Valley County Planning & Zoning Commission Invites You to Participate in a PUBLIC HEARING

CUP 26-031
Trailhead Storage
Amendment of CUP 20-36

Applicant: James Harrison

Property Owner: Saint Augustine Of Hippo Ventures LLC

Location: 11 Coho Ln
Parcel RP16N03E036611 in the
SESW Section 3, T.16N, R.3E,
Boise Meridian, Valley County, Idaho

Project Description:

James Harrison is requesting a conditional use permit to amend CUP 20-36.

The amendment would expand the area of the conditional use permit from the current 10-acre portion of a parcel to include the entire 24.1-acre parcel.

This would allow the applicant to install a sign along Highway 55. The sign would be compliant with Valley County Sign Standards.

The site is accessed off of Coho Lane, a public road.

The storage units were previously named Highway 55 Storage.

*****

This is an action item. The agenda, information such as maps and proposed site plans, and a flyer that details the public hearing process are attached.

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Applications and the contents of the files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse Annex at 700 South Main Street in Cascade, Idaho.

More information, including the application and staff report, will be posted online at:

www.valleycountyid.gov/meetingdashboard

PUBLIC HEARING

December 10, 2026
4:00 p.m.

Valley County Courthouse
2nd Floor
219 North Main Street
Cascade, Idaho

You are invited to participate in the public hearing and/or comment on the proposal.

You may view the hearing by going to our website, www.co.valley.id.us, and click on "Watch Meetings Live".

The meeting is in-person.

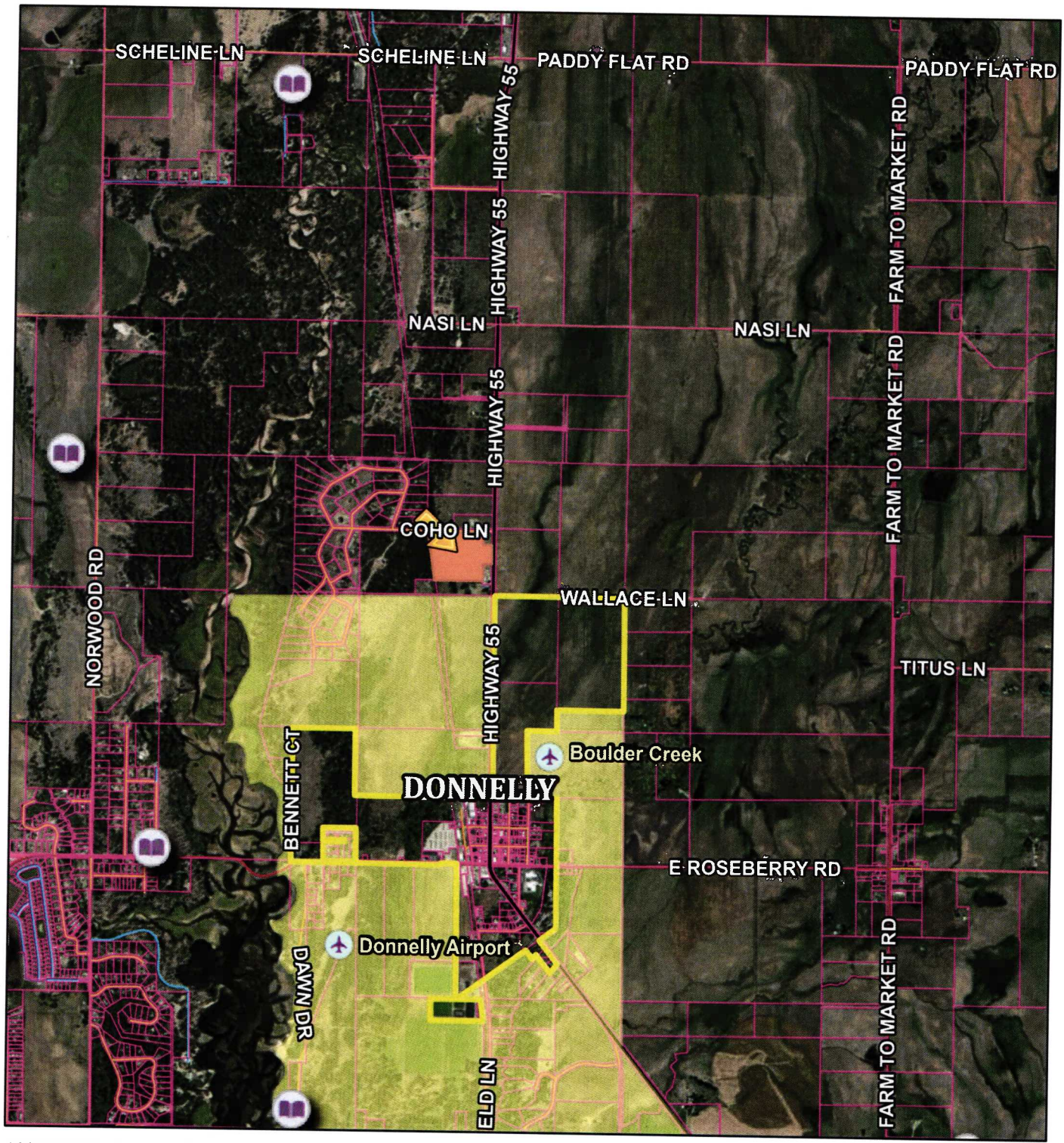
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, December 2, 2026.

