Valley County Planning and Zoning Department

700 S. Main ST | PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@valleycountyid.gov
208-382-7115

Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT ☐ *Check #* _____ *or* ☐ *Cash or* ☐ *Card*

FILE # CUP 26-031 FEE $ 250.00

ACCEPTED BY _____ DEPOSIT _____

CROSS REFERENCE FILE(S): CUP 19-11, 20-03, 20-36 DATE 10/26/2026

PROPOSED USE: Expansion of CUP 20-36 Area and Adding Highway Sign

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Applicant's Signature: James G Harrison **Date:** 10/26/2026

By signing, you are agreeing to allow County staff to inspect the property identified in the application.

The following must be completed and submitted with the conditional use permit application:

- ☐ A **detailed project description** disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- ☐ A **plot plan**, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ☐ A **landscaping plan**, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- ☐ A **site grading plan** clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ☐ A **lighting plan**.
- ☐ **Names and addresses of property owners within 300 feet of the property lines.** Information can be obtained through the GIS Portal at www.co.valley.id.us. Only one copy of this list is required. Staff may notice more than 300 feet based on adjacent ownership and potential for impacts.
- ☐ **Three (3) copies** of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.
- ☐ **A Development Agreement may be required**. Possible road mitigation should be discussed with the Valley County Road and Bridge Director, 208-382-7195.

We recommend you review the Valley County Code online at www.co.valley.id.us or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.

Date of Pre-Application Meeting with Staff: Oct. 13th, 2026

Staff Name(s): Cynda Herrick

CONTACT INFORMATION

APPLICANT James Harrison PHONE 925-997-1982
Owner ☑ Purchaser ☐ Lessee ☐ Renter ☐

MAILING ADDRESS 7154 W. State St. #191, Garden City, ID. ZIP 83714

EMAIL jgh@fastenterprises.com

PROPERTY OWNER same as applicant above

MAILING ADDRESS _____ ZIP _____

EMAIL _____

AGENT / REPRESENTATIVE Kristen Kinney PHONE 925-997-1982

MAILING ADDRESS _____ ZIP _____

EMAIL kkinney@fastcore.com

CONTACT PERSON (if different from above) Nicky McReynolds

MAILING ADDRESS PO Box 2490, McCall, ID ZIP 83638

EMAIL nmcreynolds@epikosdesign.com PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 11 Coho Lane, Donnelly, ID 83615

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)

TAX PARCEL NUMBER(S) RP 16N03E036611

Quarter SE SW Section 3 Township 16N Range 3E

1. PROPOSED USE: Residential ☐ Civic or Community ☐ Commercial ☑ Industrial ☐
2. SIZE OF PROPERTY 24.09 Acres ☑ or Square Feet ☐
3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
   A current CUP is associated for the Trailhead Storage, which is 10 acres of the 24 acre parcel. There are 8 buildings totaling approximately 1.27 ac.
4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location: N/A
5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES: *No change from existing CUP.
   North Large parcels, one is agriculture, one is veterinary clinic.
   South Combo of s.f. residence and large agriculture parcels.
   East Large agriculture parcel and 1ac residential vacant lot and 2ac comm. lot
   West Large parcel with one residence.

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 10' up to 12' from adjacent road surface height (Hwy 55) per Valley County Sign Standards.

7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):

Number of Proposed Structures: NA Number of Existing Structures: 8

Proposed Gross Square Feet		Existing Gross Square Feet	
1st Floor		1st Floor	≈ 55,150 s.f.
2nd Floor		2nd Floor	
Total		Total	≈ 55,150 s.f.

8a. TYPE OF RESIDENTIAL USE (If applicable): NA Single family residence ☐ Multiple residences on one parcel ☐

8b. TYPE OF STRUCTURE: Stick-built ☐ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☐ Other ☑ sign

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): NA

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: NA

8d. DENSITY OF DWELLING UNITS PER ACRE: NA

9. SITE DESIGN:

Percentage of site devoted to building coverage: ≈ 1.27 ac. (existing)
Percentage of site devoted to landscaping: ≈ 0.19 ac. (existing)
Percentage of site devoted to roads or driveways: ≈ 2 ac. (existing)
} 3.46 ac
Percentage of site devoted to other uses: 16.54, describe: open space
Total: 100%

