

From: Emily Hart <ehart@mccall.id.us>
Sent: Thursday, August 21, 2025 10:52 AM
To: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: Public Hearings - Valley County PZ - Sept. 11, 2025

Lori,

SUB 25-019 is 1.8 miles from Runway 34. In Horizontal Surface. Prescreen for FAA Form 7460-1 submittal <https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen>

Obstruction Evaluation / Airport Airspace Analysis (OE3A)

The Federal Aviation Administration (FAA) Obstruction Evaluation Group (OEG) is currently closed. Unfortunately, due to this closure we will not be able to accept new or process previously submitted applications for off-airport filings under 14 CFR Part 77. Upon our return, the OEG staff will immediately begin accepting e-filings via this website and process applications as quickly as possible ...

oeaaa.faa.gov

No other Airport comments for the Sept. 11 Agenda.

Have a great day,

Emily

Emily Hart, C.M. | McCall Airport Manager
336 Deinhard Lane Hangar 100 | McCall, ID 83638
Direct: 208.634.8965 | Cell: 208.630.3441
www.mccall.id.us/airport



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IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

August 29, 2025

Cynda Herrick
P&Z Director
219 N. Main St
Cascade, ID 83611

VIA EMAIL

Development Application	SUB 25-019
Project Name	Highway 55 Storage
Project Location	14014 Highway 55
Project Description	108 Storage Condominiums
Applicant	Pearson Storage Partners LLC

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. Due to increasing traffic concerns and proximity to SH-55, the Department will need to review turn lane warrants for the proposed development. Turn lane warrants should include traffic that will be generated from all parcels utilizing the shared access to SH-55.
2. The Department does not have any objections to the proposed shared approach. The applicant will need to apply for an ITD encroachment permit and must meet current ITD specifications for a commercial two-way approach.
3. Installation of any landscaping within ITD right-of-way will need to be addressed by ITD permit and meet the requirements of IDAPA 39.03.42.
4. ITD reserves the right to make further comments upon review of the submitted documents.

If you have any questions, you may contact me at 208-334-8377.

Sincerely,

Kendra Conder

Kendra Conder
Development Services Coordinator
Kendra.conder@itd.idaho.gov



Public Notices - Valley County PZ - November 13, 2025

From Kendra Conder <Kendra.Conder@itd.idaho.gov>

Date Wed 10/15/2025 1:14 PM

To Cynda Herrick <cherrick@valleycountyid.gov>

Cc Lori Hunter <lhunter@valleycountyid.gov>

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.

Hi Cynda,

ITD does not have any comments for the November 13 agency notice. However, our request for turn lane warrants for SUB 25-019 has not been met.

Let me know if you have any questions!

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190



YOUR Safety ... ► YOUR Mobility ... ► YOUR Economic Opportunity

From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Wednesday, February 11, 2026 2:37 PM
To: Rob Pair <rpair@crestline-eng.com>; gtankersley <gtankersley@crestline-eng.com>
Cc: dusty@pinetopmccall.com <dusty@pinetopmccall.com>; jringert@kittelerson.com <jringert@kittelerson.com>; Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RE: Rocky Mountain Storage - Access Permit

Thanks, Rob! I've added the updated detail to your existing permit, which is in our queue for review.

Cynda – There may be some small back and forth on the permit, but overall there are no issues from ITD's perspective that should hold up the P&Z hearing.

Kendra Conder

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

From: Rob Pair <rpair@crestline-eng.com>
Sent: Wednesday, February 11, 2026 9:14 AM
To: Kendra Conder <Kendra.Conder@itd.idaho.gov>; Gregg Tankersley <gtankersley@crestline-eng.com>
Cc: dusty@pinetopmccall.com; jringert@kittelerson.com; Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RE: Rocky Mountain Storage - Access Permit

Hi Kendra,

Attached is an updated approach detail drawing with the added signage and striping. We've included 4" double solid yellow markings along the approach centerline, a 12" wide solid stop bar marking, and a stop sign.

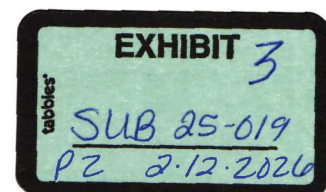
Please let us know if you have any additional comments.

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: Tuesday, February 10, 2026 3:27 PM

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

Cc: Rob Pair <rpair@crestline-eng.com>; dusty@pinetopmccall.com; jringert@kittelson.com; Cynda Herrick <cherrick@valleycountyid.gov>

Subject: RE: Rocky Mountain Storage - Access Permit

Hi Gregg,

Yes, I would recommend adding the additional striping information to your approach detail. Feel free to send that over to me and I can add it to your existing permit!

The 28' approach is still within our requirements, but our engineer may have questions on turning movements for the buses...I would just have a response teed up in case he asks.

