.*

Proposed Intersection Layout

Shoemaker-Donnelly Storage
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C.U.P. 22-34
July 21, 2026



RE: Donnelly Storage

From Kyle Sihon <kyles@nasland.com>
Date Fri 7/17/2026 2:53 PM
To Steve Thiessen <steve@hatchda.com>; Mike Nasland <miken@nasland.com>

1 attachment (286 KB)
03-27-035-A.pdf;

Hey Steve,

See the email and attachment.

From: ITD-SVC Permitting-OneDrive <ITD-SVC.Permitting-OneDrive@itd.idaho.gov>
Sent: Thursday, July 16, 2026 4:42 PM
To: Mike Nasland <miken@nasland.com>
Subject: Thank you for your Permit Application!

Approach Permit application 03-27-035-A has been submitted to District 3. Please retain this email and attached form for your records.

This form is an application for a permit and does not guarantee that the application will be approved or a permit will be issued. Applications are typically processed within 30 days. If you have not received your application in 30 days, please contact your permit coordinator.

Best Regards, Idaho Department of Transportation



Best,

Kyle Sihon

Senior Design Engineer
1109 W Main St, #660, Boise, ID 83702
D (208) 593-4675 | C (425) 802-8425



ITD Permit 03-27-035-A Submittal

Shoemaker-Donnelly Storage
HWY 55 Valley County, ID

C.U.P. 22-34
July 21, 2026



Windham, Sarah V CIV USARMY
CENWW
(USA) <Sarah.V.Windham@usace.army.mil>

To: Steve Thiessen

Tue 2/28/2023 9:44 AM

Good morning Steve,

I'm happy to provide some clarification. The Corps has determined that Wetlands 1, 2 and 3 (including the unnamed waterway) are jurisdictional. We have also determined that Wetlands 4 and 5 are not jurisdictional, meaning that Section 404 of the Clean Water Act does not apply. If the project will result in a discharge of fill material into the jurisdictional features, a permit would be required, but any discharge into Wetlands 4 and 5 would not require a permit from the Corps. The plot plan that was submitted indicates that future development will avoid wetlands 1-3 and will impact Wetlands 4 and 5.

To summarize, the project as proposed will not require a 404 permit from the Corps since wetlands 4 and 5 are not considered waters of the U.S.

Let me know if I can answer any other questions or clear up anything else,

Sarah

Shoemaker-Donnelly Storage
HWY 55 Valley County, ID

USACE Email
C.U.P. 22-34
July 21, 2026



From: Brandon Harris <BHarris@cdh.idaho.gov>
Sent: Thursday, February 26, 2026 11:27 AM
To: Kyle Gills <kgills@shoeprop.com>
Cc: Steve Lester <slester@shoeprop.com>
Subject: RE: File#168783 - Septic App 13051 Old State Rd. Donnelly

Hello Kyle,

Snow cover in that area, should be at or less than 1ft and melting, I am unable to be onsite unless there is less than 6 inches of snow. The ground water monitoring needs to start as soon as possible due to the minimal amount of precipitation we have received this year. We still have not received enough precipitation to cross the 75% of average we need to accept ground water data for 2026. I must still recommend doing the ground water monitoring, but it may not be accepted if we don't get above the 75% average and would then need to be re-monitored in 2027.

My recommendation would for you to have the monitoring wells installed as soon as possible and if the ground water data is good and we can accept it then we can dig a soil classification test hole at that time. The monitoring season has already started so the new monitoring wells will need to be placed by next week.

Best,
Brandon Harris

Shoemaker-Donnelly Storage
HWY 55 Valley County, ID

CDH Email

C.U.P. 22-34
July 21, 2026



Thank you for your time.

Questions?

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C.U.P. 22-34
July 21, 2026

Shoemaker-Donnelly Storage
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