

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

MINUTES

Valley County Planning and Zoning Commission

August 14, 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 July 10, 2025; Commissioner Potter seconded the motion. Motion passed unanimously.

C. OLD BUSINESS:

- 1. C.U.P. 24-13 Saddle Rock Subdivision Phase 3 – Final Plat:** Ryan and Heidi Schneider are 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 for Phase 3 and 4 was for a 23-lot single-family residential subdivision on 79 acres. Phase 3 contains 7 lots on 40 acres. Access would be from private roads onto State Highway 55. The site contains portions of RP12N04E087006, RP12N04E172646, and RP12N04E174093, located within Sections 17, and 18, T.12N, R.4E, Boise Meridian, Valley County, Idaho. *Not a public hearing.* Action Item.

Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest. Commissioner Schneider recused herself due to a conflict of interest as she is the applicant. Director Herrick presented the staff report and displayed the site and GIS map on the projector screen.

Chairman Roberts asked for clarification on the Idaho Transportation Department (ITD) approach permit allowing 10 residential lots expired in 2022. A condition of approval requires ITD approval prior to recording the plat. The applicant should clarify.

The maintenance of the water tank for fire suppression should be addressed and the location placed on the final plat so everyone will know the location. Steve Hull, Cascade Fire Chief, has inspected the tank; he is keeping track of the fire tanks in the Cascade Fire District area.

Heidi Schnieder, McCall, the applicant, stated that the plat will not be recorded with sanitary restrictions; the note on the final plat will be revised. Central District Health has received engineering information. The maintenance of the water tanks for fire suppression was included in the road maintenance agreement for Phase 1. Phase 2 was annexed into Phase 1; Phase 3 will also be. The location of the tank will be included on the plat. The homeowner association will be responsible for replacement of the tank at such time it is needed.

The ITD permit was for the approach permit; the approach from Highway 55 has been completed and constructed and completed. ITD signed off on the approach in 2024.

Commissioner Mabe moved to approve the final plat of C.U.P. 24-13 Saddle Rock Subdivision Phase 3 and authorize the Chairman to sign. Commissioner Potter seconded. 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.

6:13 p.m.

2. SUB 25-009 Wood Run Heights – Final Plat: Brundage Mountain Resort 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 a 14-lot single-family residential subdivision on 27.6 acres. Access would be from a new private road onto Norwood Road, a public road. A variance for a 50-ft wide road right-of-way is requested from the standard 70-ft. The site is a portion of parcel RP18N03E290007 located in the NE ¼ Section 29, T.18N, R.3E, Boise Meridian, Valley County, Idaho. *Not a public hearing.* Action Item.

Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest. Commissioner Schneider recused herself due to a conflict of interest as she is representing the applicant. Director Herrick presented the staff report and displayed the site and GIS map on the projector screen.

The private road will have a 50-ft frontage. Road right-of-way would be dedicated to Valley County along Norwood Road. There are multiple items that must be completed prior to submittal to the Board of County Commissioners and recording of the plat.

Heidi Schnieder, 3890 Goose Lake Road, representing the applicant, stated she has been corresponding with Dan Coonce, Valley County Public Works Engineer, and will continue working with Jeff McFadden, Road Department Superintendent, regarding the development agreement. The stormwater management plan and site grading plan required by Condition of Approval (COA) #6 was approved by Parametrix, Valley County Engineer, today. The neighboring parcels do not currently run cattle; willing to do a fence agreement if this changes (COA #15). Legal counsel is drafting a deed for the road right-of-way (COA #18). She will continue to try to contact the McCall Postmaster regarding a cluster mailbox unit (COA #21), CCRs will be finalized prior to submittal of the plat to the Board of County Commissioners.