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190

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

Sent: Tuesday, February 10, 2026 10:45 AM

To: Kendra Conder <Kendra.Conder@itd.idaho.gov>

Cc: Rob Pair <rpair@crestline-eng.com>; dusty@pinetopmccall.com; jringert@kittelson.com; Cynda Herrick <cherrick@valleycountyid.gov>

Subject: RE: Rocky Mountain Storage - Access Permit

Thanks Kendra!

We currently are not showing any striping but can easily add some centerline markings and a stop bar our approach detail. As far as the approach width goes, we're showing 28' wide paved surface w/2' gravel shoulders and 30' radii connecting to the highway to help with the school bus turning movements. I'm assuming it will be ok that the approach is narrower than the 40' referenced in the response.

Thank you in advance for your continued help with this project and please don't hesitate to reach out if you'd like to further discuss the submitted application.

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: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Monday, February 9, 2026 3:41 PM
To: Gregg Tankersley <gtankersley@crestline-eng.com>
Cc: Rob Pair <rpair@crestline-eng.com>; dusty@pinetopmccall.com; jringert@kittelerson.com; Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RE: Rocky Mountain Storage - Access Permit

Gregg,

Absolutely. I will see what I can find out. Do you have any concerns about the striping and/or verbiage for the approach itself? We just want to make sure people can see both directions when exiting the site.

Kendra Conder

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

From: Gregg Tankersley <gtankersley@crestline-eng.com>
Sent: Friday, February 6, 2026 4:00 PM
To: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Cc: Rob Pair <rpair@crestline-eng.com>; dusty@pinetopmccall.com; jringert@kittelerson.com; Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Rocky Mountain Storage - Access Permit

Hi Kendra,

Thank you for sharing ITD's Staff Report for the Rocky Mountain Storage project. We appreciate all the help and consideration getting to this point. I noticed reference to an access permit on the second page. Not sure if you were aware, but we submitted a Right-of-Way Encroachment Application on 11/26/25 which I have attached to this email including the purchase receipt. Is there any chance that you could investigate it's status and provide a response with an update prior to our meeting next week on the 12th as well?

Thanks again and have a good weekend,

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: Kendra Conder <Kendra.Conder@itd.idaho.gov>

Sent: Monday, March 23, 2026 9:43 AM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Subject: RE: Appeal - SUB 25-019 Rocky Mountain Storage - 14014 Highway 55

Hi Cynda,

ITD does not have any comments regarding the appeal for Rocky Mountain Storage.

Thank you,

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190



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From: Kendra Conder <Kendra.Conder@itd.idaho.gov>

Sent: Tuesday, March 24, 2026 12:52 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Subject: RE: Appeal - SUB 25-019 Rocky Mountain Storage - 14014 Highway 55

Hi Cynda,

I've attached our staff report and email correspondence between myself and the applicant. They should have provided you with the staff report so I apologize if that did not make its way to you. ITD will not require any mitigations for this development.

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190



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IDAHO TRANSPORTATION DEPARTMENT

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February 6, 2026

John Ringert, P.E.
Kittelson & Associates, Inc.
101 S Capitol Blvd., Ste. 600
Boise, ID 83702

RE: Rocky Mountain Storage - Response to Agency Transmittal for Conditional Use Permit

Dear John,

The Idaho Transportation Department (ITD) has completed our review of the updated project details for Rocky Mountain Storage, as submitted in response to Valley County's Agency Transmittal for a conditional use permit.

Project Summary

The proposed project is located on the east side of SH-55 in Valley County, Idaho, adjacent to the existing bus depot. The project consists of 108 condominium storage units and supporting facilities. Additionally, a turn lane warrant analysis was completed for the project.

ITD Staff Requirements

- Turn Lanes
 - Turn lane warrants were not met for a northbound right-turn lane. Although turn lane warrants were met for peak traffic conditions for a southbound left-turn lane, a number of additional factors warrant consideration when determining the desirability of a left-turn lane. Sight distance is not restricted for approaching vehicles at the proposed access. Additionally, the project proposes a reduction from 3 current accesses down to 1 future joint-use access with the adjoining parcel north of the project site. Reduction in access density has been shown to have an overall positive impact in crash rates, and free flow speed conditions. In addition to traffic conditions, economic feasibility and applicability must also be considered. During the peak traffic flow, the project is estimated to generate 5 trips per hour to the southbound left turn movement. The right-of-way necessary to construct a southbound left-turn lane is not controlled by the project site, potentially resulting in disproportionate costs. For these considerations and others, ITD will not require the developer to install any turn lanes.
- SH-55 Access
 - The project proposes a consolidation of accesses on SH-55. 3 accesses would reduce to 1 under the project's current proposal. ITD supports this approach.
 - Access shall be constructed as a 40' commercial joint-use approach.
 - The approach shall be striped and constructed to limit one lane of egress movement to maintain uninhibited site profiles.

Right-of-Way (ROW) Dedications

- The developer must dedicate right-of-way equal to all land used in the construction highway improvements conditioned in this memo. Additionally, ROW dedication is required for any drainage necessary for the construction and operation of those highway improvements.



