

Valley County Planning and Zoning Commission

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Email: cherrick@co.valley.id.us

Ken Roberts, Chairman
Carrie Potter, Vice-Chair

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

MINUTES

Valley County Planning and Zoning Commission

June 12, 2025

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

A. OPEN: Meeting called to order at 6:00 p.m. by Chairman Roberts. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Brad Mabe	Present
PZ Commissioner – Ben Oyarzo:	Present
PZ Commissioner – Carrie Potter:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Heidi Schneider:	Present
PZ Planner II – Lori Hunter:	Present

B. MINUTES: Commissioner Schneider moved to approve the minutes of May 8, 2025, and May 15, 2025. Commissioner Potter seconded the motion. Motion passed unanimously.

C. NEW BUSINESS:

1. Tamarack Resort P.U.D. 98-1 Amendment and SUB 25-003 Phase 3.7 Buttercup -

Preliminary Plat: Tamarack Resort Two is requesting an amendment to the approved planned unit development to allow residential lots in an area that was originally part of an eagle nest buffer zone. The nest is no longer in place. A subdivision plat is proposed for this site with 10 chalet lots, recreational easements, and an open space lot. Clearwater Court (private) would be extended to access these lots. The site is served by North Lake Recreational Water and Sewer District and Tamarack Municipal Water. 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. Action Item.

Chairman Roberts introduced the item, opened the public hearing, and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report and displayed the site and GIS map on the projector screen.

The applicant has requested an amendment to the approved planned unit development to allow residential lots in an area that was originally part of an eagle nest buffer zone. The Commission should determine if this amendment is necessary; Director Herrick does not believe an amendment is necessary. Platting the northern eagle nest site was not a condition of approval. The area was platted as open space. Recording this plat will amend the open space and automatically vacate the previous plat. Director Herrick responded to questions from the Commissioners. A traffic study based on full buildout and an excessive number of skier visits was previously prepared by Pat Dobie.

Chairman Roberts asked for the applicant's presentation.

Scott Turlington, 311 Village Drive, Tamarack Resort, represented the applicant. The traffic study was prepared in 1998 and updated in 2000. It was based on 2043 residential units and estimated daily skier visits of 6000 -7000 per day on the state leased land. These numbers are much higher than the actual daily skier visits; Mr. Turlington is not sure why these numbers were used in the calculations. The traffic study was used to develop the existing capital contribution agreement. Additional traffic would not result from Tamarack Resort. Chairman Roberts recommend that Mr. Turlington share with the traffic study with Idaho

Mr. Turlington also stated the parcel to the north is privately owned. Issues and concerns were noted during the required neighborhood meeting. Either trees or other methods will be used to limit the views from existing lots to the proposed lots across the ski run. They will continue to work with the nearby lot owners.

Chris Kirk, Lead Planner for Tamarack Resort, responded to questions from the Commissioners. The existing hammerhead to the south of this proposed subdivision is platted and serves as access for four residences; therefore, it will remain. The terrain to the north and south of the proposed lots is quite steep. There is no other reasonable access point. They do not plan to further develop the remaining platted open space in this area.

Chairman Roberts asked for proponents. There were none.

Chairman Roberts asked for undecided. There were none.

Chairman Roberts asked for opponents. There were none.

Chairman Roberts closed the public hearing. The Commission deliberated and had no concerns. There was discussion as to whether a recommendation to the board to amend the P.U.D. was necessary. Commissioners concurred that it is not a change to the P.U.D. but an amendment to the subdivision. The site is within the boundaries of the existing P.U.D. and within the limits of total dwelling units allowed.

Commissioner Schneider moved to approve a modification to Tamarack Resort P.U.D. 98-1 and SUB 25-003 Phase 3.7 Buttercup conditional use permit and preliminary plat with the stated conditions. Commissioner Mabe seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

6:27 p.m.

2. C.U.P. 25-008 Idaho Power Clear Creek Substation: Idaho Power Company is requesting a conditional use permit for an electrical substation. The proposal includes transformers, breakers, a 20-ft x 40-ft control building, a 50-ft tall "dead-end" transmission line pole, and a 7-ft tall fence with two gates. Access would be from Clear Creek Road. The 5-acre site is part of RP12N04E046605, located in the SESW Section 4, T.12N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Roberts introduced the item, opened the public hearing, and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report, displayed the site and GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – John Johnson, 43 and 53 Coyote Trail, supports the proposal but would prefer that the site be located elsewhere on the 40-acre parcel. (June 11, 2025)
- **Exhibit 2** – Letha Blick stated the substation would block the view from nearby residences, devalue surrounding properties, and impact wildlife. The substation

should be located further south and screened. (June 11, 2025)

- **Exhibit 3** – Jeff Muaffuccio of Idaho Power responded to Linda Decker of Decker Land LLC and stated that the water flow will not be restricted as culvert(s) will be placed at ditch crossings. (June 5, 2025; June 6, 2025)
- **Exhibit 4** – Slide presentation by Applicant.

