

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
December 11, 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 Mabe moved to approve the minutes of November 13, 2025. Commissioner Potter seconded the motion. Motion passed unanimously.

C. NEW BUSINESS:

- 1. C.U.P. 21-38 Jug Mountain Ranch P.U.D. 97-1 – Phase 3 Village South – Extension Request:** Jug Mountain Ranch LLC is requesting a two-year extension of the conditional use permit and preliminary plat approval that expire on December 21, 2025. Original approval was for 8 single-family residential lots plus 1.48 acres of open space. The Jug Mountain Ranch central sewer and central water systems will be used. Lots will be accessed from Jug Mountain Ranch Road, a private road, onto Farm-to-Market Road, a public road. The 3.33-acre site is located in the SW ½ Section 6, T.17N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Roberts introduced the item 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, GIS map, and site plan on the projector screen.

Commissioners and Staff discussed the response from Central District Health (CDH). Some developments do not submit to CDH until closer to approval of the final plat. CDH will have to sign off the plat but the applicant will also need approval from Idaho Department of Environmental Quality (DEQ) due to the sewer system. This is a different process than a plat with individual septic systems for each lot.

Chairman Roberts asked for the applicant's presentation.

David Carey, 13895 Lang CT, represented Jug Mountain Ranch LLC, stated it has been a frustrating process to get approval of the sewer system for these new lots. They are waiting on DEQ to approve the system. The sewer system was constructed in 2003. The U.S. Environmental Protection Agency initially approved the sewer system. Then the review and approval process was handed over to the State of Idaho and monitoring requirements were changed. Information has been submitted to DEQ; the sewer system currently has administrative approval. This has delayed finalizing this plat. The existing sewer system does have capacity. The most recent plat was recorded with individual septic systems for each lot. However, Jug Mountain Ranch was planned for clustered higher density areas with open space; therefore, individual septic systems are not preferred for this development.

Chairman Roberts opened the public hearing and 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. This is a straightforward and reasonable request. Approval would not change the approved uses or density within Jug Mountain Ranch.

Commissioner Mabe moved to approve a two-year extension of C.U.P. 21-38 Jug Mountain Ranch P.U.D. 97-1 – Phase 3 Village South. 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.

6:13 p.m.

2. C.U.P. 24-22 Lake Fork Village Mixed Use - Extension Request and SUB 25-020 Lake Fork Crossing Preliminary and Final Plat: 2 North Homes is requesting a one- year extension of the conditional use permit for two office/residential buildings and an 8-unit storage building; approval expires on December 31, 2025. In addition, the applicant is requesting approval of a mixed-use subdivision containing four live/work apartment units, 8 storage units, and common areas. A shared well and individual septic systems are proposed. Access would be from Pleasant Acres Drive. The 1.6-acre site, addressed at 4 Pleasant Acres DR, is Pleasant Acres Subdivision Tax No. 165 in Lot 8 in Section 3, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

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

- **Exhibit 1** – Applicant's submittal of site plan, drawings, and aerial map. (December 10, 2025)
- **Exhibit 2** – Applicant's submittal with civil drawings and Parametrix's approval of the grading, drainage plans, and stormwater analysis. (December 10, 2025)
- **Exhibit 3** – Building permit for storage unit building; has not been picked up by applicant from the Building Department.
- **Exhibit 4** – Kathy Deinhardt Hill, 14068 Pioneer Road, questioned the location of the proposed landscaping. (December 5, 2025)

Director Herrick clarified that this is a concurrent hearing for both the extension request of

C.U.P. 24-22 and the subdivision application for Lake Fork Crossing. The site plan and drawings were reviewed. Staff and Commissioners discussed the requests and wanted clarification. At what point will the other structures, site improvements, and landscaping be finished? Will the Board of County Commissioners accept performance bonds for the buildings? Should the final plat be approved at this stage? Who will build and when? Timing and progression?

Originally the storage units were tied to the residences; this has changed with the subdivision plat proposal. The storage units will be able to be sold separately. 2 North Homes is not the original applicant for this project.

Chairman Roberts asked for the applicant's presentation.

Michael Jobes, a partner of 2 North Homes, clarified the requests. An extension is required as the building permit for the storage units was held by requirements from Central District Health (CDH) and McCall Fire. The septic system application has been submitted to CDH. They are willing to commit to building both the storage units and mixed-use buildings at the same time. Individual ownership of each storage unit and work-life unit will be allowed. They chose this worker housing project due to the difficulty in finding housing for employees.