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Expiration of Staff Report

- This staff report shall expire one 1 year from the date of issuance. Upon expiration, it shall be the burden of the developer to demonstrate that their project is on schedule to meet the original timelines submitted for full build-out and that no substantial changes to the site plan, or traffic data has occurred. If so demonstrated, staff should automatically renew the staff report with the original conditions. Upon expiration, if a developer cannot demonstrate these requirements staff should perform a new review and may require additional or updated analysis as needed. Additionally, if a staff report expires and ITD projects or other long-range planning efforts become newly applicable, staff should complete a new staff report and may require additional or updated analysis as needed.

Permit Requirements

- Once Civil Plans have been drafted for any work occurring in ITD's Right-of-Way, submit an access permit application via our online permitting tool [here](#).
 - ITD staff will receive the application and all submitted supportive documents, which should include:
 - Civil Plans
 - Parcel Deed
 - Cross-Access or Access Easement, if applicable
 - Traffic Control Plan designed by a certified Traffic Control Supervisor
 - Access and Utility Permits
 - If required, both access and utility permits will need to be reviewed and approved prior to any work in ITD's ROW.

Notices

- This report does not supersede or nullify any local land use requirements or legal property restrictions. Legal property restrictions include but are not limited to easements, access agreements, deed restrictions, plat restrictions, liens or other encumbrances. Removing, modifying, or establishing legal property restrictions is the responsibility of the developer.
- This report does not constitute a permit approval, or denial issued pursuant to IDAPA 29.03.42.
- Any allowance for access/encroachment on a state highway granted in this report is subject to changes in requirements/restrictions, and removal in the future for reasons of safety, capacity, and other ITD planning efforts.

ITD Staff Recommendations are intended to assure that the proposed development will not place an undue burden on the existing State Highway system within the vicinity impacted by the proposed development. Maintaining safety and mobility for Idaho's motorists is of utmost importance to ITD. We appreciate your improvements to livability in McCall, Idaho, as we want all residents to travel safely and efficiently on the highway system.

If you have any questions, feel free to contact me at Brian.Duran@itd.idaho.gov or Kendra Conder, Development Services Coordinator, at (208) 334-8377 or email Kendra.Conder@itd.idaho.gov.

Sincerely,

Brian Duran
Development Services Manager
Idaho Transportation Department | District 3



Outlook

RE: Rocky Mountain Storage (across from McCall Landing)-Turn Lane Analysis Report

From Kendra Conder <Kendra.Conder@itd.idaho.gov>

To Rob Pair <rpair@crestline-eng.com>; Dusty Bitton <dusty@pinetopmccall.com>

Cc John Ringert <JRINGERT@kittelson.com>; gtankersley <gtankersley@crestline-eng.com>

 1 attachment (253 KB)

020626_Rocky Mountain Storage Staff Report.pdf;

Hi Dusty,

Attached is our staff report for Rocky Mountain Storage. It's outlined in the report, but ITD will not require any turn lanes for your development.

Let me know if you have any questions.

Thanks!

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190



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From: Rob Pair <rpair@crestline-eng.com>

Sent: Thursday, January 29, 2026 1:58 PM

To: Kendra Conder <Kendra.Conder@itd.idaho.gov>; Dusty Bitton <dusty@pinetopmccall.com>

Cc: John Ringert <JRINGERT@kittelson.com>; Gregg Tankersley <gtankersley@crestline-eng.com>

Subject: RE: Rocky Mountain Storage (across from McCall Landing)-Turn Lane Analysis Report

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Thanks for the update Kendra! We will look forward to your response.

Rob Pair, E.I.T. | Associate Engineer

Crestline Engineers, Inc.

323 Deinhard Lane, Suite C

PO Box 2330 | McCall, Idaho 83638

From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Thursday, January 29, 2026 1:16 PM
To: Dusty Bitton <dusty@pinetopmccall.com>
Cc: John Ringert <JRINGERT@kittelerson.com>; Rob Pair <rpair@crestline-eng.com>; Gregg Tankersley <gtankersley@crestline-eng.com>
Subject: RE: Rocky Mountain Storage (across from McCall Landing)-Turn Lane Analysis Report

Hi Dusty,

I spoke with John this afternoon and we were able to work through some questions I had. Our staff is currently reviewing the analysis and I will work to get you a staff report as soon as possible, but definitely before your hearing.

Kendra Conder

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



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From: Dusty Bitton <dusty@pinetopmccall.com>
Sent: Wednesday, January 28, 2026 8:34 AM
To: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Cc: John Ringert <JRINGERT@kittelerson.com>; Rob Pair <rpair@crestline-eng.com>; Gregg Tankersley <gtankersley@crestline-eng.com>
Subject: Re: Rocky Mountain Storage (across from McCall Landing)-Turn Lane Analysis Report

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hey Kendra
Any feedback on this ?

On Wed, Jan 14, 2026 at 8:23 AM Dusty Bitton <dusty@pinetopmccall.com> wrote:

Thanks Kendra!
Let us know if we need to jump on a call to discuss once you dig in.

