



Valley County Board of County Commissioners Invites You to Participate in a PUBLIC HEARING

Appeal of PZ Commission Approval of SUB 26-005 Pine Creek Ranch South Sub- Preliminary Plat

Previous written and emailed comments and the meeting minutes are included in the record and will be sent to the Board of County Commissioners.

Applicant / Property Owners: Pine Creek Ranch LLC

Appellants: Mathew Falvey, Randy Wall, P.E, and Stockton Neighborhood property owners

Location: 389 Stockton Court
Parcel RP18N03E154641 in the S ½ Section 15,
T.18N, R.3E, Boise Meridian, Valley County, Idaho

Project Description: Pine Creek Ranch LLC requested a conditional use application and preliminary plat with 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.

Development Parcel 2 includes an existing residence, well, septic system, and outbuildings.

Existing wetlands, including a reservoir, are present on the property. The property has an existing water right.

Reasons for Appeal Include:

- 1) The Commission failed to provide the required reasoned statement and failed to resolve relevant contested facts.
- 2) The record does not establish that the impacts associated with the proposed use have been satisfactorily mitigated.
- 3) The commission failed to identify the applicable standards governing the project.
- 4) The commission failed to meaningfully evaluate the actual use being approved and improperly deferred essential issues to future proceedings.

Maps are attached.

This is an Action Item. Application and the contents of the file can be reviewed at the Planning and Zoning office within the Valley County Courthouse Annex at 700 South Main Street in Cascade, Idaho.

PUBLIC HEARING

(In-Person)

July 27, 2026

11:00 a.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".

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., July 20, 2026.

Direct questions and written comments to:

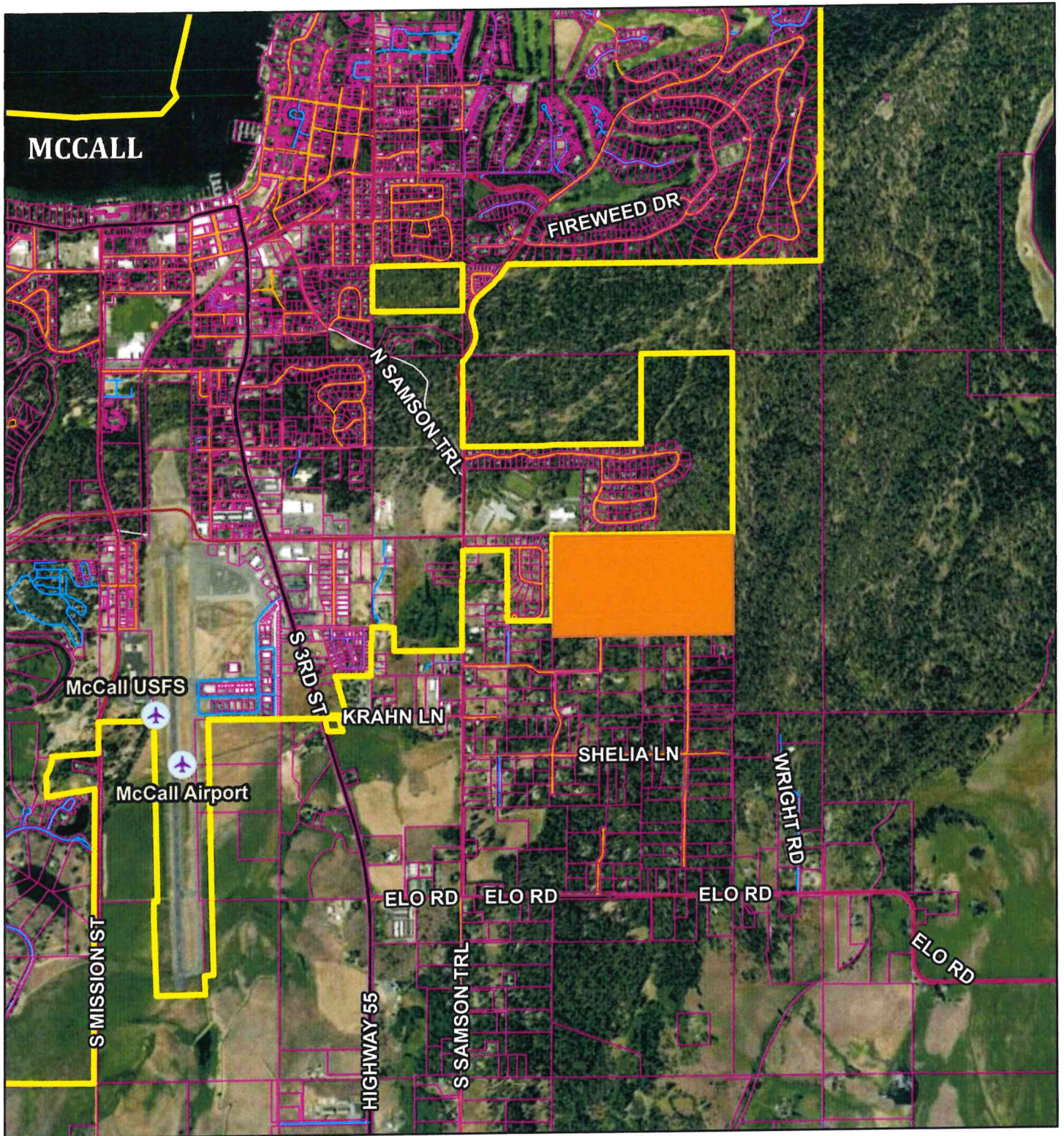
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleycountyid.gov