When they purchased the property from the previous applicant, water monitoring for septic systems had been completed except for one month. Thus, approval was delayed. Septic system approval was obtained from CDH in June 2025. There was discussion between the applicant, Commissioners, and Staff regarding CDH comments. The subdivision plat requires additional submittals beyond that of a conditional use permit.

Commissioners referred to previous concerns from the neighbor to the east regarding fencing and a privacy barrier. The fence must be maintained. The neighbor does have large trees on their property.

The Idaho Transportation Department (ITD) comments were discussed. Direct access to Highway 55 on the north part of the property will be closed. The development agreement approved by the Board of County Commissioners included paving of a portion of Pleasant Acres Drive. The trip generation data requested by ITD must be submitted. Approval from ITD will be required prior to recording the plat.

There was discussion on timing of final plat approval, recordation, construction of buildings, and completion of infrastructure. The applicant desires to get the plat recorded using a bond while construction is occurring. The buildings will be townhouses, not condominiums. Once the plat is recorded, lots can be sold even if construction is not started or is incomplete. Bonding for infrastructure such as roads and landscaping is common, not bonding for construction of the buildings. The Commissioners do not want a situation where the storage units are constructed but the work-live units are not completed. Commissioners, Staff, and Mr. Jobes discussed requiring the completion of all structures prior to occupancy of any unit, including storage units. No certificate of occupancy would be issued prior to completion of all structures. This would make sure buildings are completed prior to the purchase of lots and buildings by individual owners.

Director Herrick clarified that there is an extension request for the C.U.P. 24-22 allowing the storage units and mixed-use buildings. The applicant is requesting approval of a final plat for a subdivision containing the townhomes and storage units. The building permit is ready to be issued. If the final plat is approved, the applicant can construct the storage units. Mr. Jobes stated they would like to begin taking reservations for the storage units during construction. Mr.

Jobes stated the current timeline involves pushing snow in March to prepare the ground for construction. They want to complete the four live-work units and the eight storage units by the end of 2026.

Commissioner Mabe asked if the applicant is open to planting some trees along the north property edge to filter the view for travelers on Highway 55. Mr. Jobes was willing to add trees along the northern boundary between the Highway and the storage units.

Director Herrick asked if there was a reason the applicant needed to record a final plat to take reservations? Reservations can be made prior to recording. Once the plat is recorded, individual lots may be sold. There was further discussion. It would be up to the Board of County Commissioners if they would accept financial guarantees prior to recording the plat.

Mr. Jobes stated that the lots would be platted as townhomes, not condominiums, with fire separation between the units. It is easier for a purchaser to get financing if they are buying the land, not a condominium unit.

Chairman Roberts opened the public hearing and 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. Commissioners concurred with the additional conditions previously discussed regarding occupancy and additional landscaping. Approvals from CDH and ITD will be required. A two-year extension would allow time for completion of the project. Director Herrick stated all of these conditions will be taken care of before final occupancy on building permits that are issued.

Commissioner Potter moved to approve a two-year extension of C.U.P. 24-22 Lake Fork Village Mixed Use, the preliminary plat, and final plat of SUB 25-020 Lake Fork Crossing and authorize the Chairman to sign the final plat with the stated conditions including:

- COA:** Must complete all structures prior to occupancy of any unit, including storage units.
- COA:** Additional landscaping along north property line to screen storage units is required.
- COA:** Approval from Idaho Transportation Department will be required prior to recording the plat.

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.

6:55 p.m.

- 3. C.U.P. 25-030 Olsen Solar Panels:** Shayne Olsen is requesting a conditional use permit for 8 ground-mounted solar panel arrays to operate and maintain equipment for timber management. Panels would be in a 20-ft by 20-ft site with a maximum height of 14-ft, approximately 653 feet from the nearest property line. The 110-acre parcel is RP12N04E039225, addressed at 16 East Mountain Drive, and located in the SE ¼ Section 3 and NE ¼ Section 10, T.12N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Roberts introduced the item 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, GIS map, and site plan on the projector screen.

Chairman Roberts asked for the applicant's presentation.