The avigation easement requested by the McCall Airport Manager was discussed. The applicant's legal counsel has advised the applicant not to sign the proposed easement. The proposed easement would essentially deny any structure on all of the lots due to wording of the easement. An avigation easement is not a Valley County requirement. The applicant is willing to work with McCall Airport on revised wording. Director Herrick stated Valley County Code Title 6 requires all building permits to complete Federal Aviation Administration (FAA) Form 7460-1 to make sure building height limitations are met. Valley County legal counsel previously stated that if someone wants an easement, they must pay for it. The conditional use permit did

not require an avigation easement. Ms. Schneider stated that as lots are sold, noise and airport location will be disclosed to buyers. Information on building recommendations to reduce noise can be included in CCRs.

Commissioner Mabe moved to approve the final plat of SUB 25-009 Wood Run Heights and authorize the Chairman to sign. Commissioner Potter seconded. 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.

6:28 p.m. Commissioner Schneider returned to the Commission.

D. NEW BUSINESS:

- 1. SUB 25-015 Devil's View Subdivision – Preliminary and Final Plat:** Ben Dreier is requesting a conditional use permit for a one-lot, single-family residential subdivision on 2.6 acres. An individual septic system and individual well are proposed. The lot would be accessed from Redtail Lane, a private road. The site is part of parcel RP17N03E027805 in the NWSE Section 2, T.17N, 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 current access to the property was platted as part of Elkhorn Subdivision Phase 1 in case of future need for access point. Access for the new lot would be from Redtail Lane. The existing easement through Redhawk Ridge Subdivision Lot 3 would be vacated. Mr. McCumber's comment letter was discussed.

Chairman Roberts asked for the applicant's presentation.

Ben Dreier, 270 Elkhorn Ranch RD, stated he is not able to easily use the property he owns on the east side of the irrigation ditch. It would be a good site for friends who need property. There is an existing 70-ft easement to the site through Redhawk Ridge Subdivision Lot 3. Removing this easement and changing access to the platted private road would benefit the owner of Lot 3. Boulder Irrigation Company has no concerns; the water rights will be portioned. The required information has been submitted to Central District Health. He understands that additional information must be completed prior to recording the plat. There is no intent to extend Redtail Lane to Elkhorn Ranch Road through Mr. Dreier's property. He does not intend to record CCRs as Valley County ordinances will apply. Mr. Dreier stated that electrical power is available on the north boundary of property along Redtail Lane.

Director Herrick stated that additional notes need to be added to the plat to meet COA #14 requirements, no lot splits, etc.

John Russell, McCall, the applicant's surveyor, elaborated on the proposal. The site is east of the irrigation ditch. Additional plat notes will be added and will serve as notice to future purchasers. The western portion of Redtail Lane has not been constructed. It does appear to be in good shape. The roadway currently has a maximum slope under 8%; the portion of road as built drops to about 7% slope, then 4%, and nearly flat at the intersection with Farm to Market Road. The plan is to shave about three feet from the hilltop, resulting in a grade of 5%. The applicant also wants to maintain a right to cross over to the remainder piece. There is an existing 4-ft culvert bridge across the ditch, usable by tractor. A shared driveway agreement will be created.

The new property line would be about 30-ft upslope of the bank of the ditch. This would satisfy Valley County Planning & Zoning

the building setback requirements and allow room for ditch maintenance. The ditch rider road is on the west side of ditch.

The existing easement across Lot 3 comes very close to the existing home in Lot 3. The plan is to extend Redtail Lane and then vacate the easement. They will contact McCall Fire for road and turn-around requirements. Mr. Russell does not anticipate issues with CDH. There are electrical lines to the site; phone line is underground. Plat notes are preferred to CCRs. Mr. Russell will survey the site to determine if tree coverage is greater than 20%. If so, a wildland urban interface plan will be completed by John Lillehaug.

Chairman Roberts asked for proponents. There were none.
Chairman Roberts asked for undecided. There were none.
Chairman Roberts asked for opponents.

Joe Rumsey, 20 Redtail Lane, stated there are currently two homes that use Redtail Lane, a private road. They added gravel earlier this year. The road cannot handle another user plus construction vehicles. He does not want additional dust and traffic. Access should be from Elkhorn Ranch Road which would be about two miles shorter.

Chairman Roberts asked for rebuttal from the applicant.

