

# 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

**April 21, 2026**

**Valley County Court House – 219 N Main ST, Cascade, Idaho**

**WORK SESSION – 8:30 a.m.**

You may view the hearing by going to [www.co.valley.id.us](http://www.co.valley.id.us) and click on “Watch Meetings Live”.  
The item is an Action Item.

**1. OPEN:** Meeting called to order at 8:30 a.m. by Chairman Roberts. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Brad Mabe	Present via Teams
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

**2. P.U.D 26-001 Red Ridge Village:** The Planning and Zoning Commission held a work session in order to discuss the P.U.D. The public was invited to attend; however, public testimony was not taken.

- **Decision on which company proposal to recommend to the Board of County Commissioners concerning the Fiscal and Economic Impacts Analysis.**

Christine Richman (GSBS Consulting), Hallie Adams, and Nicole Hibbert, represented the applicant and attended the work session via Teams.

The PZ Commissioners received the two proposals prior to the work session. Valley County will not be responsible for the cost of the fiscal and economic impacts analysis.

Ms. Richman explained the Request for Proposals (RFP) process and responded to questions from Commissioners. Five firms were identified based on similar work on this topic completed within the northwest United States to ensure they were familiar with resort communities in this part of the country. These firms were: EcoNorthwest, University of Idaho Economic Impact Center, BBC Research & Consulting, RKG Associates, and Applied Economics LLC. The first four companies responded that they were interested and could meet the project end date of June 2026. A draft RFP was sent to Director Herrick and DF Development LLC personnel. After Staff requested edits were done, the RFP was sent to the four interested firms. RKG Associates and BBC Research & Consulting responded.

The scope of the RFP included project kickoff meeting, economic impact analysis (construction and operations), fiscal impact analysis, a report, and a presentation. The fiscal impact analysis includes anticipated revenues and public service costs.

DF Development would provide anticipated budgets related to cost of construction based on Valley County standards (roads, infrastructure, etc.) and cost for vertical construction. These costs are estimated by Civil Engineers.

The chosen company would reach out to the various departments and organizations to determine costs.

Ms. Richman has no previous experience with any of the five companies. She does not believe DF Development has any either. The two proposals were received yesterday and sent directly to Valley County Staff.

Regardless of which company is chosen, the PZ Commission believes it is appropriate for PZ Director Herrick to be at the meetings with the company and various agencies to clarify information, make sure concerns are not missed, and be available for questions. Staff would not lead the process.

All commissioners stated they have had a chance to read the two proposals. An error was identified in each proposal by Commissioner Potter; each referenced the wrong location. These were likely due to the use of templates and would not affect the final results.

The Commissioners discussed each of the two proposals. Commissioners concurred that the BBC proposal was more specifically directly to resort towns within Idaho. The company appears more knowledgeable about resort areas, Idaho, and the Idaho Transportation Department (ITD). The RKG proposal seemed to have a stronger analytic analysis, greater detail, and a 10-year model. Both are using the same modeling engine for impact analyses. RKG is a larger company compared to BBC. BBC may be more familiar with impacts to affordable housing and resort communities.

The Commissioners concurred that the study should not just focus on revenue generation but also include impacts to schools and other public services within the analysis. The study should include affordable housing and ITD planning. The timeline was discussed; should results be based on a 10-year model or on a percentage of buildout. The applicant's 10-20 year phasing plan should be considered as it will affect the timing of impacts. Director Herrick added, as an example, Tamarack Resort had to provide a cash payment to Valley County to cover employee costs before the project resulted in increased revenue from property taxes to account for a three-year gap in ad valorem tax revenue. The timing of infrastructure improvements was discussed further. A sequencing plan will be done by Valley County separately from the economic and fiscal impact study. The timeline of expenses is associated with milestones of buildout; fiscal impacts are based on the implementation timeline.

Discussion included the deliverables listed within the RFP. Commission Mabe stated that neither proposal referenced Valley County's access to raw data after the presentation. A spreadsheet of the data was desired by Commissioners along with a list of assumptions.

The RFP outlined what was needed. Both companies responded in a way that indicated they can do the job. The cost difference between the companies was not significant.

Additional information desired should include, but not be limited to, housing, overall congestion on Highway 55, and ITD. Other impacts such as water quality and wildlife are not included in fiscal analysis but will be addressed by agencies.

Commissioners concurred that either company was acceptable. BBC is preferred due to the company's experience with resort towns and Idaho. This would result in a better report for the public, PZ Commission, and PZ Staff. While RKG is probably a larger company with greater resources, BBC has responded to what was requested.

Commissioner Schneider moved to recommend to the Board of County Commissioners that BBC Research & Consulting complete the fiscal impact analysis for Red Ridge Village [PUD 26-001]. Commissioner Potter seconded the motion. The motion passed unanimously.

Chairman Roberts adjourned the meeting at 9:25 a.m.

*Agenda subject to change.*

*Valley County adheres to ADA requirements. If anyone requires an accommodation, please contact our office prior to the meeting.*