

Valley County Planning and Zoning Commission

PO Box 1350 • 700 South Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Email: cherrick@valleycountyid.gov

Ken Roberts, Chairman
Carrie Potter, Vice-Chair

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

MINUTES

Valley County Planning and Zoning Commission

May 14, 2026

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 4:00 p.m.

A. OPEN: Meeting called to order at 4:06 p.m. by Chairman Roberts. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Brad Mabe	Excused
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 March 31, 2026; April 9, 2026; and April 21, 2026. Commissioner Potter seconded the motion. Motion passed unanimously.

C. OLD BUSINESS:

1. SUB 25-003 Tamarack Resort Phase 3.7 Buttercup Villas – Final Plat: Tamarack Resort Two 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 10-lot single-family residential lots, an open space lot, and recreational easements. Clearwater Court (private) would be extended to access these lots. The site is a 4.3-acre portion of parcel RP00515006000B in the NESW Section 32, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Not a public hearing. Action Item. *Postponed from March 12, 2026, on request of applicant.*

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 reports, displayed plat and the GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Paul Ashton, Parametrix and Valley County Engineer, recommended approval of the grading and drainage plans and drainage calculations. (April 1, 2026)
- **Exhibit 2** – Paul Ashton, Parametrix and Valley County Engineer, did not review the final plat. (May 7, 2026)

Chris Kirk, planning consultant for Tamarack Resort, concurred with staff report and conditions. He responded to questions from Commissioners. The recreational easement is for residents and is an existing bike trail that will be relocated. The easement accesses Tamarack property and eventually State Land. Sanitary restrictions will be lifted prior to final plat recordation.

A will serve letter from North Lake Recreational Sewer and Water District will be part of future building permit applications.

Commissioner Potter moved to approve the final plat of SUB. 25-003 Tamarack Resort Phase 3.7 Buttercup Villas 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.

4:17 p.m.

2. C.U.P. 24-24 Gold Fork River Ranch Phase 1 – Final Plat: Gold Fork River Ranch 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 69-lot single-family residential lots, an open space lot, and ponds on 160.7 acres. This phase includes 30 lots on 75.6 acres. The lots would be accessed from a new private road onto Koskella Road, a public road. The site is in the SW ¼ Section 25, T.16N, 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; there was none. Chairman Roberts stated that tonight's action item is not a decision of land use. Therefore, Chairman Roberts did not recuse himself. He had previously recused himself during the original application and approval for the conditional use permit and preliminary plat.

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

- **Exhibit 1** – Paul Ashton, Parametrix and Valley County Engineer, did not review the final plat (May 7, 2026). Staff stated Parametrix was likely unaware of the previous comments from Dan Conce, who was the previous Valley County Engineer.
- **Exhibit 2** – Jerry Hohenbeck, Donnelly Fire Marshal, approved the final plat with conditions. (May 11, 2026)
- **Exhibit 3** – Responded to Staff comments and questions listed in the staff report and status of conditions of approval. (May 11, 2206)

Rob Pair, Crestline Engineers, McCall, stated minor changes will be made to the plat as required. He provided an update on the current construction. The pressurized irrigation and fire suppression line has been installed and tested. The dry hydrants have been installed and the road is being paved today. The utilities were trenched. In the next month or so everything except for pumphouse structure will be completed. There are five hydrants along the road: one near the entrance and others near Lots 28, 5, 10, and 17. Locations are shown on the final construction drawings.

Director Herrick stated Condition of Approval # 8 requires that the hydrant locations be added to the final plat to provide information to future planners, property owners, and emergency services.

Commissioner Schneider moved to approve the final plat of C.U.P. 24-24 Gold Fork River Ranch Phase 1 and authorize the Chairman to sign the final plat . 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.

4:30 p.m.

D. NEW BUSINESS:

1. **VAR 26-001 Walcom Setback Variance:** Michael & Dena Walcom are requesting a variance to relax the rear yard setback 15 feet, from the required 20 feet to 5 feet to build an addition to the home. The site is Crown Point Subdivision #2 Lot 15 addressed at 31 Robbins Drive. The 0.66-acre lot is located in Section 23, T.14N, 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 and GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Site Plan and picture of existing and proposed changes. (May 11, 2026)
- **Exhibit 2** – Paul Ashton, Parametrix and Valley County Engineer, did not review this application. (May 7, 2026)

Director Herrick added she did discuss this application with the Idaho Department of Lands (IDL) personnel. Once IDL confirmed that they did not manage land immediately adjacent to the site, they had no comments.

