

Date 07-15-2026

To Valley County Commissioners

From Neighborhood Residents of Shoemaker Donnelly Storage CUP 22-34

Subject: Against Appeal to P&Z Decision Shoemaker Donnelly Storage CUP 22-34

We are requesting that the Valley County Commissioners deny the applicant's request for an additional three-year extension of the Conditional Use Permit (CUP) for the proposed storage facility. As the original CUP began to expire, they requested and were granted a two-year extension for a total of three years. Now, three years have passed with no visible improvements or progress.

The original approval was granted based on conditions, traffic expectations, infrastructure capacity, and community needs that existed at that time. Since then, this area has experienced continued growth and changing development patterns. Traffic volumes, roadway demands, housing density, and surrounding land uses are evolving rapidly.

Granting another lengthy extension without requiring a new CUP review would prevent the community and the Committee from evaluating the project under current conditions and standards. If the developer is not prepared to begin construction at this time, it is reasonable and appropriate for the applicant to return with a new CUP application once they are ready to break ground. A new review process would allow the Committee to

- Reassess traffic impacts based on current and projected conditions. This will be very helpful as ITD completes their 55 Traffic study.

YOU HAVE THE OPPORTUNITY TO RELY ON THE STUDY TO PROPERLY ANALYZE HOW THIS AFFECTS TRAFFIC AND REQUIRE ANY IMPROVEMENTS NEEDED.

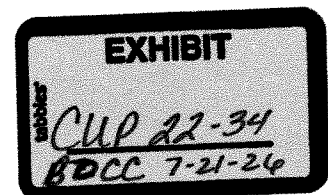
- Evaluate whether the proposed storage use remains appropriate for the area
- Consider updated infrastructure and public safety concerns
- Ensure compatibility with surrounding residential growth
- Allow current residents and stakeholders the opportunity to provide input based on today's realities, not conditions from several years ago

Extensions should not serve as indefinite placeholders for projects that may no longer reflect the best use of the property or the needs of the community. Requiring a new CUP application when the developer is truly ready to proceed would provide transparency, accountability, and an updated analysis for both the Committee and the public.

For these reasons, we respectfully ask the Committee to deny the requested extension and require a new CUP application at the time the applicant is prepared to move forward with development.

Dwight Stutzman
10 Creekside Court

Dwight Stutzman *Deb Stutzman*



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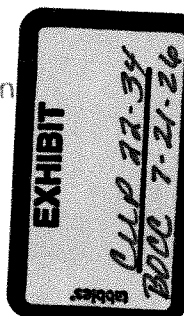
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Scott Billing
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311 Eagle Ln.
Donnelly, ID 83615

Jill Bulling
JBulling



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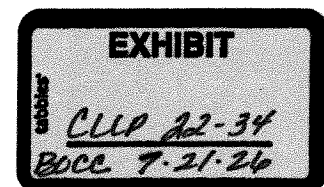
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Susan Davis Susan Davis
163 Eld Lane
Donnelly, ID



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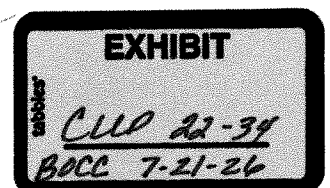
Heather Beeman
Heather Beeman
13017 Old State Rd.
Donnelly, ID 83615

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13017 Old State Road
Donnelly ID 83615

Rene Binkbine
20 Creekside Ct
Donnelly ID 83615

Mike Binkbine
20 Creekside Ct.
Donnelly ID 83615



Doug and Pamela Teeter
40 Creekside Court, Donnelly, ID

July, 20 2026

Valley County Commissioners
c/o Cynda Herrick, AICP, CFM, Planning & Zoning Director
cherrick@valleycountyid.gov

RE: Appeal of PZ Commission Denial of an Extension Request for CUP 22-34 Shoemaker Donnelly Storage

Valley County Commissioners,

My wife and I urge you not to reverse the Planning and Zoning Commission's denial. The applicant has had many years to fulfill the requirements of their conditional use permit. The applicant's request doesn't show that in the past three years they've been granted any approvals or permits that were key conditions of approval, such as:

- Must have approved storm water management plan and site grading plan approved by the Valley County Engineer;
- Shall obtain Central District Health approval prior to issuance of a building permit;
- Shall obtain building permit for the structures;
- Shall obtain a sign permit prior to installation of a sign; as well as
- Must have an approach permit from the Valley County Road Department and/or Idaho Transportation Department.

The last one is the most concerning, as their appeal only includes 2026 emails with the departments. Is the applicant serious about the project and its effect to the safety of those traveling Hwy 55?

Another condition of approval was "Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit"

The applicant's agent invited some of our neighbors to meet early this year, one of our neighbors informed us that the applicant presented a site plan to add many townhomes and single-family homes behind the proposed storage facility. Clearly a change in land use activity that would also change designing the intersection with Hwy 55.

Again, we urge you to deny the appeal. There has not been meaningful activity as well as a proposed major change in the applicant's plans requires a new Conditional Use Permit.

Sincerely,



Doug and Pamela Teeter