Mr. Dreier stated he has legal access to Redtail Lane; the easement is included in his deed. The Redhawk Ridge Subdivision plat was reviewed showing access to the parcel.

Chairman Roberts closed the public hearing. The Commission deliberated. Director Herrick stated that an additional conditional of approval for site grading and stormwater for the new construction of Redtail Lane. It will be built to driveway specifications, not private road standard. After the plat is recorded, the applicant will work with the owner of Lot 3 to remove the easement; it does not need to be included on this plat. The proposed use fits with the Comprehensive Plan and ordinances. A positive compatibility rating was obtained by Staff and Commissioners. The Commissioners concurred with not allowing access to the Elkhorn Ranch Road right-of-way. The neighbor's concerns are noted; however, Redtail Lane is an existing platted right-of way.

Commissioner Mabe moved to approve the conditional use permit, preliminary plat, and final plat of SUB 25-015 Devil's View Subdivision and authorize the Chairman to sign, with the stated conditions of approval and:

COA: Vacation of the easement within the subdivision boundary is recommended to the Board of County Commissioners.

COA: Must have a site grading and stormwater management plan approved by the Valley County Engineer prior to improvements to Redtail Lane.

COA: Must use surface water rights for irrigation.

COA: No lot splits

COA: No public access to Elkhorn Road from this lot.

Revised COA #10: Must have a letter of approval from Boulder Irrigation Company.

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.

7:06 p.m.

- 2. C.U.P. 25-015 Vore Solar Panels:** Abram Vore is requesting a conditional use permit for a ground-mounted solar panel array for residential use. The 10-acre parcel is RP17N04E082403, addressed at 420 Silver Fox Spur, and located in the NENW Section 8, T.17N, 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 and displayed the site and GIS map on the projector screen.

The solar panel array was previously constructed. The applicant was not aware a conditional use permit was required. The proper electrical permit was obtained from State of Idaho.

Chairman Roberts asked for the applicant's presentation.

Abe Vore, Boise and owner of 420 Silver Fox Spur, is willing to do what is required, including obtaining a building permit. The solar panel array was installed in either 2022 or 2023. It works very well and powers water, lights, and fans. It is not as good during winter cloud cover or when covered by heavy snow. He is very glad not to be using a generator. The yurt is not rented, nor does he plan to rent it in future. Is used by family.

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 solar array is a good solution for the property. The deadline of December 2026 to obtain a building permit will allow time for Building Department review and to obtain any required engineering information. Conditional use permits are required for solar panel arrays to allow consideration of impacts to neighbors, particularly on smaller lots.

Commissioner Schneider moved to approve C.U.P. 25-015 Vore Solar Panels with the stated conditions. 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.

7:14 p.m.

- 3. SUB 25-016 South Ranch – Preliminary and Final Plat:** Tommy Ahlquist is requesting a conditional use permit for a four-lot, single-family residential subdivision on 36 acres. Proposed lot sizes range from 5.7 acres to 10.8 acres. Individual septic systems and individual wells are proposed. The subdivision would be recorded in two phases with two lots per phase. The lots would be West Mountain Road, a public road, onto new private roads. The site is part of parcel RP17N02E120635 located in the West ½ of Section 12, T.17N, R.2E, 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.

There was discussion between Staff and the Commissioners. West Mountain Road is a major collector and requires a 100-ft right-of-way. Irrigation systems and water rights needs to be clarified by the applicant. It is unknown if the existing water rights must be evenly distributed. A building site is visible in the aerial GIS map. A building permit was applied for in 2023 but was

not approved as the plat for C.U.P. 23-11 was not recorded. At that time, excavation was allowed prior to obtaining a building permit; that is no longer true. The building site is within the proposed Lot 2.

The Commissioners and Staff discussed who would be responsible for maintenance of the underground tank for fire suppression, particularly if a homeowner association did not exist. This maintenance could be included within a declaration for private road maintenance. This would meet the requirements of both COA #15 and #16.

Chairman Roberts asked for the applicant's presentation.

