



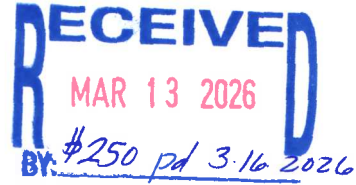
**HATCH
DESIGN
ARCHITECTURE.**

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March 13, 2026

Conditional Use Permit Extension

Valley County Planning and Zoning
219 N Main St.
Cascade, ID 83611



Re: **Conditional Use Permit Extension for Shoemaker – Donnelly Storage
Located at TBD, Donnelly, ID 83615**

Dear Planning Staff,

The original project consisted of an approximately 90,348 SF self-storage facility. The facility will provide covered storage for boats, RV's, recreational equipment, along with variety of standard storage spaces.

Due to the nature of the site, ground water monitoring will be required through the 2026 Spring runoff. This information may change the location and/or type of the septic system. This could also change storm water infiltration locations.

There are no substantial changes to the original plan. Site work will proceed in summer of 2026 once adequate ground water data has been received and the proposed location of the septic system can be approved. A development agreement is required prior to pulling permits. One the requirements of the development agreement is to coordinate the road improvements. The applicant is currently working with the Valley County Roads Department and ITD to finalize the required road improvements.

The applicant is proposing to start phase one the summer of 2026. This phase will include all site improvements and the construction of building C and Canopy D. Phase 2 of the project is scheduled to start the spring of 2028. This phase will consist of buildings A, B, and E. The revised site plan has been attached for reference.

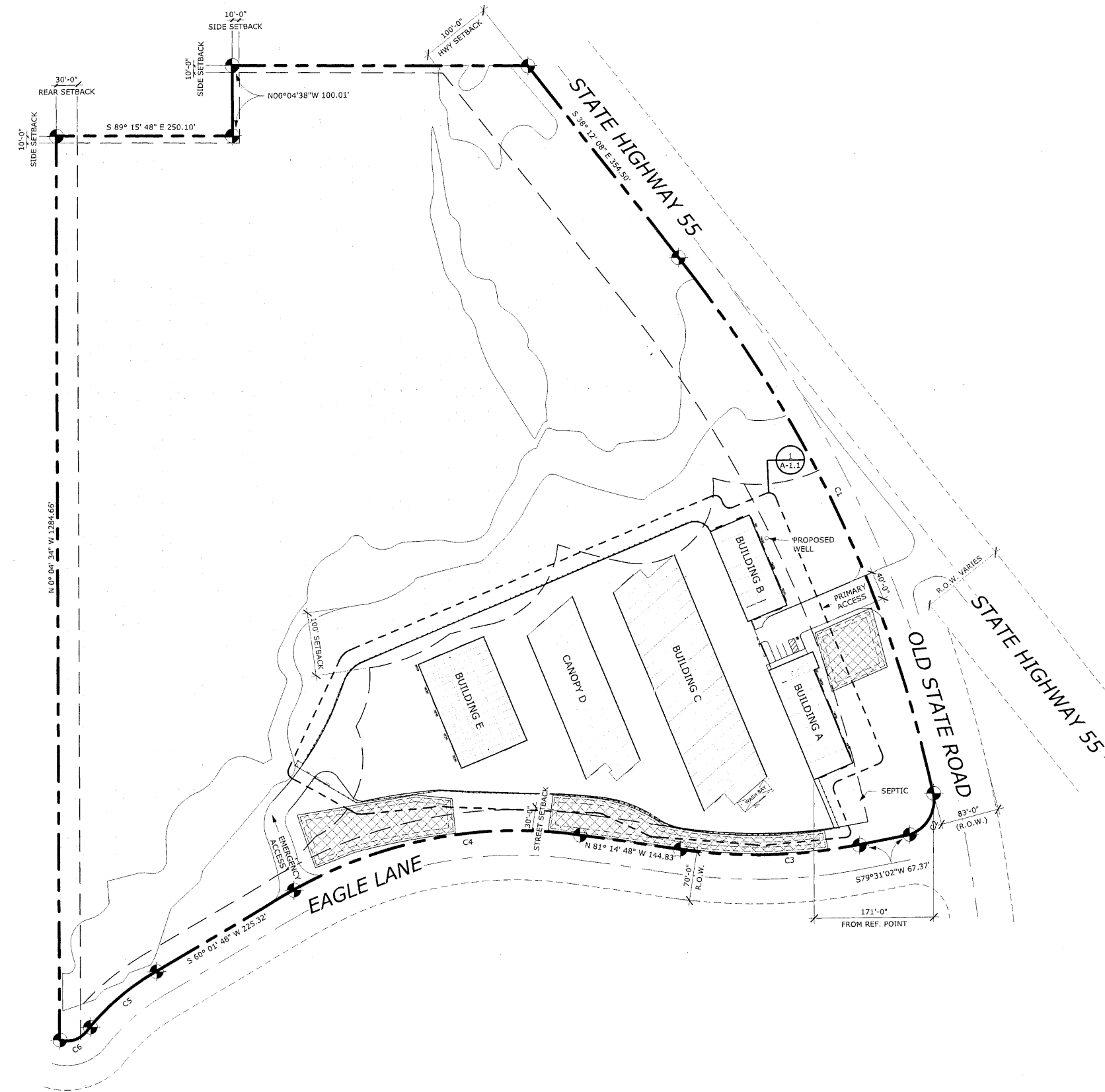
Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP

HATCH DESIGN ARCHITECTURE

1/30/2026 7:57:35 AM



SITE PLAN
SCALE: 1" = 80'-0"

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

CURVE TABLE		
MARK	BEARING	CHORD
C1	S 25° 14' 38" E	841.79'
C2	S 33° 36' 56" W	71.81'
C3	S 89° 08' 07" W	255.63'
C4	S 79° 23' 30" W	421.04'
C5	S 49° 21' 31" W	124.07'
C6	S 73° 29' 17" W	39.95'

SYMBOL LEGEND	
	LANDSCAPING SURFACE, SEE LANDSCAPE DRAWINGS
	APPROXIMATE STREAM AND WETLAND AREA LOCATION
	STORMWATER BASIN, SEE CIVIL DRAWINGS
	SNOW STORAGE AREA, SEE CIVIL DRAWINGS
	PROPERTY BOUNDARY LINE
	PROPERTY SETBACK LINE
	ROAD/ACCESS LINE

HATCH DESIGN ARCHITECTURE
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HATCH DESIGN ARCHITECTURE

75% PROGRESS SET
NOT FOR CONSTRUCTION

NEW STORAGE FACILITY FOR:
STORNOW - DONNELLY
13051 OLD STATE ROAD, DONNELLY, ID

2026 extension

DATE: AUGUST 2023
DRAWN BY: WE
CHECKED BY: JLN
JOB NUMBER: 22115

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-1.0