Contact Gabrielle Knapp, Valley County Clerk, at 208-382-7100, if you need special accommodations.

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












www.co.valley.id.us/meetingdashboard

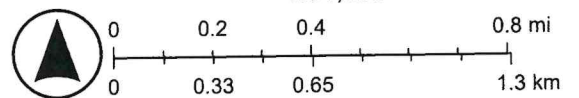
SUB 25-005 Location Map



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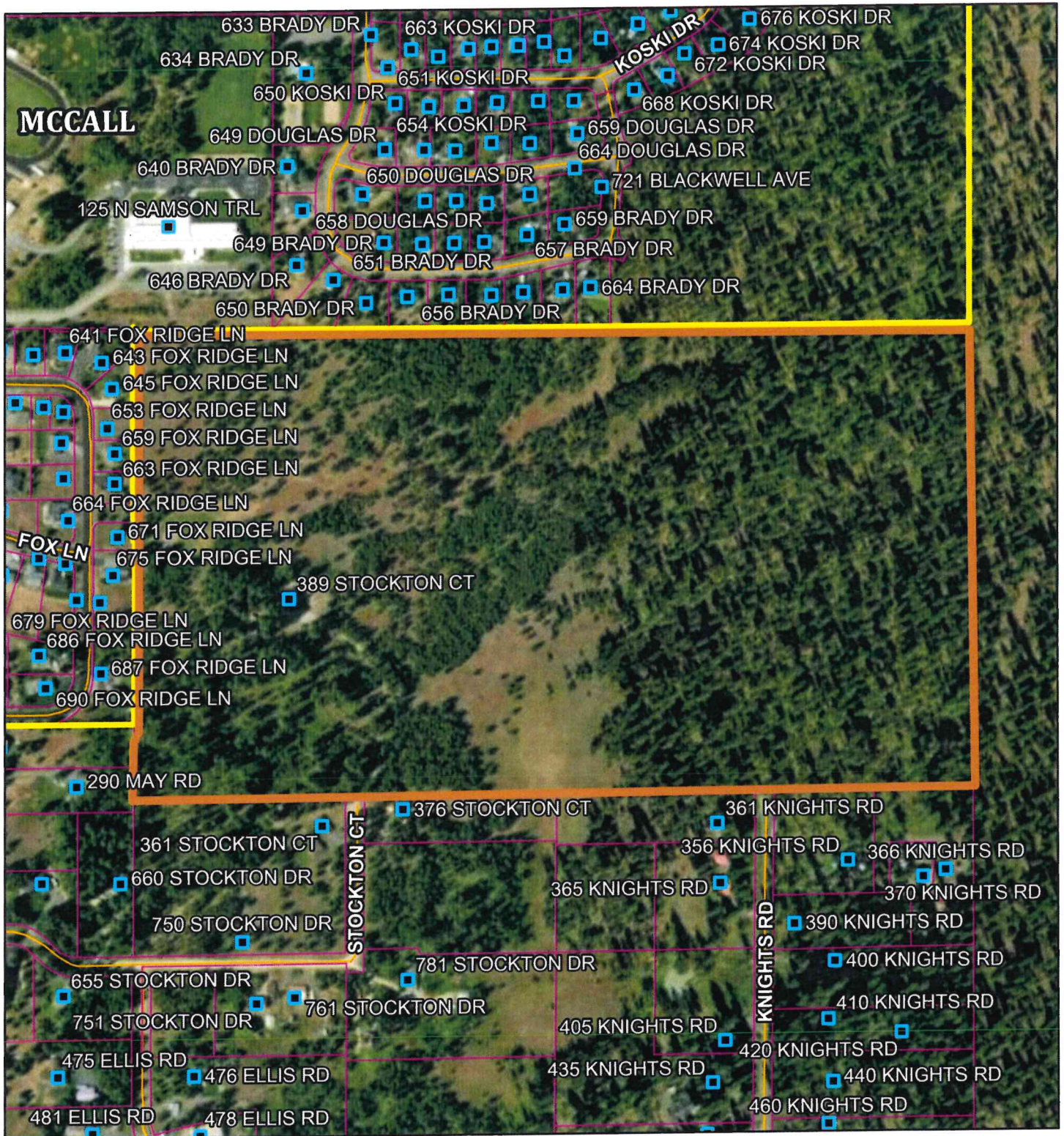
1:34,839