Director Herrick would like the applicant to address if the substation would impact the new cell tower located to the west. The site and surrounding area and wetland overlaid were reviewed. Irrigation water likely flows to the west.

Chairman Roberts asked for the applicant's presentation.

Jeff Maffuccio, Idaho Power Company, Boise, stated that approximately a year ago, the Commission approved Idaho Power's conditional use permit application for the Gold Dust Substation [C.U.P. 24-10]. That site proved to have mine tailings and other environmental issues. This new site would replace the approved but not constructed Gold Dust Substation.

Mr. Mafuccio referred to **Exhibit 4**. The substation is needed to meet area growth and improve reliability and resiliency of the electrical system. Electricity for the area south of Cascade is currently provided by the substation within the City of Cascade, near the Cascade Lake dam. The 2014 West Central Mountains Electrical Plan identified a new for increased infrastructure. Idaho Power searched for an available site located along the existing utility corridor that did not abut residences and was the least impactful to scenic highway corridor. This parcel is larger than needed but gave flexibility to move the site within the parcel. Idaho Power notified 155 neighbors in the area in early May. Feedback included requests to move the site further from Clear Creek Road. In response, a revised site plan was submitted as part of the application. The northwest property corner has wetlands and land surveys show that water flows to the northwest corner; therefore, the northwest site would not be appropriate. The southeast corner had visibility concerns. Idaho Power does not plan to sell off the remainder of the property, but will likely continue leasing it for grazing. The substation would be about 3,200-ft from the Highway 55 scenic corridor. Mr. Mafuccio referred to the landscaping plan. All four sides of the 5-acre area would be landscaped with a variety of trees. A final landscape plan, containing details on plant size, will be submitted to Staff. Trees will be six to eight feet tall when planted. These will reduce the visual impact of the substation. The substation will take approximately 2.5 acres; there will be room for a second transformer when needed. This is preferred instead of building an additional substation site. Minimal impacts are expected during operations. The building would be approximately 14-ft at the peak. The highest object is a 50-ft dead-end transmission pole. Normally those poles are galvanized steel; however, weathering steel that is a brown rust color can be used to reduce visibility.

Mr. Mafuccio requested a total of two years to establish use instead of one [proposed COA #4].

Mr. Mafuccio responded to questions from Commissioners. The substation will serve customers from Cascade to Smith's Ferry. The 40 megawatts will serve up to 40,000 residences. The current substation in Cascade will still be used; was built to a different standard. There was discussion on irrigation water and the access driveway. The site will be prepared and then the transformer will be installed. The landscaping plan was further discussed. Idaho Power's staff believes the preliminary plan meets the type and size of trees required. It exceeds Valley County Code requirements as the landscaping will occur on all four sides of the site instead of only the side with road frontage. Director Herrick added that the landscaping will need to be protected with temporary fencing to allow landscaping to mature.

In response to questions, Mr. Mafuccio stated he was not aware of any issues due to the

proximity of cell towers and substations. The new cell tower location is about 2,000-ft from the proposed substation location. Idaho Power also operates radio systems at substations. Electrical lines are along Clear Creek Road in this area. The electrical poles are being changed to weathered steel due to fire concerns.

Chairman Roberts asked for proponents.

Jolyn Post, 5 Coyote Trail, owns property directly across from the original proposed site along Clear Creek Road. Common sense says a new substation is needed. The originally proposed site would have impacted the view, noise levels, and decreased property values. She appreciates that Idaho Power listened to community concerns and made changes. The revised proposal is the best solution for property owners and the community in general.

Chairman Roberts asked for undecided.