Jim Fronk, 14028 Norwood Road, McCall, represented the applicant. He confirmed that the building pad is within Lot 2. The lot line between 1 and 2 is in the existing drainage swale. The applicant is contemplating CCRs; they would be minimal if recorded. The applicant was not planning to provide water rights to the four lots but to keep them for the larger ranch property. The ranch property has water rights from Blackhawk on the River Subdivisions to the southern property boundary. The water rights issue has been confusing, and Mr. Fronk is still in the process of understanding the requirements of the new Idaho Statute. The canal sits at the bottom of a bluff. The applicant is trying to preserve the area as open space; however, it may need to be removed from the plat based on interpretation of new Idaho Statute.

On-site rock materials will be used to construct the roads, driveways, and building sites. When Blackhawk Lake Phase 5 was constructed, extra excavated material from a pond was stored in a stockpile. There is more gravel than will be needed for the road. No new ponds are planned.

The subdivision has two phases; the applicant has two expected purchasers for Lots 1 and 2. The final plat will only show Phase 1 boundary and lots. The certificate of owners will need to be corrected.

Commissioners asked Mr. Fronk to respond to the public comments regarding the failure of the water canal system. Mr. Fronk replied that the section that has washed out a couple of times is a flat area near where it meets the pond. Water rights and downstream owners were discussed further. The irrigation pivots to the south are fed by pump(s) on the Payette River. Mr. Fronk will work with Mr. Neil Shippy and others more familiar with new legislation. Staff will review the previous application [C.U.P. 23-1] for information and comments on water rights.

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 applicant is requesting approval of (1) a preliminary plat for four lots and (2) approval of a final plat for Phase 1 containing two lots. Commissioner Potter stated that she is aware property owners to the south lost irrigation water when the pond was constructed and have also recently lost water again. The Commissioners and Staff do not know the water source(s) for those properties. Plat note 5 was discussed. The cul-de-sacs must meet the requirements of the fire district. McCall Fire District submitted a response; however, the site is within the Donnelly Fire District.

Commissioner Mabe moved to approve the conditional use permit, preliminary plat for the four-lot subdivision, and final plat for Lots 1 and 2 of SUB 25-016 South Ranch and authorize the Chairman to sign with the stated conditions and:

and property would be used as a storage facility for equipment and vehicles. Employees would arrive, switch to company vehicles, and leave for the day. There would be limited loads of laundry, maybe three loads per day during peak season, approximately May 15th – August 15th. They fully intend to be good neighbors. Employees would be at the site approximately 30-45 minutes in morning and again later in the day. Equipment would be stored inside the existing shop building. They are willing to landscape and plant trees; any additional plans would be an improvement to the bare and dusty site. The trailer shown in the aerial map has been removed. They have been good neighbors for 20 years at their existing site. The property sale is contingent on approval of this conditional use permit. The split has occurred; the house is to be sold separately. Mr. Harvey's understanding is that Idaho Transportation Department (ITD) would not allow additional access onto Highway 55 at this location. Mr. Harvey has spoken to Justin Jones at ION Electric; Mr. Harvey is not sure if a shared driveway would be approved by Mr. Jones.

Mr. Harvey responded to Commissioners' questions regarding vehicles. The company has full-sized pickup trucks, dump trailer, a truck with sprinkler equipment, a Dodge Dakota with a little trailer, and a truck that is currently in the shop building that is part of the property purchase. Two of the work trucks go home with employees nightly. Overnight parking would be limited to three vehicles. There are personal vehicles. There are five to ten employees. There would be about 20 trips a day. The business is currently based at Mr. Harvey's home and an office in McCall. The business operates approximately 9:00 a.m. to 5:00 p.m. There are no walk-in customers to the site; employees generally are off-site during the day. Debris would be taken directly to the transfer station and not stored at the site. Landscape materials do not need to be stored outside at the site but could be put inside the shop building.

Commissioner Roberts referenced **Exhibit 1** and asked for clarification of vehicles and equipment stored outside. The setbacks and drainfield site limit the property. Nearby areas were reviewed on the GIS map.