10. PARKING (If applicable): NA

		Office Use Only
a. Handicapped spaces proposed:		Handicapped spaces required:
b. Parking spaces proposed:		Parking spaces required:
c. Number of compact spaces proposed:		Number of compact spaces allowed:
d. Restricted parking spaces proposed:		
e. Are you proposing off-site parking:		

11. SETBACKS: NA

	BUILDING Proposed	Office Use Only Required	PARKING Proposed	Office Use Only Required
Front				
Rear				
Side				
Side Street				

12. ROADS USED TO ACCESS SITE:

Describe how the site will be accessed: Through private property from Coho Lane. See proposed access route on Plot/Site Plan.

Existing roads are: Publicly maintained? ☐ Privately Maintained? ☑ or Combination of both? ☐

Existing road construction: Gravel ☐ Paved ☐ or Combination of both? ☑

Primarily heavy truck traffic? Yes ☐ No ☑ Combination ☐

Anticipated Trip Generation by passenger vehicles: No Change Per Day ☐ Per Week ☐

Anticipated Trip Generation by heavy equipment: No Change Per Day ☐ Per Week ☐

The rates shown are recommended for general traffic estimation. Trip generation rates are subject to approval by the Valley County Engineer. Source: ITE – Trip Generation Manual

Roadway capacities and Levels of Service shall be evaluated according to the recommendation of the Transportation Research Board – Highway Capacity Manual, current edition. A level of service rating of C or better is required for all County roads.

Valley County Minimum Standards for Road Design and Construction - ITE – Trip Generation Manual		
Land Use	Unit	Average Daily Traffic Vehicle Per Day
Residential	Dwelling Unit	8
Retail	1000 sqft	40
Industrial	1000 sqft	10

13. DRIVEWAYS:

Will a new access point to a road be created? Yes ☐ No ☑ If so, who owns the road? _____

Must show access points, driveways, and internal roadways on site plan.

Are shared driveways proposed? If so, please explain why. Yes ☐ No ☑

_____

14. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
There is power to the keypad & automatic entry gate.

15. PROPOSED UTILITIES: NA

Proposed utility easement widths _____ Locations _____

16. SEWAGE WASTE DISPOSAL METHOD: Septic ☐ Central Sewage Treatment Facility ☐
If central sewer: North Lake RSWD ☐ Payette Lakes RWSD ☐ OTHER: NA

17. POTABLE WATER SOURCE: NA Public ☐ Water Association ☐ Individua Well: ☐

If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well _____ Depth _____ Flow _____

18. DRAINAGE (Proposed method of on-site retention): Methods are in place, per existing CUP.

Any special drains? _____ (Please attach map)

Soil type(s): _____
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)

Stormwater Prevention Management Plan will need approval from Valley County Engineer.

19. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☑

20. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☑

21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☐ No ☑

22. IS ANY PORTION LOCATED WITHIN 150-FT OF ANY LAKE, POND, RIVER, OR YEAR-ROUND FLOWING CREEK OR STREAM? THIS IS A RIPARIAN AREA AS DEFINED BY VCC 9-6-6.
Yes ☐ No ☑

23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☐ No ☑
If yes, explain:

_____

_____

_____

24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☑
Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☐
If yes, explain: _____

_____

24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and/or are in an irrigation district. NA

24c. SUBMIT LETTER FROM IRRIGATION DISTRICT if you are in an irrigation district. NA

26. COMPLETE ATTACHED WEED CONTROL AGREEMENT see agreement page.

27. COMPETE ATTACHED IMPACT REPORT

Property Tax Exemption

New and expanding business ***may*** qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code§ 63-602NN

Application must be filed with the Valley County Assessor's office before construction begins.

Protocols for qualifying property exemption in Valley County, Idaho:

- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale area
- Housing
  - Multi-family housing must have 5 units or more per structure.
  - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
  - For local housing only (workforce)
  - Short term rentals not allowed
  - Units cannot be individually sold (e.g., no condominiums)
- Remodel and/or additions to existing businesses
  - Only the area of remodel/addition may qualify for exemption
  - Retail sales additions/remodel will not qualify

For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.

Irrigation Plan

NA

(Idaho Code 31-3805)

This land: ☐ Has water rights available to it
☑ Is dry and has no water rights available to it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity … **no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or

B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those landowners within the subdivision who are also within the irrigation entity with the appropriate approvals:

   1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system.

