

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

January 8, 2026

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 December 11, 2025. Commissioner Mabe seconded the motion. Motion passed unanimously.

Chairman Roberts stated to the audience that:

- C.U.P. 25-031 Sterling Landscaping has been tabled to February 12, 2026, at 6:00 p.m., as requested by the applicant's representative, and
- C.U.P. 25-035 Albright Camping Sites has been tabled to March 12, 2026, at 6:00 p.m., as requested by the applicant.

C. OLD BUSINESS:

1. C.U.P. 24-31 Pearson Ranch – Final Plat: Jeremy Sands 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 five-lot single-family residential subdivision on 10.5 acres. Access would be from a new private road onto Pearson Lane, a public road. The site, parcels RP18N03E289001 and RP18N03E276155, are addressed at 25 Pearson Lane and located in the SWSW Section 27 and SESE Section 28, T.18N, R.3E. *Not a public hearing.* 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** – Shirley Florence, Lake Irrigation District, stated the District and developer have agreed on a 35-ft easement from the center of the canal. The District would like to have reference to Idaho Statute 42-1102 on the final plat. (January 2, 2026)
- **Exhibit 2** – Mara Hlawatschek, Valley County Wildfire Mitigation Director, stated all conditions of approval associated with the preliminary plat and Wildfire Mitigation Plan have been satisfied. (January 5, 2026)
- **Exhibit 3** – Submittal from the application in response to the Staff Report. (January 6, 2026)

The Commissioners discussed the final plat submittal, particularly Condition of Approval #13.

Commissioner Mabe moved to approve the final plat of C.U.P. 24-31 Pearson Ranch and authorize the Chairman to sign. Commissioner Schneider 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.

2. **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. **Tabled from December 11, 2025.** Action Item

Mike Williams, the applicant's representative, has asked for a continuance of the public hearing until February 12, 2026, 6:00 p.m.

D. NEW BUSINESS:

1. **PUD 23-01 and C.U.P. 23-10 Garnet Valley - Extension Request:** Timberline Development LLC is requesting a two-year extension of the conditional use permit and preliminary plat approval. Phase 1 Final Plat was to be recorded by January 17, 2026. Approval was for 306 multi-family units, 10 single-family residential homes, community amenities, and common areas. Access would be from W. Roseberry Road (public), Moore Road (private), Price Street (private), and Timberline Drive (private). The 39-acre site includes parts of Parcels RP16N03E170945, RP16N03E170965, and RP16N03E171485 in the NE ¼ Section 17, 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 site plan on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Slide Presentation by Applicant's Representative
- **Exhibit 2** – Kristen Picard, 26 Buckskin DR, is opposed. (Dec. 31, 2025)
- **Exhibit 3** – Travis and Allison Barden, Timberline DR, are opposed. (January 8, 2026)
- **Exhibit 4** – Michael Wingert, Meadows at West Mountain homeowner, is opposed. (January 3, 2026)
- **Exhibit 5** – Michael Wingert, Meadows at West Mountain homeowner, is opposed. (January 3, 2026)
- **Exhibit 6** – Maria and James Jacobson, owner of 29 Buckskin DR, is opposed. (January 6, 2026)

Commissioners and Staff discussed timeline and requirements, particularly prior to the recording of Phase 1. Infrastructure was to be built out during the process, including roads and the water system. This was an extensive project with public hearing before both the PZ Commission and the Board of County Commissioners. A detailed development agreement was signed by the applicant and Board of County Commissioners. The agreement includes housing requirements and higher densities. Existing stormwater management issues on the property would also be fixed.

Chairman Roberts reminded the audience that this is a request for an extension, not the application that has been approved. The Commission will determine whether an extension should be granted, not if the project should be approved.

Chairman Roberts asked for the applicant's presentation.

Joe Pachner, KM Engineering, reviewed the overall project as there are four new Commissioners since PUD 23-01 was approved (**Exhibit 1**). Timberline Development is the owner of the property but was not the original applicant. Mr. Pachner reviewed the building design, Concept Plan, housing types, workforce housing requirements, and amenities. Primary access to the site is from West Roseberry Road, a public road. Additional accesses connect to existing private roads as required by the Donnelly Fire Department. A manager would live onsite. Building height would meet requirements.