Eric Jorgeson, 29 Willow Way, lives east of this site and just purchased the 40-acre parcel to the south. The revised location is better than the original proposal; however, the substation will interrupt the view. A site adjacent to the property line is not ideal; the northwest corner would be better. He would prefer the substation be moved further from the southern property line. He disagreed with Mr. Mafuccio's statement that the parcel does not support wildlife habitat; deer, elk, and moose have been recently seen on the property and there is nesting for sandhill cranes and waterfowl. The substation is needed for better reliability. The ditches in the 40 acres should not be interrupted due to water rights of adjacent properties.

Chairman Roberts asked for opponents. There were none.

Chairman Roberts asked for rebuttal from the applicant.

Mr. Mafuccio stated the substation is still in design and has not yet been engineered. Idaho Power could look at moving the site to the north somewhat, but the northwest corner is not a viable option. Can the Commissioners approve some flexibility for the final site location?

Chairman Roberts closed the public hearing. The Commission deliberated. Chairman Roberts referred to the live irrigation ditches on the parcel; he recommended that Idaho Power work with adjacent landowners. Commissioners appreciated that Idaho Power worked with the neighbors in advance; no one testified in opposition. Idaho Power exceeded the landscaping requirements. The proposed site minimizes impacts to ditches and wetlands. A three-year time frame is appropriate. The existing substation at Pearson Lane is masked very well.

Commissioner Potter moved to approve C.U.P. 25-008 Idaho Power Clear Creek Substation with the stated conditions.

COA: Must work with adjacent landowners to maintain all irrigation through the site.

COA: Must consult with cell tower company.

COA: Will use weathered steel for pole.

Revised COA # 4: The use shall be established by December 31, 2027, or a permit extension will be required.

Revised COA # 9: Must comply with requirements of the Cascade Fire District. A letter of approval is required.

Commissioner Schneider seconded the motion. Motion carried unanimously. There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

7:08 p.m.

3. **C.U.P. 25-009 Prestige Water Sports Signage:** Tyrell McKibben is requesting a conditional use permit for LED-lit signs and more signage than is allowed under Valley County Code Title 9 Chapter 7 Sign Standards. A sign along Highway 55 and two signs on the building face are requested. The site is 3.3 acres, addressed at 13875 Highway 55, and located in Sands 55 Subdivision Lot 1 in the SW ¼ Section 3, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. **WITHDRAWN**

The applicant has withdrawn the proposal.

7:08 p.m.

4. **C.U.P. 25-010 Saddle Rock Signage:** Ryan Schneider is requesting a conditional use permit for inclusion of a for sale sign on their subdivision sign. The two signs, advertising lots for sale, would be located at the intersections of Challis Lane and Highway 55 and Saddle Rock Drive and Highway 55. These are the entrances to the Saddle Rock Subdivisions, located in the W ½ Section 17, T.12N, R.4E, Boise Meridian, Valley County, Idaho. Action Item

Chairman Roberts introduced the item, opened the public hearing, and asked if there was any ex parte contact or conflict of interest. Commissioner Schneider excused herself as she is the applicant's representative.

Director Herrick presented the staff report and displayed the site, GIS map, and proposed signage on the projector screen.

The Commission has previously issued conditional use permits for additional signage. Mile High Power Sports was approved for additional signs on the building to meet the contract requirements of manufacturers. [C.U.P. 16-05]. The applicant wishes to advertise that subdivision lots are available. There was discussion among Staff and the Commissioners regarding real estate and subdivision entry signs Valley County Code (VCC) 9-7-7 limits entrance signage. Per the VCC, real estate signs are limited to the actual parcel for sale.

Chairman Roberts asked for the applicant's presentation.

Heidi Schneider, McCall, stated the proposed image is to scale. Previously there was a Saddle Rock Real Estate sign that was posted on a lot that has since sold. The visibility to Highway 55 is partly why the property was purchased and developed. The proposed sign would let people know that lots are available; the proposed sign is clean and concise. Staff stated that all future subdivisions should include this type of signage as part of their initial conditional use permit application.

Director Herrick stated that a sign permit would be required for tracking purposes.

Mrs. Schneider referred to the upcoming agenda item signage for Timber Haven and Saddle Rock subdivisions. A real estate sign was placed on Saddle Rock Phase 3 property that is now for sale. The sign is placed on a lot that is for sale.

The current entrance signs for Saddle Rock Subdivisions was approved for both entrances by PZ Staff. The applicant, Commissioners, and Staff discussed the size of the signs Mrs. Schneider is unsure of the exact measurements of the proposed sign, perhaps about 5-ft by 1-ft. It will be removable and attached using grommets to the primary entrance signs.

Chairman Roberts asked for proponents. There were none.