   2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. A list of the map requirements follows the short questionnaire. **Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.**

1. Are you within an area of negotiated City Impact? _____ Yes _____ No

2. What is the name of the irrigation district/company and drainage entities servicing the property?

   Irrigation: _____

   Drainage: _____

3. How many acres is the property being subdivided? _____

4. What percentage of this property has water? _____

5. How many inches of water are available to the property? _____

6. How is the land currently irrigated? ☐ surface ☐ sprinkler ☐ irrigation well
   ☐ above ground pipe ☐ underground pipe

7. How is the land to be irrigated after it is subdivided? ☐ surface ☐ sprinkler ☐ irrigation well
   ☐ above ground pipe ☐ underground pipe

8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

   _____

   _____

9. Is there an irrigation easement(s) on the property? ☐ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot? _____

_____

_____

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

_____

_____

_____

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate wastewater direction ⟶).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: _____

Also, provide the following documentation:

- ☐ Legal description of the property.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

==========Applicant Acknowledgement==========

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the recording of the plat or building permit.

Signed: _____ Date: _____/_____/_____

Applicant

VALLEY COUNTY

WEED CONTROL AGREEMENT

It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

Valley County Weed Department can be contacted at 208-382-7199.

By: James G Harrison
Applicant

By: *Valley County Weed Supervisor*

Date: 10/26/2026

IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- **An impact report shall be required for all proposed Conditional Uses.**
- **Thoroughly answer all questions. Mark N/A if the question is not applicable to your application.**
- **The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:**

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

   No changes.

2. Provision for the mitigation of impacts on housing affordability.

   NA.

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

   Small amount of construction related noise during placement of sign, should be minimal and most likely no louder than the highway traffic sounds. It will be a short time frame of construction

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

   The sign will be carefully designed to sign standards and lighting ordinances will be implemented for illumination.

5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.

   NA

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

   NA

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

NA

8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

No disturbances of this kind will be taking place.

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

There will be careful attention to minimize any impacts to soils and existing vegetation.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

Proposed sign location is on flat site including how the sign area will be accessed.

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

NA

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.

A sign with the desired result of visibility from Highway 55, is the main point of this CUP application. There will be no cuts, fills or new buildings. No shadows will reach adjoining properties.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

Having a sign located on Highway 55 for new and existing customers/clients is vital to foster visibility and encourage business sustainability.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

NA

15. Approximation of costs for additional public services, facilities, and other economic impacts.

NA

16. State how the proposed development will impact existing developments providing the same or similar products or services.

No new development is proposed at this time.

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

NA

18. What will be the impacts of a project abandoned at partial completion?

No known impacts.

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

No proposed building units or floor spaces are being made available.

20. Stages of development in geographic terms and proposed construction time schedule.

Construction/installation of the business sign could range from 1 to 10 days.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

Already an approved and compliant CUP, this parcel has compatibility with adjacent land uses and development.

LAND PLANNING + ARCHITECTURE

October 26, 2026

Project Description:

The purpose of this application is to combine remaining property of the same (24.1-ac) parcel with the existing 10-acre CUP associated with Trailhead Storage and located at 11 Coho Lane, Donnelly, with the goal of installing a sign along Highway 55. This amendment would make the land that is adjacent to the highway available for the new sign location.

1. Place remaining parcel into current CUP
2. Apply for permit to place business sign on highway

The proposed new signage on the highway will adhere to the Valley County and the Idaho Department of Transportation sign standards in reference to the design, location, height and lighting, etc.

Sign Plan information:

Materials are aluminum composite panels in treated wood frames.

Size of proposed sign: 4' x 8' with posts on each side.

Lettering size: 7 5/8" H for Trailhead Storage lettering and 6 3/8" H for Donnelly lettering.

Using the logo for measuring, this gives a Length(L) of 7' 4 ¼" for the word Trailhead, 7' 3" L for the word Storage, and 3' 6" L for the word Donnelly.

Design feature: Logo = Business name and nearest town.

Color scheme: dark green background, white lettering.

Lighting: Weatherproof, solar type fixture affixed to the top of the sign pointing down on both sides.