Chairman Roberts asked for proponents. There were none.
Chairman Roberts asked for undecided. There were none.

Chairman Roberts asked for opponents.

Sarah Topliff, 13977 Rustic Road, lives directly across the property to the west. The driveway for the proposed property lines up across from her driveway. She is also adjacent to Crawford Landscaping. Safety of kids and additional traffic is her primary concerns. Crawford Landscaping is not keeping up the required road maintenance; Rustic Road is in awful shape. Additional traffic would add to the problem. The previous conditional use permit at this home did not have much impact. Property values would be negatively impacted by having three businesses in a residential area.

Joe Critchfield, owner of 13974 Rustic Road located immediately to the south, stated the driveway easement to the proposed site is adjacent to the master bedroom of the home to the south; the additional traffic would be unpleasant. Rustic Road is in terrible shape. If approved, there should be a condition that the business must access through ION Electric onto Highway 55. This would result in less intrusion on residential use of Rustic Road and be safer for kids. There should also be a barrier of some sort to reduce dust between the two properties. He does believe the Harvey's would improve the current landscaping.

Chairman Roberts asked for rebuttal from the applicant.

Mr. Harvey promised to be good neighbor.

Chairman Roberts closed the public hearing. The Commission deliberated. The site is approved for a single-family residence. The excess RVs located at 13974 Rustic Road visible on the GIS map have been taken care of by Code Compliance.

Chairman Roberts stated that a commercial business inside a residential subdivision creates conflicts. His biggest concern is space requirement for equipment and required setbacks. The site is a small space to conduct a commercial operation within a residential subdivision.

Commissioner Schneider asked for clarification regarding the nearby Crawford Landscaping requirements and enforcement. Director Herrick stated that Code Compliance works with the business owner / property owner to meet requirements. Typically people bring things into compliance when contacted. At some point, a conditional use permit can be cancelled for lack of compliance. Crawford Landscaping is required to do dust mitigation on Rustic Road.

Commissioner Potter appreciated the additional details in **Exhibit 1**. She does acknowledge the neighbors' concerns of increased traffic. She is sympathetic to businesses employing local employees and believes with conditions, this could be a great spot for the business. A shared access with ION Electric and a variance from the 100-ft setback are possible; she would rather have vehicles between the shop and berms. Trees could be added along the southern property line. The sale of the adjacent home on Lot 3 has not been completed; adding trees to the driveway easement area for screening could be a condition of purchase by the Harvey's. Director Herrick clarified that the driveway for the east part of Lot 3 is only an easement and would not be owned by the Harvey's.

Commission Mabe is not opposed to recommending a setback variance. Parking would be a challenge even if a shared driveway was approved. Commissioner Schneider stated she believes the Commission can encourage but not require use of a shared driveway with ION Electric. This would require approval of both the ION Electric property owner and ITD. Chairman Roberts said it is not the Commission's job to make a workable solution. The Commissioner should review the proposal that has been submitted. He is concerned with encumbering property belonging to people other than the applicant. Commission Mabe believes the Commissioners are trying to give insight on what might work. Chairman Roberts stated the 100-ft setback has been previously discussed during other applications. A variance was approved for Franklin Building Supply long as they understood the highway right-of-way could be expanded by ITD in the future. There are multiple reasons for the 100-ft setback including future expansion of Highway 55 and the scenic view corridor. Applications have been denied for these reasons. Other buildings were constructed prior to the 100-ft setback requirement. Commissioner Potter responded that the setback area would be used for parking, not a building. Commissioner Mabe stated that perhaps the matter should be tabled to allow the applicant time to work with ION Electric and ITD. Commissioners discussed this possibility; the Commission has 12 months to respond. Commissioner Schneider stated the applicants know the required setbacks; the Commissioners do not know their requirements. It is up to the applicant to determine if the site is large enough. Chairman Roberts concurred; the application should reflect the site plan for parking, etc.

