

Valley County Planning and Zoning Commission

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Ken Roberts, Chairman
Carrie Potter, Vice-Chair

Brad Mabe, Commissioner
Ben Oyarzo, Commissioner
Heidi Schneider, Commissioner

Valley County Planning and Zoning Commission
May 14, 2026
Valley County Court House – 219 N Main ST, Cascade, Idaho
PUBLIC HEARING – 4:00 p.m.

You may view the hearing by going to www.co.valley.id.us and click on “Watch Meetings Live”.
All items are Action Items.

A. OPEN: Call to Order

B. MINUTES: March 31, 2026; April 9, 2026; and April 21, 2026 – Action Item

C. OLD BUSINESS:

1. SUB 25-003 Tamarack Resort Phase 3.7 Buttercup Villas – Final Plat: Tamarack Resort Two LLC is requesting is requesting final plat approval. The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit. Original approval was for 10-lot single-family residential lots, an open space lot, and recreational easements. Clearwater Court (private) would be extended to access these lots. The site is a 4.3-acre portion of parcel RP00515006000B in the NESW Section 32, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Not a public hearing. Action Item. *Postponed from March 12, 2026, on request of applicant.*

2. C.U.P. 24-24 Gold Fork River Ranch Phase 1 – Final Plat: Gold Fork River Ranch LLC is requesting is requesting final plat approval. The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit. Original approval was for 69-lot single-family residential lots, an open space lot, and ponds on 160.7 acres. This phase includes 30 lots on 75.6 acres. The lots would be accessed from a new private road onto Koskella Road, a public road. The site is in the SW ¼ Section 25, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Not a public hearing. Action Item.

D. NEW BUSINESS:

1. VAR 26-001 Walcom Setback Variance: Michael & Dena Walcom are requesting a variance to relax the rear yard setback 15 feet, from the required 20 feet to 5 feet to build an addition to the home. The site is Crown Point Subdivision #2 Lot 15 addressed at 31 Robbins Drive. The 0.66-acre lot is located in Section 23, T.14N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

2. VAR 26-002 Koskella Shared Driveway Variance: Kenneth Koskella is requesting a variance for a shared driveway for four residences. The driveway currently accesses three homes addressed at 12704, 12710, and 12714 Koskella Road. The new home would be within parcel RP16N03E366005 in the SWSW Section 36, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item

3. C.U.P. 26-004 Maxton Short-Term Rental: Maxton Restoration Company LLC is requesting a conditional use permit for short-term rental of the existing home and monthly rental of the studio apartment attached to a detached shop. The residences share an individual well and individual septic system. The 1.26-acre site, addressed at 761 Stockton Drive, is West Place Subdivision Lot 6D Block 3, located in the SW ¼ Section 15, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
Postponed from April 9, 2026.

4. SUB 26-004 Orange Sky Subdivision - Preliminary Plat: Leo Stoddard is requesting a conditional use permit for a two-lot single-family residential subdivision on 2.42 acres. Lot sizes are 1.0 and 1.4-acres. Individual septic systems and individual wells are proposed. The lots would be accessed from Stockton Drive, a public road. The site, addressed at 651 Stockton Drive, is West Place Subdivision Tax No. 43 in Lot 15 Block 1, in the SWSW Section 15, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
Postponed from April 9, 2026.

5. **SUB 26-005 Pine Creek Ranch South Subdivision - Preliminary Plat:** Pine Creek Ranch LLC is requesting a conditional use permit for a subdivision that will contain four-development parcels on 90.87 acres. Permanent public rights-of-way with privately maintained 28-ft wide gravel roads would be platted with the potential to provide emergency access to development within the city of McCall. The site would be accessed from Stockton Court, a public road. The site, addressed at 389 Stockton Court, is parcel RP18N03E154641 in the S ½ Section 15, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. *Postponed from April 9, 2026.*
6. **C.U.P. 22-34 Shoemaker Donnelly Storage – Extension Request:** Jeff Hatch is requesting a three-year extension of the conditional use permit that expires on May 23, 2026. The approval includes a public self-storage facility containing an office and five storage buildings. Access would be from Old State Road, a public road. The site, addressed at 13051 Old State RD, is part of the 26.97-acre parcel RP16N03E157408, located in the SE ¼ Section 15 T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item.
7. **C.U.P. 26-006 Idaho Tree Equipment Storage and Employee Housing:** Idaho Tree and Utility Solutions is requesting a conditional use permit for storage of equipment, materials, parking, a shop, and two employee houses. RVs would be used for housing until structures are built. An individual well and individual septic system are proposed. Access is from Highway 55 and Gunsmoke Road, a private road within a public road right-of-way. The 5.58-acre site, addressed at 13480 Gunsmoke RD, Lots 2 and 3 of Big Valley Estates, in the SE¼ Section 27, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item
8. **C.U.P. 18-10 Garcia/Fredriks Multiple Residence – Extension Request:** Ruben Garcia and Sharon Fredriks are requesting a five-year extension of a conditional use permit allowing two residences on one parcel. More time is needed for financing and construction. The 30-acre parcel, RP17N03E110150, is addressed at 161 East Lake Fork Road, and located in the NENE Section 11, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item
9. **C.U.P. 26-007 Idaho Fish and Game Office and Employee Housing:** Idaho Fish and Wildlife Foundation is requesting a conditional use permit for an office, workshop, storage, and parking. Phase 2 includes 12 dry RV parking spaces and dormitory building for employees. An individual well and individual septic system are proposed. The 22.5-acre site, addressed at 13321 Highway 55, is parcel RP16N03E032536, located in the NW ¼ Section 3, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
10. **SUB 25-019 Rocky Mountain Storage – Preliminary Plat:** Pearson Storage Partners LLC is requesting a conditional use permit for a subdivision on 18.47 acres. Block 1 would include 103 condominium storage units and two offices/bathroom units. Individual septic systems and individual wells are proposed. Access would be from a new private road onto Highway 55. The site, addressed at 14014 Highway 55, is parcel RP18N03E331807 and part of Vandal Flat Subdivision Lot 2 in the NE ¼ Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. **The Board of County Commissioners has remanded this item to the PZ Commission for further consideration of new information including the Traffic Impact Study and mitigation of visual impacts.** Action Item.

E. OTHER

1. **1808 Schultz Lane** - Appeal of Administrative Decision to require a conditional use permit for a 5,000-sqft shop.
2. **499 Cabarton Road** – Is a conditional use permit required for an egg stand?
3. **CUP 25-027 Alzar School Staff Housing – Revised Site Plan**

E. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 25-032 McClellan/Smith Solar Panels
- SUB 25-021 Hummingbird Haven Subdivision
- SUB 26-003 Green Acres Subdivision
- C.U.P. 26-003 Lamon Solar Panels
- C.U.P. 26-005 Amendment to C.U.P. 25-025 Intermountain Sports Rentals and Repair

Agenda subject to change.

Valley County adheres to ADA requirements. If anyone requires an accommodation, please contact our office prior to the meeting.