Mr. Pachner explained the water system history, sewer lift station, and future plans. The agreement with the current property owner allows the applicant to reduce the purchase price of the land by the amount required to fix and upgrade the existing water system and lift station for The Meadows at West Mountain. There are two existing wells; both need backup power. If the power goes out, the wells lose pressure. This results in a "boil order" due to the chance of contamination. Previously a backup generator broke and was not properly fixed. The sale of the property and development will enable these issues to be fixed.

The original applicant met with the community and Commissioners. Affordable workforce housing is needed. The cost of construction is very expensive in Valley County. The applicant agreed to off-site mitigation, including over a million dollars for road improvements. The development agreement includes the improvement of Norwood Road to allow for a second access to Highway 55 from this location.

The applicant/owners need to be able to make the project pencil financially. It took over a year for this project to go through the approval process. The owners are currently looking for additional partners to get to the construction phase.

Mr. Pachner responded to questions from Commissioners. The upgrades to the water and sewer systems were not required to be done yet. These were not tied to a specific timeline but would be soon; almost immediately once they begin breaking ground. Director Herrick states she recalls a sequencing plan was approved as part of the development agreement. Mr. Pachner stated that prior to any additional connections to the sewer system, improvements must be done to the lift station. Donnelly Fire Department also requires upgrades to the water system. Director Herrick stated that before any development or building permits are issued, upgrades to the water and sewer systems must be done. Mr. Pachner has been working with the Idaho Department of Environmental Quality (DEQ) on these updates. There are two wells: one for domestic and irrigation uses, another for fire flow. Major work was completed in 2025 on the fire wellhouse to fix a broken water line. Timberline Development hired a private contractor to complete the work.

Director Herrick stated the development agreement requires an agreement between the developer and North Lake Recreational Sewer and Water District. The agreement must be finalized prior to approval of building permits. Such agreement shall include all improvements to area sewer and water infrastructure sufficient to permit North Lake to service the project prior to recording the final plat. Sanitary restrictions must be lifted.

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.

Graham Hetland, 45 Charters Drive, is opposed to the extension request and the overall project. The project is not appropriate for the location, exceeds existing infrastructure designs, and the density is incompatible. There would be transportation and traffic impacts, issues with infrastructure and public service capacity, and incremental creep toward urbanization, and negative impacts on the residents' quality of life.

Zander Smith, 16 Timberline Drive, stated the concerns that existed when approved still exist today. This development would have negative impacts and result in increased crime rates and transit populations. Single-family residential housing, not multi-family, leads to economic development. This project would negatively impact the existing neighborhood that has a high number of children and families.

Gary Gomer, a real estate investor, owns three homes in The Meadows at West Mountain. He uses these for long-term rentals, not short-term rentals. He desires improved water quality for the residents of The Meadows at West Mountain. The applicant's representative stated that the upgrades for the existing well and sewer systems are a condition of sale. What control will there be that the money is actually used for improvements to well and sewer? The higher density does not make sense from an investor nor homeowner standpoint. He is concerned that there will be a lack of parking spaces per unit.

Chris Renfro, 44 Buckskin Drive, spoke as a homeowner in The Meadows at West Mountain and stated that Timberline Development is composed of land investors, not developers. The property is worth more to them if the extension is granted. The existing lift station is the only one that North Lake Recreational Sewer and Water District operates but does not actually own. North Lake will not take possession because Timberline Development never substantially completed everything that was supposed to be done to serve the existing 216 properties that are in The Meadows at West Mountain. Timberline Development owns and operates Meadows Water LLC, which has been cited by Idaho DEQ numerous times and complaints have been filed with IPUC [Idaho Public Utilities Commission]. Currently there is a new open investigation (MWL-W25-01) on a rate increase notice sent to homeowners. Timberline Development continues to jeopardize health and safety of their customers by failing to maintain a safe and consistent water supply and by not providing fire suppression during power outages. These are not upgrades but maintenance issues that Timberline Development has failed to do.

Chairman Roberts asked for rebuttal from the applicant.

Mr. Pachner responded to concerns raised. Three Pillars, the applicant, wanted the costs included in the purchase agreement to ensure money was available to fix these issues. They did not want to invest millions of dollars into a project only to have a system that is still not functioning properly. The project cannot move forward until improvements are completed. The

project is an attempt to solve housing issues in Valley County. It would be easier for a developer to get approval for and sales of larger estate lots. The Meadows at West Mountain was developed to be “affordable housing” for workers in Valley County; it no longer is worker housing. Density is needed for affordability. This site is flat and has water and sewer available. Three Pillars would be responsible for choosing the contractor and ensuring the improvements are made. The cost for these improvements would come off the purchase price of the property. The development agreement is still binding. There is no request for modifications.