Chairman Roberts asked for undecided. There were none.

Chairman Roberts asked for opponents. There were none.

Chairman Roberts closed the public hearing. The Commission deliberated. The size of the signage and future implications were discussed further. Commissioners agreed they do not want to have 32-sqft real estate signs in addition to subdivision entryway signage. Commissioner Mabe stated the proposed signage is aesthetically pleasing and temporary. The time frame for the proposed signage was discussed.

Commissioner Potter moved to approve C.U.P. 25-010 Saddle Rock Signage with the stated conditions.

COA: Must remove the sign upon sale of last lot.

Commissioner Mabe seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

7:30 p.m. Commissioner Schneider returned to the Commission.

5. C.U.P. 25-011 East Fork Cafe: Sarah Lanham is requesting a conditional use permit for a food service business using a mobile concession trailer. Access would be from Yellow Pine Avenue, a public road. The site, addressed at 156 Yellow Pine Ave, is located in School Addition Lot 1 Block 3 in the NWNW Section 28 T.19N R.8E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Roberts introduced the item, opened the public hearing, and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report, displayed the site, site plan, recent pictures, and the GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – The applicant submitted additional information for the Impact Report, setbacks, water, and culverts. (June 8, 2025)

The applicant previously discussed a food concession trailer with Staff. Valley County Code (VCC) does allow temporary concession stands for periods of 30 days or less. The conditional use permit would allow the wooden deck which would be more permanent. A sign would be allowed once a conditional use permit and a sign permit are approved. A sign permit is required to put a sign on the trailer. There was previously a successful food concession trailer in Yellow Pine but it is no longer active [C.U.P. 16-12].

Chairman Roberts asked for the applicant's presentation.

Sarah Lanham, 156 Yellow Pine Avenue, stated she is asking for a food concession trailer stand on her residential property. The property is her long-term full-time residence. An outfitting business is also ran out of the home. The existing businesses in Yellow Pine are not open consistently. The Corner Bar is currently open but changing ownership. Others have closed. The concession trailer meets all health codes and Central District Health has approved the use. Mrs. Lanham is working with Perpetua to service the mine with sack lunches, etc. Gray water will be trucked from the site. There are currently flag banner signs posted on the main road into town to be visible to tourists. Yellow Pine residents are supportive.

Director Herrick clarified that flag banners, also known as feathers, are not allowed by VCC. Mrs. Lanham stated that other sites in Yellow Pine would also be in violation. Director Herrick stated that sign codes in designated villages such as Yellow Pine could be included in future

ordinance change discussions. Lake Fork, another designated village, is allowed larger signs in VCC.

Water for Yellow Pine is provided by the Yellow Pine Water Association. There has been a boil mandate for many years. The East Fork Café is only using this water for cleaning and making coffee and water. Bottle water is provided. The Association is actively working toward a solution.

Chairman Roberts asked for proponents. There were none.

Chairman Roberts asked for undecided. There were none.

Chairman Roberts asked for opponents. There were none.

Chairman Roberts closed the public hearing. The Commission deliberated. The Commissioners agreed that there is a significant need for this type of business in the Yellow Pine area. The concession stand would add value to the Yellow Pine community.

Commissioner Potter moved to approve C.U.P. 25-011 East Fork Cafe with the stated conditions. Commissioner Oyarzo seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

7:48 p.m.

E. OTHER:

1. Privy Request 25-001 - Gold Dust Ranch No. 2 Lot 131, 93 West Prospectors Drive.
Action Item.

No exparte contact or conflict of interest was stated. The request is for a vaulted toilet that would be pumped. Central District Health will not approve until Planning and Zoning has given approval. The site is surrounded by trees and is not immediately adjacent to another home.

Commissioner Schneider moved to approve Privy Request 25-001 Gold Dust Ranch No. 2 Lot 131, 93 West Prospectors Drive. Commissioner Potter seconded the motion. Motion carried unanimously. There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

2. C.U.P. 23-49 Lamm Multiple Residences & Short-Term Rentals. Action Item.

No exparte contact or conflict of interest was stated. The site is located north of Coho Subdivision. The conditional use permit was issued in 2023 and allowed an existing barn to be converted into residential use and used for short-term rentals. The applicant has found it difficult to retrofit to barn for residential use and thus is requesting to build a new residential structure for second residence. The exact site for the new residence is unknown at this time. Chairman Roberts expressed concerns about the unknown location, proximity to neighbors, and impacts of short-term renters. The site was reviewed on the GIS map; trees and distances to existing homes were discussed. Short-term rentals are limited to 12 people and are further limited by the size of the septic system. The existing access is platted on the Coho Subdivision plat.