On Tue, Jan 13, 2026 at 2:14 PM Kendra Conder <Kendra.Conder@itd.idaho.gov> wrote:

Hi John,

Thank you for sending this over! We have a lot of projects in our review queue right now, but we'll get it reviewed prior to the February 12th hearing. Barring any major concerns with the analysis, I'll provide a staff report to Dusty prior to the hearing.

I'll give you a call if I have any questions during our review.

Kendra Conder

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



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From: John Ringert <JRINGERT@kittelsohn.com>

Sent: Thursday, January 8, 2026 4:19 PM

To: Kendra Conder <Kendra.Conder@itd.idaho.gov>

Cc: Dusty Bitton <dusty@pinetopmccall.com>; Rob Pair <rpair@crestline-eng.com>; Gregg Tankersley
(gtankersley@crestline-eng.com) <gtankersley@crestline-eng.com>

Subject: Rocky Mountain Storage (across from McCall Landing)-Turn Lane Analysis Report

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hi Kendra,

Happy New Year!

Attached is our study report documenting the turn lane evaluation for the Rock Mountain Storage condo project in Valley County for your review.

Please email me back that you received the study and if you have an estimate of the timeframe for your review. I think they have a hearing coming up in early February and the County will want to know what ITD will be requiring. If it is possible, it would be great to have the review completed by then.

Please do not hesitate to call or email me if you have any questions.

Thanks,

John

John F. Ringert, P.E.

Senior Principal Engineer

Kittelsohn & Associates, Inc.

101 South Capitol Boulevard, Suite 600

Boise, Idaho 83702

www.kittelsohn.com

jringert@kittelsohn.com

208.472.9802 (direct)

208.863.0201 (cell)

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,

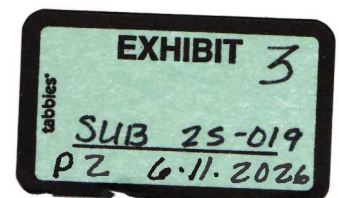
I just spoke with Rob regarding the permit for Rocky Mountain Storage. Please consider this email as confirmation that the permit is for Rocky Mountain Storage and Vandal Flats.

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



From: Cody Janson <CJanson@parametrix.com>
Sent: Friday, April 10, 2026 8:41 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>; Kerstin Dettrich <KDettrich@valleycountyid.gov>
Cc: Paul Ashton <pashton@parametrix.com>; Mitchell Hadfield <MHadfield@parametrix.com>
Subject: FW: Rocky Mountain Storage - Traffic Analysis

Good morning,

Please see the email below from our traffic engineer regarding this TIS and let us know if you have any questions or need anything else.

Thank you,

Parametrix

Cody Janson

Senior Engineer / ESOP Trustee

208-906-1154 | direct

208-921-5480 | mobile



From: Mitchell Hadfield <MHadfield@parametrix.com>
Sent: Thursday, April 9, 2026 6:06 PM
To: Cody Janson <CJanson@parametrix.com>
Cc: Paul Ashton <PAShton@parametrix.com>
Subject: RE: Rocky Mountain Storage - Traffic Analysis

Hi Cody

I have reviewed the Rocky Mountain Storage Traffic Analysis and the associated ITD staff report. **From my perspective, the analysis is sound. I do not have any comments to the contrary.**

Here is a recap of the analysis / ITD staff report:

The storage facility is located on the east side of SH-55, just south of the McCall School District Bus Facility and will consolidate three existing accesses on SH-55 to a signal access. The analysis checked turn lane warrants using projected 2030 turning movement volumes including trips for the storage development. NBR and SBR turn lanes are not warranted. NBL and SBL turn lane volumes meet warrants both with and without the project. The left turn lane warrant threshold is 5 vehicles per hour, and the projected 2030 volumes include 5 NBL vehicles in the peak hour and 10 SBL vehicles in the peak hour. Though the NBL and SBL volume technically meets turn lane warrants, the analysis does not recommend their construction. The analysis sites ROW concerns with roadside ditches, benefit cost, low project trip generation, and adequate sight distance without the turn lanes as reasons not to construct NBL / SBL turn lanes. ITD concurs with the analysis and is not requiring any turn lanes.

Let me know if you have any questions for me.

Thanks,

Parametrix

Mitch Hadfield, PE, RSP1

Traffic Operations and Safety Engineer

208-906-1160 | direct



From: Cynda Herrick <cherrick@valleycountyid.gov>

Sent: Tuesday, March 31, 2026 1:33 PM

To: Cody Janson <CJanson@parametrix.com>; Paul Ashton <PAshton@parametrix.com>

Cc: Kerstin Dettrich <Kdettrich@valleycountyid.gov>

Subject: Fw: Rocky Mountain Storage - Traffic Analysis

Hello,

The Board of County Commissioners would like you to review and assess the attached TIS and ITD Staff Report. Your assessment of the study and report will be forwarded to the Planning and Zoning Commission for their consideration.

If you have any questions please let me know.

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....”