Mr. Pachner briefly discussed the previous developers of The Meadows at West Mountain and the market disruptions that occurred in 2006-2007. The current owners are investors who do not want to be developers. The infrastructure improvements that have been made were for The Meadows at West Mountain, not Garnet Valley. Backup power for the wells is needed. The existing lift station was built for the first few phases of Meadows at West Mountain, not full buildout. Well pump numbers need to be increased, and the associated components need upgraded. Mr. Pachner also owns a home in The Meadows at West Mountain and has been involved in the development for many years.

Director Herrick showed the area on the GIS map. The site for Garnet Valley was originally part of The Meadows at West Mountain; however, approval expired for additional phases.

Chairman Roberts closed the public hearing. The Commission deliberated. Commissioner Schneider stated there are clearly current issues with the water system which she assumes Idaho DEQ should be regulating. Approving the extension may be the only way that the County has to see the required improvement occur. Building permits cannot be issued until all upgrades are completed to the water and sewer systems. She supports the extension because of this requirement. Commissioner Mabe concurred; this is the best way to get things fixed. If an extension is denied, there will be no money to fix the problems with water and sewer. Commissioner Potter only concern with approving an extension would be what do things look like two years from now; should the development agreement be revisited? Any changes to development agreement would be discussed by the Board of County Commissioners. Commissioner Roberts stated that the record shows he opposed the development originally but that is not the question before the Commission. He concurs that the improvements for infrastructure are needed. The Commission could recommend to the Board of County Commissioners that improvements be expedited within the two-years extension and prior to construction. There was additional discussion on timeline for infrastructure improvements and progress reports.

Commissioner Mabe moved to approve an extension of PUD 23-01 and C.U.P. 23-10 Garnet Valley for one year at which time the applicant shall provide an approved plan to come into compliance with Idaho Department of Environmental Quality. If successfully completed, approval will be extended for one additional year.

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.

7:12 p.m.

- 2. C.U.P. 25-032 McClellan/Smith Solar Panels:** Magic Valley Electric LLC is requesting a conditional use permit for a 45-ft x 10-ft ground-mounted solar panel array for residential use. Maximum height would be 17-ft, 7¾-in. Access is from Flicker Road, a public road. The 8.7-acre parcel is RP17N04E076605, addressed at 30 Flicker Road, and located in the SESW Section 7, 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, displayed the GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Record of Survey 7-104 referred to in submitted CCRs.
- **Exhibit 2** – James D. Boley is opposed. (January 5, 2026)

Solar panels have been placed; neither the applicant nor homeowners were aware that a conditional use permit or building permits were required. The site and pictures of the home and panels were discussed by Staff and Commissioners. CCRs were submitted by a neighbor and included in the Staff Report. Staff does not have contact info for this homeowner association. The applicant is a private contractor.

Chairman Roberts asked for the applicant's presentation.

Joey Richardson, Magic Valley Electric LLC, stated that solar panel is a small ground mount that is positioned appropriately to not impose on the view of the mountain nor the surrounding neighbors. An adjustable tilt allows the panels to move based on the season: steeper in winter and flatter during the summer. The array provides backup power for the home. The site was chosen to be the least intrusive. As shown in the site plan, the location is tucked behind the garage. The west edge of array will match up with the west edge of the garage to blend in. A better site for production would have been a location to the south of the home but would have been more intrusive to the view and neighbors. The array consists of matte black panels and a black frame, not shiny silver. The array faces south, not southwest. Only the tilt angle can be manually changed. The orientation is fixed and the array does not track the sun. He responded to questions in the staff report. He believes the system has value and will increase the property value. No adverse impact due to size and location. The array is located on a driven pile, not concrete, for base.