The Commissioners discussed additional concerns and compatibility ratings. Chairman Roberts stated he believes the use would have adverse impacts (Q3). He also had negative results for Questions 4 – 9. Chairman Roberts obtained a (-4) compatibility rating; Commissioner Potter calculated a (+10). Commissioner Schneider stated increased traffic on Rustic Road is her biggest issue. Commissioner Mabe stated his primary issue is traffic using the easement right next to houses. It is a residential subdivision lot, but the neighborhood has mixed commercial and residential uses. It was clarified that there are existing conditional use permits for ION

Electric, Crawford Landscaping, and Daugherty Excavation; the latter will expire upon split of the property.

Proposed conditions of approval #18 and #19 were reviewed by Commissioners and Staff.

The commissioners discussed if the additional traffic be acceptable. Commissioner Potter added that the applicants would not be renting the apartment inside the shop; this would reduce daily trips. Chairman Roberts stated there would be 30+ trips per day, including the applicants and employees. Chairman Roberts added that access could be limited to Highway 55 only; however, he still has concerns regarding compatibility. Commissioner Schneider stated if access was limited through ION Electric onto Highway, the use would be compatible. There was further discussion on access, condition of approval #19 regarding a development agreement, and the applicant's contingent purchase agreement. The Commissioners discussed a condition limited access only to Highway 55 and not using the easement to Rustic Road.

Chairman Roberts stated that the application is not compatible to the neighborhood. He does not base his decisions solely on the compatibility matrix but look at what can be mitigated. Commissioner Schneider stated that depending on the approved conditions, this could be an opportunity to improve the neighborhood such as increased dust abatement. Chairman Roberts added that the applicant is being hurt by the reputation of another business. Commissioner Schneider stated the existence of other nearby conditional use permits improves the compatibility of this application. A business not following their requirements involves code enforcement. The neighbors are unhappy with the road quality, not just dust mitigation. Commissioner Potter stated the applicant is willing to mitigate impacts; neighbors need to complain.

Commissioner Potter moved to approve C.U.P. 25-016 Harvey Property Management and Equipment Storage with the stated conditions.

COA: The use is only approved for this applicant.

Commissioner Shneider seconded the motion. Discussion followed. The proposed conditions listed in the staff report gives the option of either Rustic Road or Highway 55 access. Commissioner Schneider asked if the Commissioners want to encourage the applicant to work with the current property owners /seller regarding landscaping. The landscaping can not be required as the Harvey's would not own the easement area. Commissioner Potter moved to amend her motion and add:

COA: It is recommended that the applicant works with the owner(s) of the west half of Lot 3 to add landscaping to the easement area for screening.

Commissioner Schneider seconded the motion. Commissioner Potter and Commissioner S Schneider voted in favor. Commissioner Oyarzo, Commissioner Mabe, and Chairman Roberts voted in opposition. Motion was denied.

Commissioners Mabe moved to table C.U.P. 25-016 Harvey Property Management and Equipment Storage to September 11, 2025, at 6:00 p.m. Commissioner Schneider seconded. The public hearing has been closed but can be reopened if new information is supplied by applicant. The applicant seemed surprised by the 100-ft setback from Highway 55. Tabling this item will give the applicant the opportunity to come back. The motion passed unanimously.

9:15 p.m.

E. OTHER:

1. Co-Energy Request for 320 and 330 Yellow Pine Avenue, Townsite of Yellow Pine Lots 11 and 14, Block D. Action Item

Director Herrick stated gas pumps were previously located at this location in Yellow Pine. CO-Energy would like to add card-operated, above-ground gas tanks. The Commission should determine if a conditional use permit will be required for this use. The Commissioners discussed the matter. There has never been a conditional use permit for the gas tanks nor any other use at this location. Chairman Roberts stated transparency is always good. Commissioner Mabe concurred although it would be useful to have fuel available in Yellow Pine. Director Herrick stated the use would not be considered a service station. A conditional use permit would not be approved until the end of October 2025. Commissioner Schneider believes that the use would be approved; however, public input is necessary.