Shayne Olsen, Eagle, Idaho, stated electric power from Idaho Power is not currently available on east side of Clear Creek. Connecting to Idaho Power would be very expensive. He would like to reduce the use of generators at the site. The existing roof is not a good location for solar panels due to a nearby ridgeline. Sun exposure is available at the chosen location

Chairman Roberts opened the public hearing and 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 had no concerns. Solar panels are a good solution to the lack of electrical power and the desire to reduce the use of generators at this site. No impact to the neighborhood would be expected.

Commissioner Schneider moved to approve C.U.P. 25-030 Olsen 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.

7:05 p.m.

4. **C.U.P. 25-031 Sterling Landscaping:** Jody Hurst is requesting a conditional use permit for a landscaping business. The existing home would be used for housing; an 1800-sqft shop is proposed. A variance for a 30-ft setback instead of 100-ft from the front setback along Highway 55 is requested. An individual well and individual septic system would be used. Access would be from one driveway onto Highway 55. The 0.99-acre parcel RP18N03E339481, addressed at 13965 Highway 55, is in the SESE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item

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

- **Exhibit 1** – Kathy Deinhardt Hill, 14068 Pioneer Road, is opposed to the approval of a variance to the front setback along Highway 55. (December 5, 2025)
- **Exhibit 2** – Slide presentation submitted by the applicant's representative. (December 9, 2025)

Director Herrick stated the front setback appears to be aligned with existing structures along Highway 55.

Chairman Roberts asked for the applicant's presentation.

Mike Williams, of South Beck & Baird, Boise, represented the applicant, presented **Exhibit 2**, and reviewed the site history. The existing access point for the home and the existing access point for the commercial property to the south would be removed and a new access point onto Highway 55 would be constructed along the southern boundary of this parcel. The new shared access would be used by the home, the landscape business, and the property to the immediate south.

The property owner did operate a landscaping business during 2025 at this site. Mr. Williams did not realize the client was operating during this 2025 until contacted by Code Compliance, which is why the application submittal was delayed.

Three variances are requested due to the irregular shape of the parcel. The widest part of the parcel is the southern portion, south of the existing home. Due to fire-related requirements, a 20-ft access driveway around the entire proposed shop structure has been shown. The shop would be aligned with or behind the existing structures along Highway 55 in the immediate area.

Mr. Williams responded to Staff comments and questions within the Staff Report. Shirley Florence of the Lake Irrigation District has stated no water rights are available for this property. The existing home will be used for the employees and other renters. The existing concrete pad north of the home will be used for patio amenities; landscaping will be added to the site. The property owner will want the area to look good for his landscaping business. Snow will be stored on site along the western property line. The landscaping business only operates spring thru autumn. The property owner has been renting the home to traveling nurses during the off season, when the site is not used by employees. The entire site would not be cleared of snow during winter.

The use of the residences is included as part of the commercial Idaho Transportation Department (ITD) permit. The review included four employees. There is room for parking behind the home during the business' off season. During the application process with ITD, Mr. Williams learned that the adjacent business located to the south did not apply for an ITD permit as required by their conditional use permit. A recorded shared driveway agreement would be done with the adjacent property owner. Mr. Hurst, the property owner, has been in contact with owner to the south. ITD will only allow one access for the two commercial businesses. ITD will not approve the new access construction until the agreement is in place. There was further discussion and clarification. The proposed access to Highway 55 for this landscaping business and the home would be located just north of the southern property line. ITD will require that both the existing access on the property north of the home and the existing access for the property to the south be closed. The access apron to Highway 55 would be paved, the remainder of the driveway would be gravel.

The property owner is fine with limiting the site to the typical business hours of 7:00 a.m. to 7:00 p.m.

Mr. Williams expanded on the variance requests for the rear and side setbacks. Approval would allow storage bins for the landscaping materials and room for the access road around the new shop building. Five (5) metal bins, about 65-ft long, would be located along the south side of the property. The submitted picture included with the application submittal is an example of similar bins. However, the new bins would be metal, not concrete.

Chairman Roberts stated he is concerned with allowing new construction within the 100-ft setback from Highway 55. The existing buildings were constructed in the 1940s. The Commission is tasked with planning for the future; it is likely that the width of Highway 55 will be expanded. Is there a way to build a shop that is not within the 100-ft setback from Highway 55? Mr. Williams replied not possible to do so and meet the requirement of the typical fire code. He has not spoke directly with McCall Fire Department. The 100-ft from traveled way was viewed on the GIS maps by Commissioners and Staff.