Christine McClellan, Grand Junction, Colorado, is the property owner. They are moving to the site for retirement and did not want conflicts with neighbors. This is not the way they wanted to start in a neighborhood. The location was chosen to not obscure the panoramic view from the end of the cul-de-sac for Flicker Road. The site is not out in the open and blends with new residence. They are willing to add additional plantings. Property to the north is upslope; shrubbery or trees can be planted as desired by the homeowner to the north. The solar array is viewable from the entrance of the neighbor's driveway, not from their home. To the southwest is a home that is downslope; she proposed adding trees closer to the panels to mitigate that neighbor's view. The driveway for the property to the immediate west is parallel to the applicants' driveway. This neighbor will be seeing the side of the panels when on their driveway. The planned location of the home is downslope from the applicant's home. The property owners are willing to work with individual owners to be a good neighbor. The homeowner association is not active to their knowledge.

There was discussion between the applicant, Commissioner Mabe and Director Herrick regarding CCRs. The CCRs do not specifically mention solar panels.

Chairman Roberts opened the public hearing and asked for proponents.

Mark McClellan, 685 Knights Road, McCall, stated his background included both 30,000+ hours of commercial aviation and 23 years of flying personal aircraft in Valley County. He responded to concerns regarding potential glare or reflection from the panels. Due to the rising terrain, aircraft have to transition in the area several thousand feet above the surface and the panels would not be a concern. It is not near the Airport Critical Area nor the traffic patterns of aircraft flying into McCall, Cascade, or Donnelly Airports. This solar panel array would be tied to the power grid. It would provide the homeowner with a backup system. It would also contribute to the energy grid and reduce energy costs for all consumers.

Chairman Roberts asked for undecided. There were none.

Chairman Roberts asked for opponents.

David Kennedy, 12 Jughandle Place, has a construction and development background. He submitted pictures of the solar panels as viewed from the cul-de-sac (**Exhibit 3**). He referenced the letter submitted by Thomas and Lori Ronay, the CCRs, and the homeowner association (HOA). The CCRs state that unsightly and storage is to be within an enclosed building. There is no one living full-time on those lots, thus there is no active HOA. However, that does not mean the deeds restrictions are not valid. The solar panels were constructed without the proper permits from Valley County. The electrical final has already been submitted. At minimum, the PZ Commission should make approval conditional upon a landscaping plan that minimizes the effects to the adjacent property owners. The back of this structure is a corrugated looking structure that is directly visible. The placement maintained the view for the homeowner, not the neighbors.

Ferne Krumm, 26 Flicker Road, stated she received negative feedback when she previously contacted the homeowner. She spoke to the people constructing the panel to inform them that permits were needed for solar panels before installation. She has direct view of the solar panel array from her property (**Exhibit 4**). She disagrees with the comments from the applicant regarding visibility.

Eric Pedersen, 16 Flicker RD, is also an ex-airline pilot. The massive solar panel has been permanently installed. It is an eyesore that could have been put on the other side of the house. He did notify the Federal Aviation Administration.

Kristi Pedersen, 16 Flicker Road, stated when the panel is flat, it is not a big deal. However, as shown in the picture, when completely erect, it is visible from her place. It was rude to install it where it is visible from Ferne's driveway. They broke rules by already installing the panels. The panels could have been put on the roof. Regarding adding landscaping for screening, trees do not grow fast in this area.

Todd Silverman, 15 Flicker Road, was shocked when the array was suddenly erected. There was no notifications for a building permit. He asked if the applicant had a timeline to meet to receive a rebate. The array could have been built behind the home and not visible from Flicker Road. He submitted a petition with 25 signatures in opposition (**Exhibit 5**). The imposing structure should be moved to a site not visible from Flicker Road. Who's rights are paramount?

Kathryn Lomeli, 15 Flicker RD, stated the industrial looking structure should be relocated. If proper permitting procedures had been followed and the opinions of the neighbors were taken as required before a permit is issued, the overwhelming negative responses should have changed how and where this structure was located. The unsightly structure is in plain view at

the end of Flicker Road and is not harmonious with the neighborhood. Vegetation should be used to mitigate and hide appearance of the structure.

Chairman Roberts asked for rebuttal from the applicant.

Joey Richardson submitted additional photos of the array and site (**Exhibit 6**). The solar array was fully tilted upright during construction; it will almost never be fully tilted upright during operation. The tilt is manually adjusted. The property owners want to work with neighbors and discuss mitigation. The solar array was installed without concrete foundation and could be relocated.