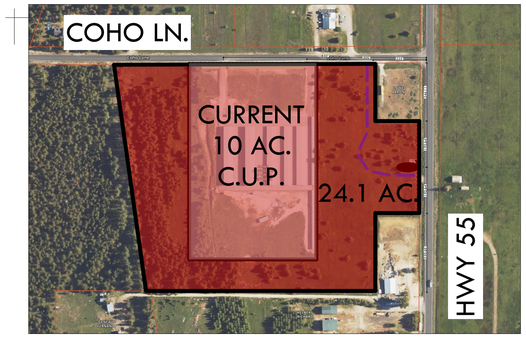
Siding: double sided.

303 Colorado Street, P.O.Box 2490, McCall, Idaho, 83638
phone: 208.634.4540 www.EpikosDesign.com

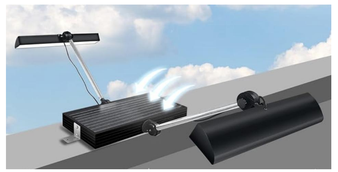
PROPERTY OWNERS WITHIN 300' OF PROPOSED CUP NEW BOUNDARY FOR TRAILHEAD STORAGE ON 11 COHO LN.

2026-10-20

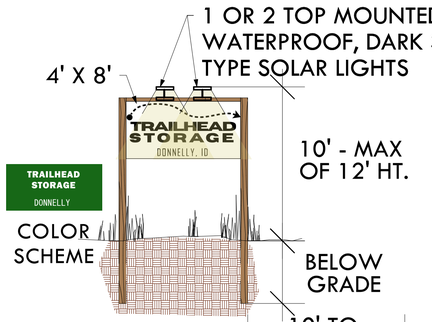
Parcel Id	Owner Name Label Format	Site Addr	Site City	Site Stat	SiteZIP	Owner Addr	Owner City	Owner State	Owner ZIP
RP004190000410	WHEELER, JOHN & TIFFANY	28 COHO LN	MCCALL	ID	83638	6070 N MOOSE CREEK WY.	MERIDIAN	ID	83646
RP006710000010	LOWE, AARON D & ADENA M		MCCALL	ID	83638	11739 CREEKRAPIDS	STAR	ID	83669
RP16N03E035251	DONNELLY DEVELOPMENT LLC		MCCALL	ID	83638	3950 FAIRVIEW INDUSTRIAL DR., STE 240	SALEM	OR	97302
RP16N03E035341	MC PAWS INC	8 COHO LN.	MCCALL	ID	83638	PO BOX 1375	MCCALL	ID	83638
RP16N03E036775	LES BOIS BUILDING LLC	37 COHO LN.	DONNELLY	ID	83615	6800 EVANS CREEK DR	RENO	NV	89519
RP16N03E037040	GENEAU, FERNAND J	13237 HIGHWAY 55	DONNELLY	ID	83615	PO Box 1853	McCall	ID	83638
RP16N03E037057	HELBERG, RICHARD & RAMBO, JOYCE	13239 HIGHWAY 55	DONNELLY	ID	83615	PO BOX 23	DONNELLY	ID	83615
RP16N03E037177	HELBERG, RICHARD & RAMBO, JOYCE	13235 HIGHWAY 55	DONNELLY	ID	83615	PO BOX 23	DONNELLY	ID	83615
RP16N03E038405	SULESVARI INC	13248 HIGHWAY 55	DONNELLY	ID	83615	30135 60TH AVE S	AUBURN	WA	98001
RP16N03E102405	DONNELLY 270 LLC, TICE, ALLAN M & MARY J FAMILY TRUST	13185 HIGHWAY 55	DONNELLY	ID	83615	517 E PARKCENTER BLVD. APT 203	BOISE	ID	83706
RP16N03E102571	IDAHO POWER COMPANY		DONNELLY	ID	83615	ATTN: LISA HARDIN, PO BOX 70	BOISE	ID	83707



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)