If you do not submit a comment, we will assume you have no objections.

Direct questions and written comments to:

Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleycountyid.gov

CUP 26-031 Location Map



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- Airstrips
- Municipal Boundaries
- City Impact Areas
- Parcel Boundaries

Roads

- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- USFS
- PRIVATE
- OTHER
- Other

1:46,748

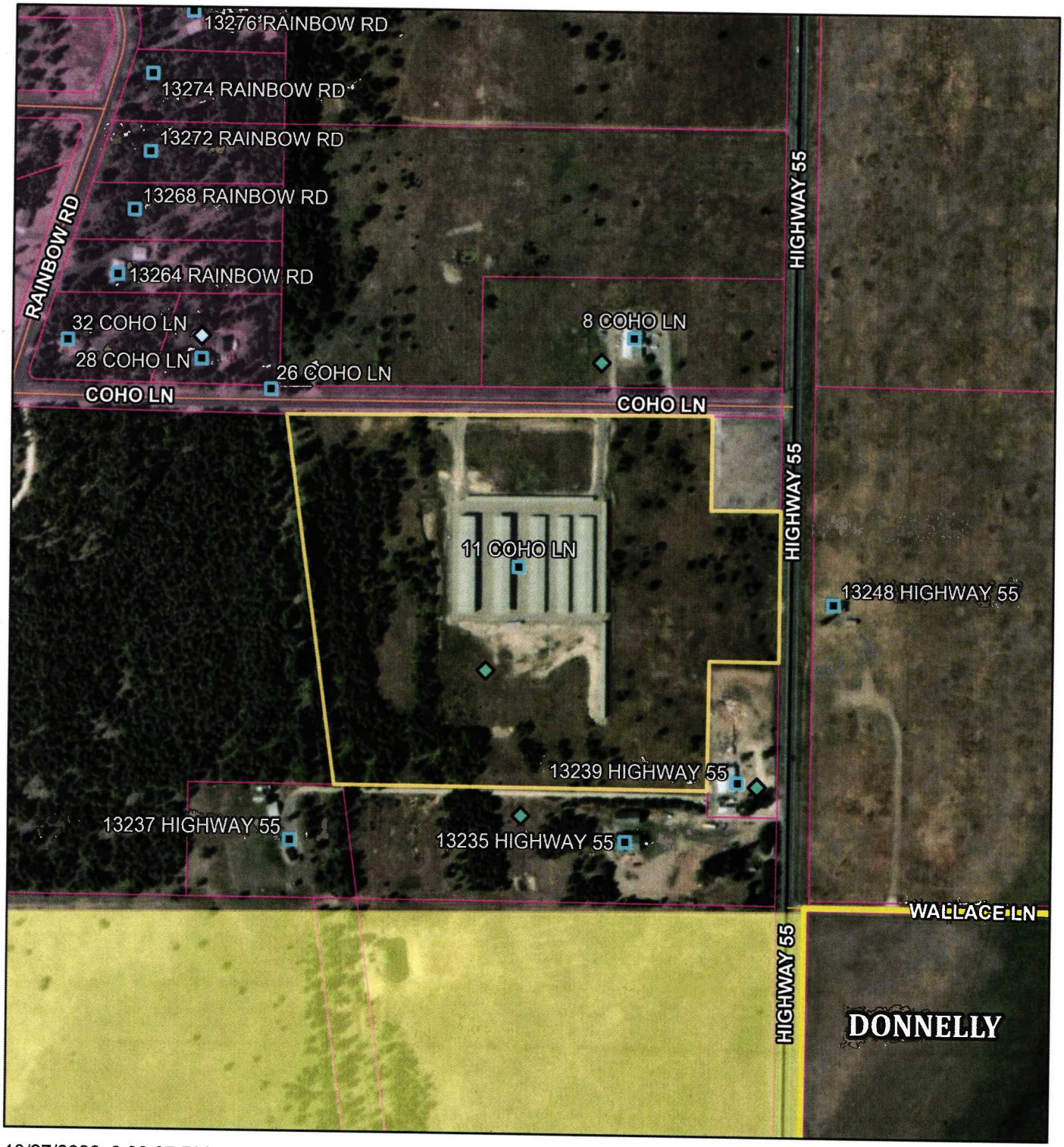
0 0.28 0.55 1.1 mi

0 0.45 0.9 1.8 km

Kutter, Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Earthstar Geographics

Created by Valley County

CUP 26-031 Aerial Map



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Permits
- CUP
- ADU
- FP
- GF
- EXC
- Privy
- RES

- RVC
- STR
- STS
- VAC
- VAR
- PSP
- HBB

- Undefined
- Address Points
- Municipal Boundaries
- City Impact Areas
- Parcel Boundaries

Roads
- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- USFS
- PRIVATE
- OTHER
- Other

1:6,058

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