In response to questions, Mr. Williams stated there are no plans to store materials other than new product for landscaping jobs. This includes no storage on site of logs, branches, and similar materials moved from off-site.

Director Herrick stated a condition of approval could state that the property owner must agree not to fight eminent domain by ITD in the future. Chairman Roberts stated that would be a mute point; the Commission has been firm on this issue for a long time, specifically for businesses near to this site.

In response to a Commissioner, Mr. Williams stated that the applicant obtained the property within the past few years, likely the purpose of the business. Director Herrick added that the a preapplication meeting was held spring 2025; she believes this occurred after purchase of the property.

Chairman Roberts opened the public hearing and 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. Commissioner Mabe stated the lot does not fit the proposed use unless variances are approved. He does not think a variance from Highway 55 is acceptable; new buildings should not be added within the 100-ft setback. It is not a compatible use of the lot to add shop and landscaping storage. He does not support the variance requests.

Director Herrick asked if the Commission would support the use without the additional shop building?

Commissioner Schneider agreed with Commissioner Mabe. The parcel does not work with the proposed building. She has concerns with future improvements to Highway 55. The use would be okay without the additional shop building. However, the 100-ft setback would also prohibit the storage of materials or equipment within that area.

Commissioner Mabe stated without the shop, there would be room for the proposed bins and the applicant would be able to meet the front setback requirement. This proposal attempts to squeeze more in the space than allowed. He does want to support local businesses, but the parcel does not lend itself to this use.

Director Herrick asked if parking would be allowed within the 100-ft setback, something that would not interfere with future expansion of the Highway.

Commissioner Potter stated Valley County Code 9-5H-10 allows the Commission to grant variance because the parcel is highly irregular and triangular.

Commissioner Mabe stated if the home burnt down, he would be inclined to approve a variance along the back property line for the residential use.

Commissioner Potter thought the fire truck only needed room to turn around, not access fully around a building. This is why she wanted to know if the applicant's representative had reached out to McCall Fire.

Chairman Roberts stated it is unfortunate that the section line created this a narrow area between Section line and Highway 55, thus resulting in this oddly shaped lot. He is concerned with maintaining the 100-ft setback and the safety issue of accessing directly onto the highway. It is better when access can be from side roads. He cannot support the application as currently proposed.

Staff and Commissioners discussed if a revised site plan could be approved if the shop was moved back and/or removed. Parking could be allowed in the setback areas with a variance. A recent applicant was denied the ability to park vehicles or equipment within the 100-ft setback; however, that parcel was not a difficult shape like this one. Commissioner Potter would like to see two revised site plans: 1) no shop building and 2) a request for a smaller variance from the front property line. Commissioner Mabe would support variances for the rear and side (south). There was discussion on parking for the residence if the shop was moved further back. Would put parking for house in jeopardy if move shop to further back. The applicant should speak to McCall Fire regarding requirements.

A condition of approval could include that the property owner must grant access to the property to the south; a shared driveway agreement shall be recorded.

Commissioner Mabe moved to table C.U.P. 25-031 Sterling Landscaping to January 8, 2025, at 6 p.m., so the applicant has opportunity to revise the site and parking plan and reduce the variance request. Commissioner Schneider seconded the motion. Commissioner Schneider would also like some communication from the southern neighbor regarding the removal of access and clarification on how many and which approaches will be removed. Commissioner Mabe concurred with this addition to the motion. Motion carried unanimously.

The Commission clarified to Mr. Williams that the following information is desired:

- Updated site plan showing parking area.
- Updated site plan showing building location with a smaller variance requested.
- Communication from the adjacent neighbor.
- Requirements of McCall Fire Department.

7:50 p.m.

D. OTHER:

1. Is Conditional Use Permit Needed for Additional Structures at Camp Ee Da How, Parcel RP16N03E278705, 12850 Northwind RD? Action Item.

The grandfathered church camp at 12850 Northwind Road wants to add additional structures, specifically four open-sided pole barns to use as dining and picnic structures. The Commission should determine if this would result in a change in land use or scope; if so, a conditional use permit would be required. There was discussion between Commissioners and Staff. A building permit is required for the additional structures. Commissioners concurred that this request would not expand or change the existing use at the site. Commissioner Potter moved to allow these four new structures at Camp Ee Da How; Commissioner Schneider seconded. Motion approved unanimously.