Commissioner Mabe moved to approve a building envelope north of the access flagpole portion of the parcel for a second residence. Commissioner Potter seconded the motion. Motion carried unanimously. There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

3. Timber Haven and Saddle Rock Signage. Action Item

Chairman Roberts introduced the item, opened the public hearing, and asked if there was any exparte contact or conflict of interest. Commissioner Schneider excused herself due to a conflict of interest.

A realty sign for the Timber Haven Subdivision was previously in the Highway 55 road right-of-way and advertised the lots for the entire subdivision. The realtor was required to move the sign onto private property and only advertise Lot 1 where the sign was located instead of all the lots within the subdivision. This realtor inquired about the real estate sign promoting Saddle Rock Subdivision Phase 2 lots posted near Highway 55.

Valley County Code (VCC) states that real estate signs must be located on the lot or parcel that is for sale; it does not allow for advertising of the entire subdivision. Director Herrick recommended that the Saddle Rock real estate sign refer to only the lot where it is actually posted and that the wording referencing Phase 2 lots be removed.

Commissioners concurred that Staff's recommendation made sense. Commissioners and Staff must uphold codes as they exist. Changes in VCC can be discussed at a later date.

Commissioner Mabe moved to accept changes recommended by Staff to bring the existing real estate sign into compliance. Commissioner Potter seconded the motion. Motion carried unanimously. There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

8:05 p.m. Commissioner Schneider returned to the Commission.

4. McCall Landing Lots 16 & 17, Lot Splits. Action Item

No exparte contact or conflict of interest was stated.

C.U.P. 24-16, approved on July 23, 2024, allowed for a Paradigm Storage office on McCall Landing Lot 16 and two employee housing units on Lot 17. The owners are requesting that Planning and Zoning approve a lot split of Lot 17 instead of allowing two housing units on one lot. This would simplify financing and other issues.

The subdivision plat states there should be no further subdivision of any lot depicted on the final plat unless that subdivision has been approved by Valley County and there shall be no reduction the size of any lot on this plat without the approval from the health authority.

The proposed split of Lot 17 would minimum lot size requirement of 1-acre; the lot is currently 3.75 acres. Shared driveway access exists. A split would not impact shared driveway agreements. The driveway must be built to fire code. Lot 17 has already been split by the Assessor's Office into two parcels due to tax code area boundaries; however, these must stay in same ownership.

McCall Landing Lots 1 and 18 were also purchased for employee housing. The Commission recently approved a conditional use permit for Hells Canyon Rafting [C.U.P. 25-004] on Lot 19.

Commissioner Schneider moved to approve the McCall Landing Lots 16 and 17 lot splits and lot line adjustment. Commissioner Potter seconded the motion. Motion carried unanimously. There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

5. Schedule presentation with Idaho Department of Environmental Quality. Action Item

The Idaho Department of Environmental Quality (DEQ) recently held a on-line meeting with the Board of County Commissioners. Included in the meeting was an explanation of TMDLs, water quality, and impaired streams. Unfortunately not all of the presentation was recorded. The DEQ is willing to do a presentation to PZ Commission at a future time. Commissioners are interested and asked Staff to schedule a presentation for a later date.

F. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 24-34 Wilderrest Retreat
- C.U.P. 25-004 Hells Canyon Rafting
- C.U.P. 25-005 Lex Multiple Residences.
- C.U.P. 25-006 Forge Landworks.
- C.U.P. 25-007 High Mountain Cabinets Amendment to C.U.P. 87-4 and C.U.P. 85-2
- SUB 25-007 Smokejumper Drop Zone.
- SUB 25-008 Circle P Subdivision
- SUB 25-009 Wood Run Heights
- SUB 25-010 Saddle Rock Phase 5
- SUB 25-011 Ashton Corner.
- SUB 25-012 Jughandle View

Commissioner Potter moved to approve the Facts and Conclusions as presented and authorize the chairman to sign. Commissioner Mabe seconded the motion. Commissioner Schneider abstained from the vote for SUB 25-009 Wood Run Heights and SUB 25-010 Saddle Rock Phase 5 due to conflicts. Motion carried unanimously.

Chairman Roberts adjourned the meeting at 8:28 p.m.