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

From: Rob Pair <rpair@crestline-eng.com>

Sent: Tuesday, March 31, 2026 10:19 AM

To: Cynda Herrick <cherrick@valleycountyid.gov>; Kerstin Dettrich <KDettrich@valleycountyid.gov>

Cc: dusty@pinetopmccall.com <dusty@pinetopmccall.com>

Subject: Rocky Mountain Storage - Traffic Analysis

Cynda/Kerstin,

Please see the attached Traffic Analysis for the Rocky Mountain Storage Project. The County Commissioners requested that the report be reviewed by Valley County Engineer and I wanted to

provide a copy for you to send out. I have also included Idaho Transportation Departments Staff report.

Please note: An ITD encroachment permit was submitted in November 2025. We received comments from ITD in February 2026, addressed and resubmitted the encroachment permit, and are currently waiting for ITD's engineering team to finalize and approve the permit.

Please let me know if you have any additional questions.

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

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(208) 334-8300 • itd.idaho.gov

February 6, 2026

John Ringert, P.E.
Kittelson & Associates, Inc.
101 S Capitol Blvd., Ste. 600
Boise, ID 83702

RE: Rocky Mountain Storage - Response to Agency Transmittal for Conditional Use Permit

Dear John,

The Idaho Transportation Department (ITD) has completed our review of the updated project details for Rocky Mountain Storage, as submitted in response to Valley County's Agency Transmittal for a conditional use permit.

Project Summary

The proposed project is located on the east side of SH-55 in Valley County, Idaho, adjacent to the existing bus depot. The project consists of 108 condominium storage units and supporting facilities. Additionally, a turn lane warrant analysis was completed for the project.

ITD Staff Requirements

- Turn Lanes
 - Turn lane warrants were not met for a northbound right-turn lane. Although turn lane warrants were met for peak traffic conditions for a southbound left-turn lane, a number of additional factors warrant consideration when determining the desirability of a left-turn lane. Sight distance is not restricted for approaching vehicles at the proposed access. Additionally, the project proposes a reduction from 3 current accesses down to 1 future joint-use access with the adjoining parcel north of the project site. Reduction in access density has been shown to have an overall positive impact in crash rates, and free flow speed conditions. In addition to traffic conditions, economic feasibility and applicability must also be considered. During the peak traffic flow, the project is estimated to generate 5 trips per hour to the southbound left turn movement. The right-of-way necessary to construct a southbound left-turn lane is not controlled by the project site, potentially resulting in disproportionate costs. For these considerations and others, ITD will not require the developer to install any turn lanes.
- SH-55 Access
 - The project proposes a consolidation of accesses on SH-55. 3 accesses would reduce to 1 under the project's current proposal. ITD supports this approach.
 - Access shall be constructed as a 40' commercial joint-use approach.
 - The approach shall be striped and constructed to limit one lane of egress movement to maintain uninhibited site profiles.

Right-of-Way (ROW) Dedications

- The developer must dedicate right-of-way equal to all land used in the construction highway improvements conditioned in this memo. Additionally, ROW dedication is required for any drainage necessary for the construction and operation of those highway improvements.



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IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

Expiration of Staff Report

- This staff report shall expire one 1 year from the date of issuance. Upon expiration, it shall be the burden of the developer to demonstrate that their project is on schedule to meet the original timelines submitted for full build-out and that no substantial changes to the site plan, or traffic data has occurred. If so demonstrated, staff should automatically renew the staff report with the original conditions. Upon expiration, if a developer cannot demonstrate these requirements staff should perform a new review and may require additional or updated analysis as needed. Additionally, if a staff report expires and ITD projects or other long-range planning efforts become newly applicable, staff should complete a new staff report and may require additional or updated analysis as needed.

Permit Requirements

- Once Civil Plans have been drafted for any work occurring in ITD's Right-of-Way, submit an access permit application via our online permitting tool [here](#).
 - ITD staff will receive the application and all submitted supportive documents, which should include:
 - Civil Plans
 - Parcel Deed
 - Cross-Access or Access Easement, if applicable
 - Traffic Control Plan designed by a certified Traffic Control Supervisor
 - Access and Utility Permits
 - If required, both access and utility permits will need to be reviewed and approved prior to any work in ITD's ROW.

Notices

- This report does not supersede or nullify any local land use requirements or legal property restrictions. Legal property restrictions include but are not limited to easements, access agreements, deed restrictions, plat restrictions, liens or other encumbrances. Removing, modifying, or establishing legal property restrictions is the responsibility of the developer.
- This report does not constitute a permit approval, or denial issued pursuant to IDAPA 29.03.42.
- Any allowance for access/encroachment on a state highway granted in this report is subject to changes in requirements/restrictions, and removal in the future for reasons of safety, capacity, and other ITD planning efforts.

ITD Staff Recommendations are intended to assure that the proposed development will not place an undue burden on the existing State Highway system within the vicinity impacted by the proposed development. Maintaining safety and mobility for Idaho's motorists is of utmost importance to ITD. We appreciate your improvements to livability in McCall, Idaho, as we want all residents to travel safely and efficiently on the highway system.