-  Airstrips
-  Municipal Boundaries
-  Parcel Boundaries
- Roads
 -  MAJOR
 -  MINOR COLLECTOR
 -  COLLECTOR
 -  URBAN/RURAL
 -  USFS
 -  PRIVATE
 -  OTHER
 -  Other



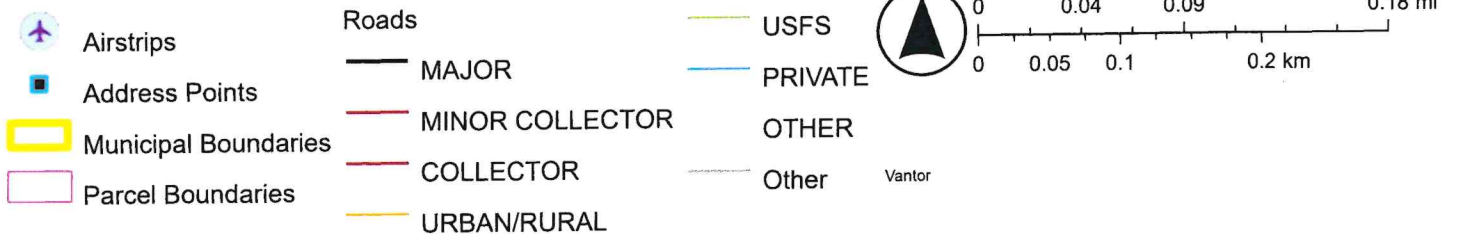
Earthstar Geographics

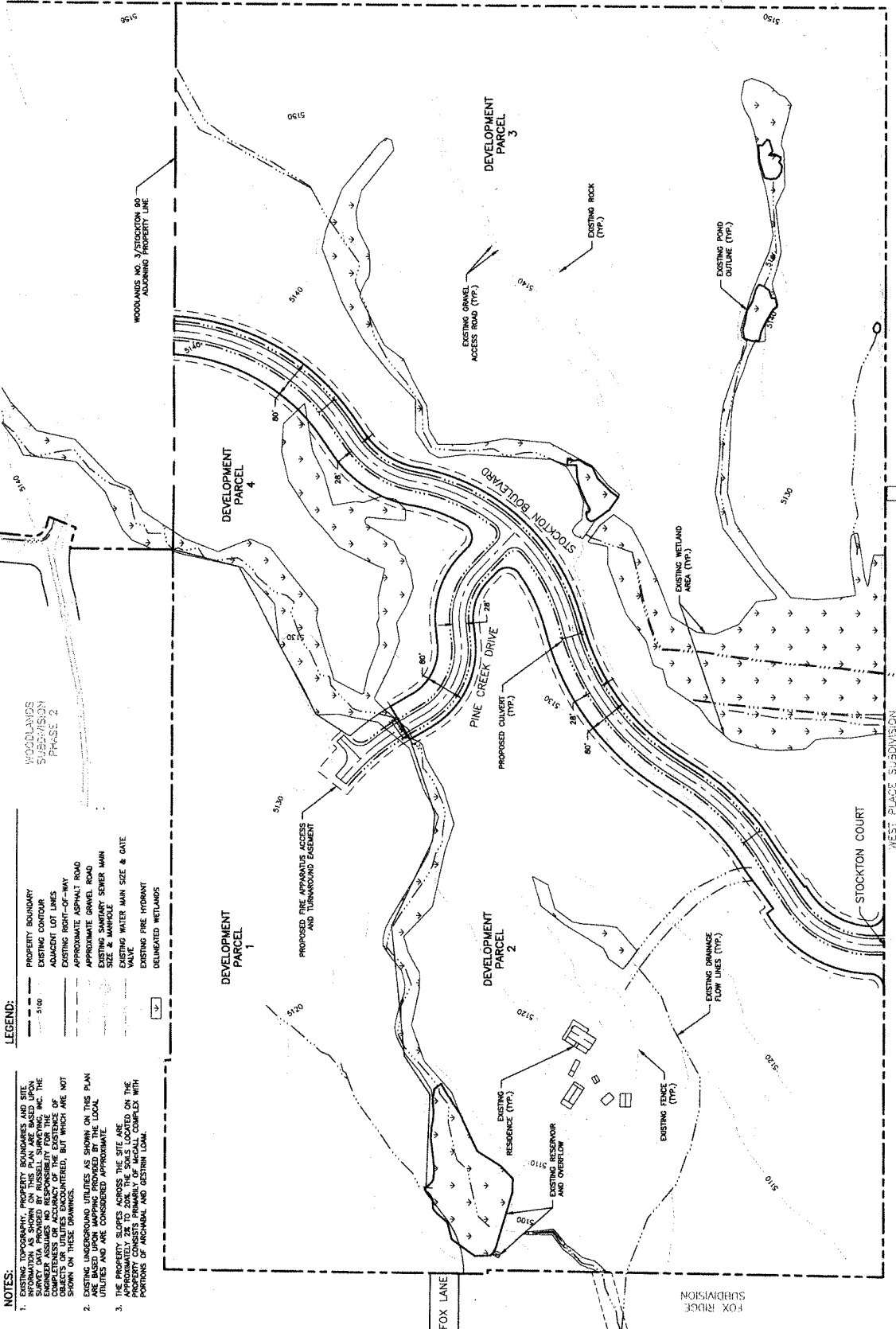
SUB 25-005 Aerial Map



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1:7,525





LEGEND:

- 1. EXISTING TOPOGRAPHY, PROPERTY BOUNDARIES AND SITE UTILITIES SHOWN AS DOTTED LINES.
- 2. EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATELY 24 TO 26\"/>

- PROPERTY BOUNDARY
- ADJACENT LOT LINES
- EXISTING RIGHT-OF-WAY
- APPROXIMATE ASPHALT ROAD
- APPROXIMATE GRAVEL ROAD
- EXISTING SANITARY SEWER MAIN
- EXISTING WATER MAIN SIZE & DATE
- EXISTING FIRE HYDRANT
- DEGRADED WETLANDS

NO.	REVISION	BY	DATE	DESIGN	THIS
				DRAWN	LIE
				CHECKED	RFP
				APPROVED	GTT

CRESTLINE ENGINEERS
 323 DEINHARD LANE, SUITE C - PO BOX 2330
 MCCALL, IDAHO 83838
 208.634.4140 • 208.634.4146 FAX



PINE CREEK RANCH SOUTH
 McCall, IDAHO
 EXISTING CONDITIONS WITH PRELIMINARY SITE PLAN

WOODLANDS SUBDIVISION PHASE 2
 FOX RIDGE SUBDIVISION
 WEST PLACE SUBDIVISION

PROJECT	21012
DATE	2/22/2025
EXHIBIT NO.	SHEET NO.
EX-2	2 OF 6