2. C.U.P. 25-005 Lex Multiple Residences: Is amendment required to long-term rent primary residence? Action Item.

C.U.P. 25-005 Lex Multiple Residences was approved by the Commission, effective May 2025, for multiple residences on one parcel home plus the conversion of the shop to house. The location and access was discussed. The conditional use permit stated no short-term rental of either home. Valley County Code allows the short-term rental permit only for single-family residential use. This parcel has multiple residences. The application and minutes state no short-term rentals, long-term rental of the converted home, that the property owners would reside in the primary residence. The property owner now desires to rent the primary residence as the owners will be out of the area for a few years. Staff recommends allowing long-term rental of both residences. Typically either short-term rental or long-term rental of both homes

would require a conditional use permit. Commissioners concurred that the public hearing process allows concerns to be voiced and addressed. Short-term rentals have a different impact than residences of owners or long-term renters. Commissioners concurred that long-term rental of both homes would be acceptable. This would not be a change in the use. Any short-term rental (less than 30 days) would require a new conditional use permit.

3. Tamarack Resort PUD – Montelago Subdivision - Extension of Final Plat Deadline: Action Item.

A condition of approval for Montelago Subdivision was that the plat was to be recorded by the end of December 2025. The Board of County Commissioners will not be meeting on December 29th; thus, it may not be possible to schedule this final plat with the Board this month. Staff has requested a 30-day extension of the final plat approval for this reason. The only known outstanding item is the connection of the well providing water to the tank for fire suppression. Commissioner Shneider moved to approve a 30-day extension to the end of January 2026 for the final plat of Tamarack Resort PUD – Montelago Subdivision. Commissioner Potter seconded the motion. Motion passed unanimously.

4. Compatibility Rating Versus Checklist Discussion:

The Commissioners and Staff discussed the current compatibility rating process and a checklist process. Director Herrick wished to introduce this discussion and asked the Commissioners to give this matter thought. There were some people that proposed to the Board of County Commissioners that there are some inadequacies in the current process and tools and recommended a checklist instead of a compatibility rating process. Staff and PZ Commissioners will have a work session to discuss this matter and the effectiveness of each tool. There are some items missing from the compatibility rating matrix such as solar panels and short-term rentals.

Director Herrick stated the Comprehensive Plan, new ordinances, and new McCall Impact Area impact area was approved by BOCC. Copies of the new Comprehensive Plan were given to each Commissioner. Administration of the new codes will start January 1, 2026. Director Herrick has met with Leonard Long of the Friends of Lake Cascade to discuss the process of the new water quality analysis. He has been developing fact sheets to go along with our current site grading and storm water management requirements to make it easier for applicants and engineers to understand the requirements, particularly for building permits. There is existing training available online from Boise City. City of McCall held a training earlier this year that some Valley County Staff also attended. Director Herrick would like to hold a half day mini-training in Valley County to help educate applicants about the new ordinance requirements.

Valley County Staff will accept applications after January 1, 2026, for all the unincorporated portions of Valley County. There are three (3) land use applications currently in process within the area currently or previously designated as McCall Impact Area: a storage-unit that is under appeal to the Board of County Commissioners for lack of timeliness, a storage unit that has applied for final P.U.D. approval; and a revision of an existing church camp approval. Currently the plan is for existing building permits to continue being reviewed by staff of the City of McCall; an interagency agreement is under negotiation. The City of McCall stopped accepting building permits a few months ago. As of January 1, 2026, new building permits will be accepted by Valley County Building Department.

Director Herrick also stated that Valley County will be transferring to a new software program for both building and land use permits.

E. FACTS AND CONCLUSIONS - *Action Items:*

- C.U.P. 25-023 Restoration Pro
- SUB 25-018 Tripod View
- VAC 25-002 Trumpour Vacation of Easement
- C.U.P. 25-027 Alzar School Staff Housing
- VAR 25-001 Vaughn Variance from Building Envelope
- C.U.P. 25-028 Smith Short-Term Rental
- C.U.P. 25-029 Yellow Pine Fuel Station

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

Chairman Roberts adjourned the meeting at 8:17 p.m.