If you have any questions, feel free to contact me at Brian.Duran@itd.idaho.gov or Kendra Conder, Development Services Coordinator, at (208) 334-8377 or email Kendra.Conder@itd.idaho.gov.

Sincerely,

Brian Duran
Development Services Manager
Idaho Transportation Department | District 3

From: Ryan Garber <ryan@mccallfire.com>
Sent: Tuesday, September 2, 2025 1:18 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Mike Bertrand <mike@mccallfire.com>
Subject: SUB 25-019 HWY 55 Storage Preliminary Plat

Cynda,

I have the following comments on SUB 25-019:

- In lieu of meeting the fire flow requirements in Appendix B of the 2018IFC (International Fire Code), a 30,000-gallon water storage tank or pond for fire protection shall be installed on-site, in accordance with NFPA 22, inspected and made operable prior to building construction (501.4, IFC2018). The site plan, including the tank location, position, accessibility, etc., needs to be approved by the fire district prior to the installation.
 - The preliminary location for the pond and hydrant location has been discussed with owner and architect
- Driveways will provide a minimum unobstructed width of 12 feet and a minimum unobstructed height of 13 feet 6 inches.
- Grade. The gradient for driveways cannot exceed 10 percent unless approved by the fire code official. (503.7.6)
- Any security gates shall be installed in accordance with UL325, have an SOS gate module installed for emergency means of operation (503.6), and meet the width standards according to Section D103.5.
- Surface. Driveways need to be designed and maintained to support the imposed loads of local responding fire apparatus and will be surfaced as to provide all weather driving capabilities. (503.7.8)
 - Driveways shall be capable of supporting a 70,000 lb vehicle.
- Fire extinguishers with a minimum rating of 2-A shall be located within 75 feet of travel distance throughout and mounted on the exterior of the buildings, (906, 2018IFC).
- Roads and water supply for fire protection shall be installed, inspected, and made operable prior to final plat or building construction within each phase(501.4, IFC2018).

Ryan

Captain Ryan Garber
Fire Prevention / Code Enforcement
McCall Fire & EMS
201 Deinhard Lane
McCall, ID 83638
www.mccallfire.com
Office: (208) 634-4306

From: Ryan Garber <ryan@mccallfire.com>
Sent: Tuesday, March 17, 2026 9:08:42 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Mike Bertrand <mike@mccallfire.com>; Andrew Schaffran <andrew@mccallfire.com>; Douglas Miller <doug@mccallfire.com>
Subject: Appeal - SUB 25-019 Rocky Mountain Storage - 14014 Highway 55

Cynda,

If this appeal is successful the following fire district comments would apply:

General

- Roads and water supply for fire protection shall be installed, inspected, and made operable prior to final plat or building construction within each phase (501.4, IFC2018).

Fire Suppression Water Supply

- In lieu of meeting the fire flow requirements in Appendix B of the 2018IFC (International Fire Code), a 30,000-gallon water storage tank or pond for fire protection shall be installed on-site, in accordance with NFPA 22, inspected and made operable prior to building construction (501.4, IFC2018). The site plan, including the tank location, position, accessibility, etc., needs to be approved by the fire district prior to the installation.

Access Roads

- All access roads shall be built to Valley County standards and have an unobstructed width of not less than 20 feet (D103.1), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (503.2.1). Grade shall not exceed ten percent (D103.2).
- Where a fire hydrant or draft site is located along a fire access road minimum road width shall be 26 feet exclusive of shoulders (D103.1)
- Any security gates shall be installed in accordance with UL325, have an SOS gate module installed for emergency means of operation (503.6), and meet the width standards according to Section D103.5.

Fire Extinguishers

- Fire extinguishers with a minimum rating of 2A:10B:C shall be located within 75 feet of travel distance throughout the business portion of the buildings, and 1-A fire extinguishers shall be installed in each dwelling unit (906, 2018IFC).

Liquefied Petroleum Gas (Propane)

- A metered propane system with central tank is required if applicable.

Ryan

Captain Ryan Garber
Fire Prevention / Code Enforcement
McCall Fire & EMS
201 Deinhard Lane
McCall, ID 83638
www.mccallfire.com
Cell: (208) 469-0135

From: Ryan Garber <ryan@mccallfire.com>
Sent: Friday, April 17, 2026 11:40 AM
To: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: SUB 25-019 Rocky Mountain Storage

Lori,

All previous comments regarding fire department access and water supply apply. McCall Fire has nothing additional to add at this time.

Ryan

Captain Ryan Garber
Fire Prevention / Code Enforcement
McCall Fire & EMS
201 Deinhard Lane
McCall, ID 83638
www.mccallfire.com
Cell: (208) 469-0135

[Schedule a Short Term Rental Safety Inspection](#)
[Schedule a Phone Call with Ryan](#)
[Schedule a Firewise Safety Inspection](#)
[Schedule another type of inspection](#)



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This message has been sent to you as official business of the McCall Fire Protection District. If you have a concern about the authenticity of this communication, including any attachments, please contact the sender directly for confirmation, either by telephone or separate e-mail. Unencrypted e-mail is inherently insecure and should be treated with caution.