Chairman Roberts closed the public hearing. The Commission deliberated and reviewed the submitted pictures. Commissioner Mabe stated after the fact is always a difficult discussion. He referred to the CCRs and the lack of an active homeowner association. The CCRs do not specifically refer to solar panels. It is a large array. Could vegetative screening be added or could the array be moved to a less obtrusive location. Is the array visible from residences or just from the roadway? Commissioner Potter added that a landscape plan could be submitted as the property owner is agreeable to mitigation. Chairman Roberts concurs with Commission Mabe. Had this been public hearing occurred before construction, the array would have been placed in a location less visible to neighbors. Relocation is a possibility. This matter could be tabled to allow the homeowners to work with neighbors. Director Herrick and Commissioners discussed previous solar panel applications and mitigation such as landscaping and lowering the height of the panels by excavation. One panel array was removed as it did not meet setbacks. Solar panels are allowed on the roof of a home with a building permit. There was discussion on tabling the matter to allow the property owner to work with neighbors and to submit a landscaping plan or a revised site plan showing a new location for the solar panel array. Topography is important at this site.

Commissioner Schneider moved to table C.U.P. 25-032 McClellan/Smith Solar Panels to April 9, 2026, at 6:00 p.m. 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.

Short recess to 8:20 p.m.

3. C.U.P. 25-033 Brown Commercial Lease Space: Colt and Kendra Brown are requesting a conditional use permit for an open commercial space for leasing by businesses needing outdoor storage, operational yard area, or temporary workspaces. No permanent buildings or utilities are proposed. Access would be from Loomis Lane, a public road. The 10-acre site is parcel RP16N03E260605 located in NWNE Section 7, T.17N, 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. Chairman Roberts recused himself and left the room.

Director Herrick presented the staff report, displayed the site on the GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Kerstin Dettrich, Valley County Road & Bridge Director, stated more information is required. (January 8, 2026)
- **Exhibit 2** – Correspondence between applicant and Kendra Conder, Idaho Transportation Department, regarding distance of driveways from Highway 55. (January 6, 2026)

Loomis Lane is a prescribed easement at this location, not a deed road right-of-way. If the project is approved, the Commission could determine required setback distances such as 30-ft from the existing road. The applicant could deed road right-of-way to County as part of development agreement.

Vice Chairman Potter asked for the applicant's presentation.

Kendra Brown, 12912 Highway 55, farms the adjacent property. This 10-acre parcel is not productive for agriculture. Currently one person is processing wood on the property. They have had many calls looking for leased parking for commercial vehicles. Companies do end up parking in the County unpermitted. The trees along Highway 55 would remain. Native landscaping of trees and sagebrush would remain in setback areas. This should fulfill the 15% landscape requirement for the long, narrow piece of property. No water is available at the property. They are willing to add landscaping rocks. They would gravel parts of the site as needed by lessees, not all at once. Ideally there would be one or two tenants for the entire space; no more than 10 total tenants at a time. Operating hours would be 7:00 a.m. to 7:00 p.m. Lighting would meet Valley County Code. Any signs would require approval from PZ Staff. No maintenance such as oil changes would occur at the site. Porta-potties could be required in the leases. Ms. Brown contacted Idaho Transportation Department regarding distance of driveway(s) from Highway 55; the first driveway has to be a minimum of 70-ft off center line of Highway 55. An approach permit from Valley County Road Department would be required for each access driveway. If there were 10 tenants, five driveways would be likely. There is no intent for businesses with customers on this site. Valley County needs sites to park equipment. They are willing to do periodic reviews with the Commission. The site would be kept neat and clean.

Ms. Brown replied to questions from Commissioners. The current lessee is processing wood. No sales occur at the site nor would customers visit the site. This limits the number of daily ingress/egress at the site. Commissioner Mabe stated the application is vague and asked if they have considered a list of "excluded activities" for the site. Ms. Brown said they have not; however, they are willing to state that off-site landscaping debris cannot be stockpiled or burnt at the site. The applicants prefer to rent the site for parking of equipment and vehicles. Storage of materials would be allowed. The location is not visible from Highway 55 travelers as it is shielded by trees and topography.

Vice Chairman Potter opened the public hearing and asked for proponents.

Craig Groves, 154 Shadows Trail, is a surrounding property owner. He does have a couple of concerns. He would like to see the number of access points of Loomis Lane limited with at least 250-300 feet between each access. The traffic on Loomis Lane will continue to grow; additional access points are safety concerns. He understands the lack of water to add landscaping but does not want the site to be an eyesore.