Commissioner Schneider moved to require CO Energy to apply for a conditional use permit for the gas tanks at for 320 and 330 Yellow Pine Avenue, Townsite of Yellow Pine Lots 11 and 14, Block D. Commissioner Potter seconded. The motion passed unanimously.

Commissioners agreed to amend the agenda order.

F. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 25-012 Widman Short-Term Rental
- C.U.P. 25-013 CO Energy Fuel Site
- C.U.P. 25-014 McCall Tree Equipment Storage
- SUB 25-013 Eld Ranch Estates
- SUB 25-014 Herrick North

Commissioner Potter moved to approve the Facts and Conclusions as listed and authorize the chairman to sign. Commissioner Mabe seconded the motion. Motion carried unanimously.

G. OTHER:

1. Attendance at Idaho American Planning Association Conference, October 1-3, 2025.

A seminar on Planning Commissioners and Public Meetings Seminar will be held Wednesday morning, October 1, 2025, during the Idaho American Planning Association Conference in Nampa. Commissioners should let Director Herrick know if they are interested in attending.

9:25 p.m.

H. WORK SESSION:

- 1. Valley County Comprehensive Plan Review:** The P&Z Commission is reviewing updates to the Valley County Comprehensive Plan. The public is welcome to attend and listen; however, this is not a public hearing. A public hearing will be scheduled at a future date.

Director Herrick stated that the Board of County Commissioners want a recommendation soon. A public hearing on both the Comprehensive Plan and ordinance changes can be held at the same time. The timing of public hearings with the PZ Commissioner and the Board were discussed. Thirty-day notice is required for each hearing; a hearing with the Board cannot be scheduled until after the Commission makes recommendations at a public hearing. The Board of County

Commissioners would like the Comprehensive Plan revisions and ordinance changes in place by January 1, 2026.

The Comprehensive Plan is a living document. It can be amended again in the future by the same process where the PZ Commission makes a recommendation to the Board of County Commissioners. Changes need to be in place so the County is able to administer the McCall Impact Area. This would likely include ordinance changes to protect water quality and increased building setbacks. Chairman Roberts concurs that the PZ Commission can make recommendations at any time to comprehensive plan and/or ordinances. The Comprehensive Plan should be acceptable to the majority of people in Valley County. Director Herrick stated that a lot of people think the Comprehensive Plan is a good document. Commissioner Potter stated the Comprehensive Plan is a guide not law; other agencies are required for maintaining standards/enforcement, for example Idaho Department of Environmental Quality and Central District Health. The Comprehensive Plan needs to remain broad. Ordinances are based on the Comprehensive Plan.

Commissioner Mabe would like some more 2024 data included in the verbiage. He stated that the Comprehensive Plan captures the values and quality of life desired in Valley County

Commissioners discussed the bar chart in Chapter 4 Natural Resources. There was discussion about whether public lands should be included in this chart as the Commission has no jurisdiction over federal lands. Commissioners agreed that public lands are significant part of Valley County's culture. There was consensus that this chart is valuable; however, Commissioners also wanted a similar chart within Chapter 13 Land Use that shows only non-public land designations.

There was discussion on Chapter 4 Goal 6 regarding the wording, nitrates, and phosphorus. There was discussion on infrastructure including central water and sewer, agriculture, open space, and development locations. There was a discussion on the Long-Range Growth Maps. Additional verbiage was recommended to include with the maps.

Chairman Roberts will make specific recommendations for the PZ Commission to consider. He would like to include a general statement that sets up ordinance changes and future development requirements.

Commissioner Mabe recommended that everyone bring specific changes they would to the draft Comprehensive Plan.

Upcoming Meetings

August 28, 2025, 8:30 a.m. - Work Session on Comprehensive Plan

September 11, 2025, 6:00 p.m. - Public Hearings

October 16, 2025, 6:00 p.m. – Public Hearings

October 23, 2025, 4:00 p.m. – anticipated public hearing for Comprehensive Plan

Chairman Roberts adjourned the meeting at 10:55 p.m.