Electronic Privacy Notice. This e-mail, and any attachments, contains information that is, or may be, covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521, and is also confidential and proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please reply to the sender that you have received this communication in error, and then immediately delete it. Thank you in advance for your cooperation.



[Book time to meet with me](#)

LAKE IRRIGATION DISTRICT

District Manager:
John Leedom 634-9672
Secretary:
Shirley Florence 634-9235

PO Box 3126
McCall, ID 83638

Board Members:
Art Troutner 634-8328
Justin Florence 634-6528
Will Maki 634-6958

Sept 3, 2025

Valley County Planning and Zoning Commission
PO Box 1350
Cascade, ID 83611

Re: SUB 25-019 HWY 55 Storage Preliminary Plat

To Whom It May Concern;

Applicant C.U.P 25-019, HWY 55 Storage is within the Lake Irrigation District (LID) and has LID water assigned to it.

- This parcel has a delivery ditch running through the property in the southeast corner that delivers Lake Irrigation District water to said property and others on down stream.
- Lake Irrigation District highly encourages the developer to use the assigned water for irrigation.
- When a parcel of land is divided within an Irrigation District, the developer must designated how they wish it to be split, per Idaho code, and present it to the district board for approval. There is a Lake Irrigation District transfer fee on split parcels that have LID water.
- Per Idaho Code 31-3805, in the event that the developer does not provide means of utilizing the irrigation water, they must state this, and the land owner is subject to LID assessment amount.
- Per Idaho Code, runoff water from parking lots, etc. should not be allowed to enter into an irrigation ditch.

Lake Irrigation District board welcomes the developer to attend a meeting to discuss their plan with the water and LID's delivery facility.

For questions, feel free to contact John Leedom 634-9672 or Shirley Florence 634-7209.

Sincerely,

Shirley Florence
Secretary

From: Shirley Florence <sflorence80@gmail.com>
Sent: Thursday, November 6, 2025 10:18 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Rob Pair <rpair@crestline-eng.com>
Subject: Hwy 55 storage

Cynda,

This email is to inform the Valley County Planning and Zoning Commissioners that the applicants and their engineers are currently working with the Lake Irrigation District board regarding the easement the District has through their property,

Shirley Florence
Secretary
Lake Irrigation District
208-634-9235

LAKE IRRIGATION DISTRICT

District Manager:

John Leedom 634-9672

Secretary:

Shirley Florence 634-9235

PO Box 3126

McCall, ID 83638

Board Members:

Art Troutner 634-8328

Justin Florence 634-6528

Will Maki 634-6958

January 13, 2025

Valley County Planning and Zoning Commission

PO Box 1350

Cascade, ID 83611

Re: SUB 25-019 HWY 55 Storage Preliminary Plat

Commissioners,

Applicant SUB 25-019, HWY 55 Storage, have been working with the Lake Irrigation District (LID) board and have agreed on the following:

- A 20 ft easement on the delivery ditch running through the property in the southeast corner that delivers Lake Irrigation District water to said property and others on down stream.
- Idaho Code 42-1102 will be referenced on the developers plat.

For questions, feel free to contact John Leedom 634-9672 or Shirley Florence 634-9235.

Sincerely,

Shirley Florence

Secretary

Bitton Storage

From Annette Derrick <aderrick@valleycountyid.gov>

Date Thu 9/11/2025 10:11 AM

To Cynda Herrick <cherrick@valleycountyid.gov>

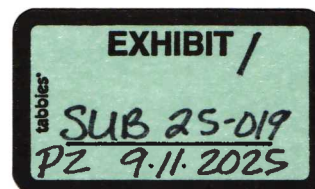
A building permit will be required to convert the storage units to commercial use

Thanks ,



Annette Derrick
Valley County Building Official
Building Department
Office: (208) 382-7114
219 N. Main | PO Box 1350
Cascade, ID 83611

SERVICE
TRANSPARENCY
ACCOUNTABILITY
RESPONSIVE



From: Annette Derrick <aderrick@valleycountyid.gov>
Sent: Thursday, January 29, 2026 10:01 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: 14014 state highway 55

Re: BP # 25-60
Pearson Storage Partners
14014 State Highway 55
Valley County, ID

This property was permitted as a residential detached garage, it was permitted and finalized without mezzanine in structure,
If this structure is being used as a commercial structure a new building permit will be required.

Please reach out with any questions

Thanks ,

Annette Derrick
Valley County Building Official
Building Department
Office: (208) 382-7114
700 South Main St | PO Box 1350
Cascade, ID 83611

SERVICE
TRANSPARENCY
ACCOUNTABILITY
RESPONSIVE

Valley County Building Department

700 Main st
P.O. Box 1350
Cascade, Idaho 83611



Phone: (208) 382-7114
Fax:
www.co.valley.id.us

March 10, 2026

To whom this may concern:

Pearson Storage Partners LLC will require building permit to upgrade and include firewalls and if over 12000 square ft fire sprinklers will be needed . as per 2018 IBC chapter 9 and any other required updates

Respectfully,

A handwritten signature in blue ink that reads "Annette Derrick".