Ryan Stouffer, 48 Scheline Court, is a contractor. This would be a great location and provide a needed use. The site is shielded from the highway from traffic going in either direction.

Vice Chairman Potter asked for undecided. There were none.

Vice Chairman Potter asked for opponents. There were none.

Vice Chairman Potter closed the public hearing. The Commission deliberated. Commissioner Schneider stated that this would provide a needed use and would eliminate issues with equipment storage violations throughout Valley County and the resulting impact to residential

neighborhoods. She is concerned with the vagueness of application and the number of approaches. Two approaches onto Loomis Lane would be better than five, perhaps an in-out loop. Commissioner Mabe concurs except he would prefer a maximum of three access locations; Commissioner Potter concurred. The Commissioners discussed possible tenants and allowed uses. The current tenant is processing firewood, not a sawmill, and the applicant does not want to limit the site only to storage. An annual review is possible to review uses and impacts. No retail allowed. The Road Department comments were discussed; a development agreement would be a condition of approval. Site grading and stormwater management plan would need approved; timeline was discussed. The site would be graveled as needed by tenants; driving and parking areas shall be graveled. Access approach locations would be approved by the Road Department. A site should be prepared prior to lease. Fencing was discussed. Commissioners agreed that the perimeter of the property did not need to be fenced. All fencing over 6-ft high requires a building permit and must meet setbacks. Commissioner Mabe doesn't want to mandate fencing style. Commissioner Schneider stated that fencing would likely be temporary and would be used to secure equipment and materials.

The setbacks were discussed. Commissioners determined 30-ft from Loomis Lane and 100-ft from Highway 55 was appropriate.

Landscaping and proposed conditions were discussed. Current screening along Highway 55 must remain. Commissioner Schneider does not want to see "dead berms" at the site.

Commissioner Mabe moved to approve C.U.P. 25-033 Brown Commercial Lease Space with the stated conditions and:

COA: Driving and parking areas shall be graveled.

COA: Shall be limited to the storage of materials and equipment and minimal processing activities (such as firwood processing).

COA: No retail at site.

COA: One-year review required.

COA: Approval will not transfer if property is sold.

COA: Trees must remain along Highway 55 for screening.

Revised COA #10: There shall only be three (3) shared vehicular access points onto Loomis Lane from this property for the businesses. This does not limit access for easement holders onto the easement on the west side of the property.

Remove Proposed Conditions of Approval # 19 and 20.

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.

9:08 p.m. Chairman Roberts returned to the Commission.

- 4. C.U.P. 25-034 Bambic Campground:** Brianna Bambic is requesting a conditional use permit for eight 16-ft x 16-ft campsites. Access would be from an existing driveway off Norwood Road, a public road. Porta-potties, a ground shower, solar lights, and fire rings are proposed. Phase 2 would add a shower and bathroom. The 40.5-acre site, addressed at 14112 Norwood RD, is parcel RP18N03E283005 located in NWNW Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Roberts introduced the item and asked if there was any ex parte contact or conflict of interest. Commissioner Schneider recused herself and left the room.

Director Herrick presented the staff report, displayed the site on the GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Shirely Florence, Lake Irrigation District, stated the parcel does have District water assigned to it, along with Water District 65K water. The water delivery system is an “on farm ditch”; therefore, the District has no jurisdiction over it. (Jan. 2, 2026)
- **Exhibit 2** – The applicant responded to questions from Staff regarding short-term rentals, setbacks from high-water line, and lighting. (January 5, 2026)
- **Exhibit 3** – The applicant responded to comments from the FAA. (January 5, 2026)
- **Exhibit 4** – Cynthia Bambic, 2635 Eastside RD #46, supports the proposal. (January 6, 2026)
- **Exhibit 5** – Willow Freelon, McCall, supports the proposal. (January 6, 2026)
- **Exhibit 6** – Kerstin Dettrich, Valley County Road & Bridge Director, listed requirements. (January 8, 2026)

Director Herrick responded to Commissioner’s questions regarding the correspondence from the Federal Aviation Administration (FAA) and Emily Hart, McCall Airport Manager. The camping sites would be on sand or wooden platforms. The FAA is interested in Form 7460-1. Parking would occur along the driveway and within individual campsites. The applicant would need approval from the McCall Fire Department and appropriate turnaround site, hardened surfaces, and appropriate turnouts. Only tent camping would be allowed, no RVs. Phase 2 would add a shower and restroom facilities.