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support@co.valley.id.us
208-382-7106, Vantor

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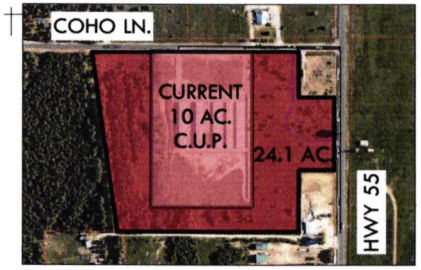
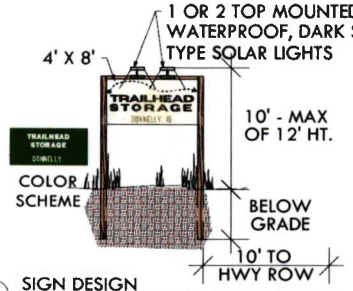


2 VICINITY MAP



SIMILAR SOLAR LIGHT EXAMPLE



3 SIGN DESIGN

EXISTING BANNER FACING COHO
(Soon to be replaced with permanant sign via sign permit application)



4 SITE PHOTO - BANNER #1

EXISTING BANNER SIGN FACING HWY 55
(To be removed)



5 SITE PHOTO - BANNER #2



1 PLOT/SITE PLAN
SCALE: 1" = 50'

THIS IS INTENDED TO BE PRINTED ON A 24"X 36" SHEET. ALL OTHER SHEET SIZES WILL NOT BE PRINTED TO SCALE.

EPIKOS
LAND PLANNING + ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel. 208.634.4340

www.EpikosDesign.com

COHO LN STORAGE

LANDSCAPE AMENDMENT
COHO LN
DONNELLY, ID 83638

Stamp:

PRELIMINARY DESIGN REVIEW

Revisions:

Date: 10/27/2026
Project No: #Ph
Drawn by: XX
Checked by: --

Sheet: AS-001

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