Annette Derrick
Valley County Building Official



Valley County Transmittal
Division of Community and Environmental Health

Return to:

- ☐ Cascade
☐ Donnelly
☐ McCall
☐ McCall Impact
☒ Valley County

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat SUB 25-019 Rocky Mountain Storage

- ☐ 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 ☐ waste flow characteristics
☐ bedrock from original grade ☐ 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 ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central 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 ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

- ☒ 14. Subdivision application fees and engineering required. CHH has no objection to the CUP.

Reviewed By: Breith Copes

Date: 7/14/26



Valley County Transmittal
Division of Community and Environmental Health

Return to:

- ☐ Cascade
☐ Donnelly
☐ McCall
☐ McCall Impact
☒ Valley County

Rezone # _____

Conditional Use # _____

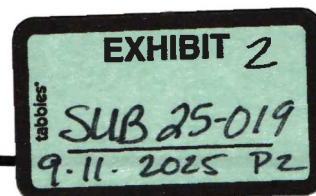
Preliminary / Final / Short Plat SUB 25-019 HWY 55 Storage

- ☐ 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 ☐ waste flow characteristics
☐ bedrock from original grade ☐ 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:
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☐ interim sewage ☐ central water
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- ☐ 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 ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

- ☒ 14. Subdivision application, fees, test holes, groundwater monitoring, and engineering report required.

Reviewed By: Brett Cooper

Date: 9.14.25



From: BRO Admin <BRO.Admin@deq.idaho.gov>
Sent: Monday, March 9, 2026 11:34 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Jennifer Lahmon <Jennifer.Lahmon@deq.idaho.gov>
Subject: RE: Appeal - SUB 25-019 Rocky Mountain Storage - 14014 Highway 55

The Boise Regional DEQ Administration has no comments at this time.

Sincerely,

?



Carlene Oberg
Administrative Assistant I
Idaho Department of Environmental Quality
1445 North Orchard Street Boise, Idaho 83706
P: (208) 373-0550 | www.deq.idaho.gov



May 4, 2026

Lori Hunter, Planner II
Valley County Planning & Zoning
700 S. Main Street, Cascade, ID 83611
lhunter@valleycountyid.gov

Subject: Valley County May 14 2026 Letter Response

Dear Lori Hunter:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY (C1, C2, D4)

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.

5. **SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION**

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
- For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy Smith", with a stylized flourish at the end.

Troy Smith
Regional Administrator



July 13, 2026

Cynda Herrick, Planning & Zoning Director
Valley County Planning & Zoning
700 S. Main Street, Cascade, ID 83611
cherrick@valleycountyid.gov

Subject: Appeal Notice - SUB 25-019 Rocky Mountain Storage

Dear Cynda Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
For questions, contact David Luft, Air Quality Manager, at (208) 373-0201.
- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.
- For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.

- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

4. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.

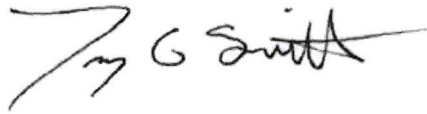
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
 - The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
 - The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
 - For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.
- 5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION**
- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
 - **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
 - **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
 - **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
 - For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy G. Smith". The signature is stylized with a large, sweeping initial "T" and "S".

Troy Smith
Regional Administrator

From: Flack,Brandon <brandon.flack@idfg.idaho.gov>
Sent: Wednesday, May 6, 2026 12:29 PM
To: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: Public Hearing Notice - VC PZ Commission - May 14, 2026

Hi Lori,

No comments from IDFG on these items.

Thanks,

Brandon Flack

Regional Technical Assistance Manager
Idaho Dept. of Fish and Game
Southwest Region
15950 N. Gate Blvd.
Nampa, ID 83687
Ph: (208) 854-8947



May 7, 2026

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.

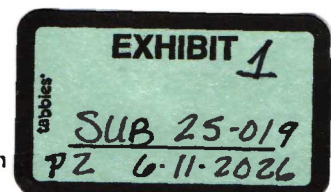
3. C.U.P. 26-004 Maxton Short-Term Rental

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 Ranch 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.

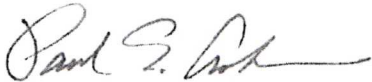
A Traffic Impact Study and mitigation of visual impacts are required for this project.

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

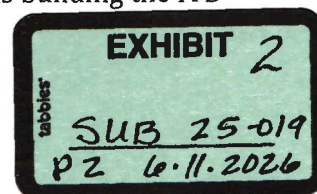
208-891-1995 | mobile



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...."

Service **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...."

Service **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
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T 208.634.4140 | C 208.315.7450 | F 208.634.4146
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