A letter in opposition from Pete Fitzsimmons was incorrectly included in the staff report for this proposal. It will be placed in the file for C.U.P. 25-035 Albright Camping Sites.

Chairman Roberts asked for the applicant’s presentation.

Brianna Bambic, 14112 Norwood Road, is a biologist and works in natural resource management. She stated the property was previously used only for agricultural purposes. The campsite is located away from Norwood Road. No site grading is proposed to modify the existing terrain. No permanent vertical structures are planned. No additional utilities or infrastructure beyond what is already existing. She will continue grazing cattle and goats on the property. This proposal keeps the land intact rather than subdivided. This project would support sustainable grazing and weed control. It would offer limited recreational access that aligns with the rural character with minimal traffic, visual, or environmental impacts.

Ms. Bambic addressed the concerns regarding McCall airport and airspace. She spoke with pilots and aviation professionals to make sure this was an appropriate proposal. There would be no residential dwellings or any vertical structures higher than the existing terrain. The campsites are greater than 100-ft from high water line of the ditch. There would be no obstructions to navigable airspace. Denial would not remove human presence from the area. There are many residential properties in the area around the airport. The proposal is for low intensity and seasonal use that will be compatible with airport. Ms. Bambic is willing to

continue working with County Staff, McCall Fire, ITD, and aviation stakeholders and reasonable conditions of approval that ensures the campground remains low impact and seasonal in nature. Ms. Bambic has not corresponded with the Idaho Department of Aeronautics. However, she has talked to people in the FAA and other pilots familiar with the McCall airspace. The site is 30° off.

The proposal is less intensive than many alternatives available, such as subdivisions or expanded residential uses. The use would preserve agriculture and support sustainable land management. The yurt was recently added to online rental platform(s) to determine demand. It is only for when she is away and not at the site. Liability insurance for the campground would be under her LLC. Lakeshore Disposal would remove trash. No RVs would be allowed; many other sites exist for RVs in the McCall area. The FAA determined the yurt was “no hazard” in 2024.

Correspondence with Brandon Harris, Central District Health, said there should not be any requirement for the ground shower. She submitted his response earlier this evening. [Sent to PZ Staff January 8, 2026, at 5:56 p.m., not viewed until after meeting.] Porta-potties would be used during Phase 1.

Two (2) community campfires are proposed, not at individual campsites.

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.

Emily Hart, McCall Airport Manager, recommends denial. McCall Airport has two runways. The proposed location is in the approach surface. It is also in the departure surface of Runway 16. Every airplane that departs from the north end of the runway to the south flies directly over this proposed campground. The line-of-site of every approaching aircraft is directly over the proposed campsites. This area is also known as the Inner Critical Zone (ICZ) which was established to protect airport approach and departure paths. There are existing things in the McCall Airport Area of Influence which would not exist in a perfect world such as the high school, homes, and businesses. The Airport’s goal is to minimize that type of encroachment as the area grows. When Ms. Hart started as the McCall Airport Manager in January 2022, she learned the airport had lost its Instrument Flight Rules (IFR) approach to Runway 34 from the south due to obstructions into the airspace. Trees, bushes, and buildings that penetrate into the airspace are considered obstructions. Not having an instrument approach would mean that Air ST Lukes and LifeFlight cannot land in bad weather. McCall Airport supports multiple medivacs weekly, all year long. To reestablish the critical instrument approach in 2022, obstructions had to be removed or lowered. On the very property where this campground is proposed, a fence post had to be lowered by three inches and apple trees had to be pruned. Then Ms. Hart had to have the site resurveyed and submit information to the FAA to officially remove the obstructions and reinstate the IFR approach procedures; this took nearly a year. Campgrounds are places where people congregate and are considered residential uses. Residential land use is incompatible in the ICZ. To receive grant money from the FAA for capital improvement projects, the McCall Airport must adhere to requirements for compatible land use. This could impact funding worth millions of dollars. The FAA will not comment on a proposal until FAA Form 7460 has been submitted. Three separate forms will be required for site construction, utilities, and any buildings. If this campground is built, the FAA might decide to rescind the IFR approach approval. Instrument approach is critical for this airport and community.