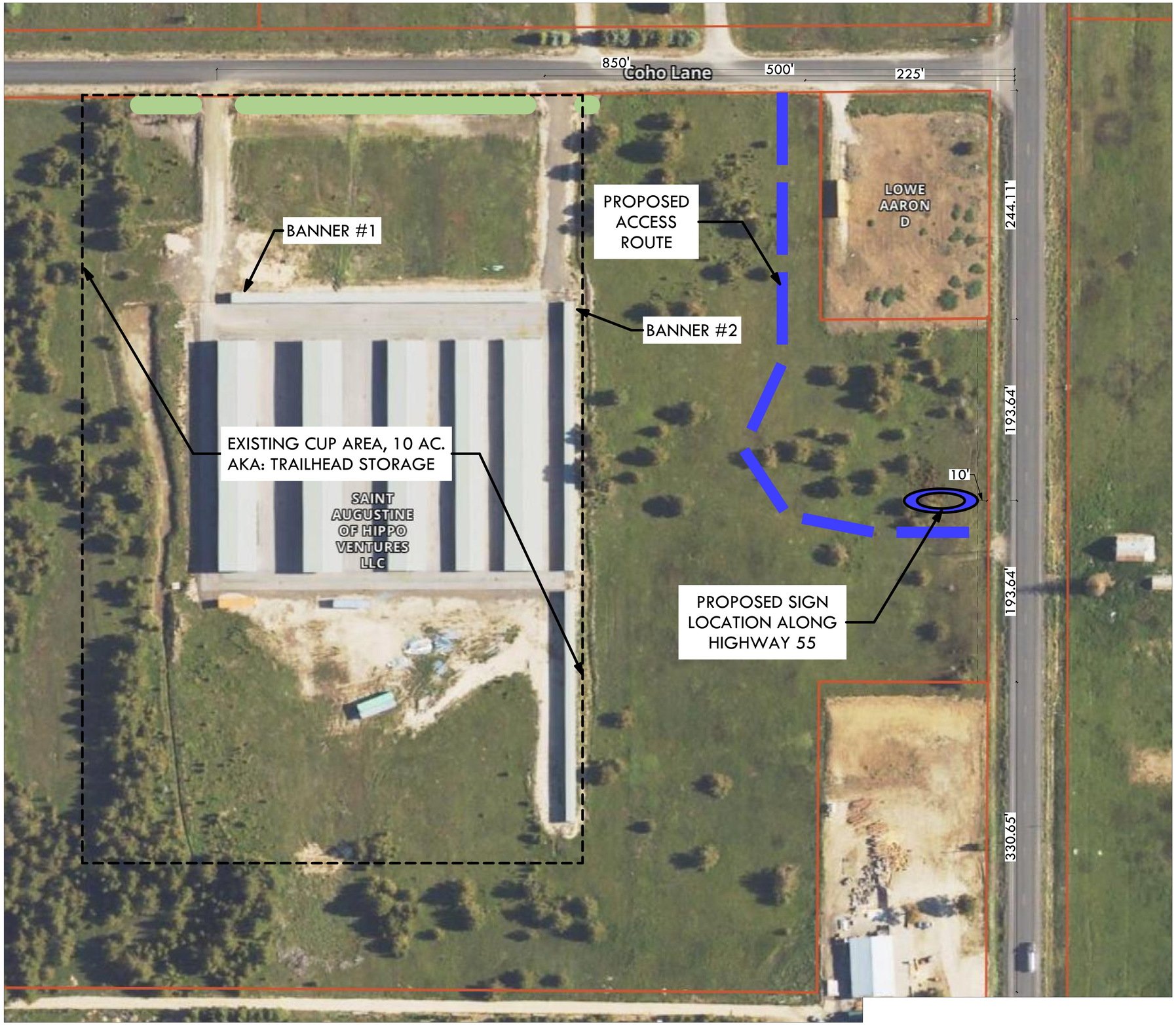


4 SITE PHOTO - BANNER #1

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"X36" SHEET. ALL OTHER SHEET SIZES WILL NOT BE PRINTED TO SCALE.

C:\Users\Nicky\Epikos Design\Epikos Design-Epikos Storage - prj\2610 Harrison Coho Ln\Coho Lane Landscape.pln

EPIKOS
LAND PLANNING + ARCHITECTURE

McCALL OFFICE
303 Colorado Street
P.O.Box 2490
McCall, Idaho 83638
Tel: 208.634.4540

www.EpikosDesign.com

COHO LN STORAGE
LANDSCAPE AMENDMENT
COHO LN
DONNELLY, ID 83638

Stamp:

PRELIMINARY DESIGN REVIEW

Revisions:

(PLOT DATE: 10/27/2026)

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

Sheet:
AS-001

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