Steffen Verdin, Idaho Transportation Department Division of Aeronautics, stated the Division is opposed/neutral to the proposal; the State can only suggest and recommend, not enforce. The proposed site is within the restrictive zone of the airport and the State sees the proposal as a potential hazard. A 2013-2022 study by the FAA found 37% of crashes were on takeoff and 31% on landing; these resulted in 94% fatality on takeoff and 4% on landing. They are asking for the Commission to be proactive. If PZ Commission approves the use and FAA declines it, but that use remains, the McCall Airport could lose federal and state funding. He does not think restrictions on borate load dumping during takeoff applies to the location of the critical area. During normal operations, a plane could be only a couple of hundred feet above the site. If conditions change, the plane could drop lower. That's why removal of obstructions were paramount to be compliant with FAA standards.

Mike Dorris, 111 Finn Church Lane, spoke about the value of McCall Airport to the community. This includes the use by aircraft for fire suppression and hangar leases. The McCall Airport produces substantial revenue for the City of McCall and Valley County. The airport was built to accommodate large planes. He believes aviation easement(s) have been "lost" through transitions of ownership. This needs to be researched. The proposed site is a terrible location for a campsite.

Andrea Eldridge, 342 Discovery Drive, Donnelly, is a retired pilot, retired examiner, and retired backcountry pilot for McCall Aviation who wants to add additional professional insight. The proposed campground is 3000-ft from the centerline and away from the threshold of the runway. There is a 3° glide slope into this runway. Every airplane will be going between 100 and 200-ft over the campground site because that is the corridor of the approach end of the runway. If the plane is low, it would come over at 50 feet above. She would not have her kid spend the night in a tent at this location. The zone exists to protect people.

Chairman Roberts asked for rebuttal from the applicant.

Ms. Bambic will contact Steffen Verdin after this meeting. She has spoken to other pilots that are not concerned with the proposed campsite locations. The fence post and apple tree that were reduced in height are at the northern property end and the highest part of the hill. The campsites would be lower. Browns Pond is also in this area and used recreationally; businesses and homes that are even closer to the site. These would be small, low-profile campsites, not residential uses. Obstacles would not be added to the airspace. The presence of people does not make this use incompatible with airport.

Chairman Roberts closed the public hearing. The Commission deliberated. Commissioner Mabe said this is a wonderful concept that would be acceptable most any other area in Valley County. However, he cannot support putting a campground at the end of a runway. Planes are landing on glide slope in the area, 100 to 200-ft above them. Commissioner Potter concurs that this is a cool concept. Perhaps the applicant should get FAA approval before applying for a conditional use permit; then the risk of losing the IFR would not be an issue. Commissioner Oyarzo is opposed due to the approach, decision altitude, and impacts to the airport and pilots. Chairman Roberts agrees that this is great concept but in the wrong place. The Commissioners agreed that the concerns of McCall Airport and the Idaho Division of Aeronautics are valid.

Commissioner Mabe moved to deny C.U.P. 25-034 Bambic Campground. 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.

9:56 p.m. Commissioner Schneider returned to the Commission.

- 5. C.U.P. 25-035 Albright Camping Sites:** Lea' and Wyatt Albright are requesting a conditional use permit for one RV pad and four elevated platforms for tent camping sites. The RV site would be equipped with water, septic, and electric hookups. A porta-potty would be used at the tent sites. Access would be from an existing driveway off West Mountain Road, a public road. The applicants live on-site. The 20.9-acre site, addressed at 3731 West Mountain Road, is parcel RP18N02E247655 located in SE ¼ Section 24, T.18N, R.2E, Boise Meridian, Valley County, Idaho. Action Item.

The applicant has asked to table this item to March 12, 2026, at 6:00 p.m.

E. FACTS AND CONCLUSIONS - Action Items:

- SUB 25-020 Lake Fork Crossing
- C.U.P. 25-030 Olsen Solar Panels

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.

F. OTHER – Action Items:

- Commissioners set a special meeting for Wednesday, February 25, 2026, at 6:00 p.m., for PUD 26-001 Red Ridge Village public hearing.
- Election of Officers
Commissioner Mabe nominated Commissioner Roberts for Chairman, Commissioner Potter for Vice-Chairman, and Director Herrick for Secretary. Commissioner Oyarzo seconded. Motion passed unanimously.
- Meeting Dates for 2026
Commissioners confirmed that regular meetings will be held on the second Thursday of every month as stated in Bylaws.

Chairman Roberts adjourned the meeting at 10:04 p.m.