Director Herrick discussed the site and previous history of the property. A shed was converted, with the proper building permit, to residential use. In 2017, the property owner received a variance. The owners then enclosed the addition which they should not have done. The applicant would like to demolish the enclosed structure and add on to the south of the house. Director Herrick further explained **Exhibit 2** and the desires of the applicant. The house is not “true” parallel with the rear property line.

Chairman Roberts asked for the applicant’s presentation.

Michael Walcom, 31 Robbins Drive, stated much of the comments in opposition is due to his refusal to allow easements across the property. He previously believed everything was above board. If less than 4-ft tall, a retaining wall does not need to be engineered. Neighbors have a woodshed over property line onto his property line. He is here to rectify mistakes. The original variance was approved due to topographic reasons, too much granite, and existing waterline easements at the site. The septic system is in front of the house, further limiting building locations. Contractors have said the extra five feet would be good due to the property line location.

Director Herrick stated the subdivision was platted in the 1960’s.

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 discussed the proposal and the site and asked Staff for further clarification of what has occurred. The building was originally permitted as shed. It was then permitted as a residence through the Building Department. If someone was to build today, they would have to follow the current setbacks. The 2017 variance was approved due to topography and a waterline easements. The site plan in the staff report shows a waterline abandoned in 2022 as the waterline was outside of the approved easement. This waterline issue has lead to a neighborhood dispute. A record of survey from 2025 shows the location of the pumphouse. The well house was constructed in the wrong location. The guidelines for approval of a

variance are included in the staff report. Variances are approved for hardships due to topographic reasons and things beyond the applicant's control.

Chairman Roberts would like more information including a more accurate site plan that includes dimension, water easements, all structures, septic location and alternate drainfield location. Commissioner Schneider concurred.

The addition that appears to be on the line will be removed. Pictures in the staff report were further discussed.

Commissioner Schneider moved to table VAR 26-001 Walcom Setback Variance to July 9, 2026, at 6:00 p.m.; Commissioner Potter seconded the motion. Motion passed unanimously.

4:56 p.m.

2. VAR 26-002 Koskella Shared Driveway Variance: Kenneth Koskella is requesting a variance for a shared driveway for four residences. The driveway currently accesses three homes addressed at 12704, 12710, and 12714 Koskella Road. The new home would be within parcel RP16N03E366005 in the SWSW Section 36, 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 and GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Paul Ashton, Parametrix and Valley County Engineer, did not review this application. (May 7, 2026)

Shared Driveways for more than three residences require a variance approved by the Board of County Commissioners.

A correction was made to the staff report; the site is within Water District 65, not 65K.

Chairman Roberts asked for the applicant's presentation.

Kenneth Koskella concurred with staff report and presentation. The existing driveway cannot go further north or east due to topography and wet areas. Steep topography and a ditch limit the access. Therefore, a variance is appropriate.

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 Schneider stated the request is straightforward and she sees no issues nor impact. Commissioner Potter concurred.

Commissioner Schneider moved to recommend approval of VAR 26-002 Koskella Shared Driveway Variance to the Board of County Commissioners. Commissioner Oyarzo seconded. Motion passed unanimously.

This was a unanimous decision; therefore, the Valley County Board of County Commissioners are not required to have a public hearing prior to making a decision.

5:04 p.m.

- 3. C.U.P. 26-004 Maxton Short-Term Rental:** Maxton Restoration Company LLC is requesting a conditional use permit for short-term rental of the existing home and monthly rental of the studio apartment attached to a detached shop. The residences share an individual well and individual septic system. The 1.26-acre site, addressed at 761 Stockton Drive, is West Place Subdivision Lot 6D Block 3, located in the SW ¼ Section 15, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. *Postponed from April 9, 2026.*

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** – Paul Ashton, Parametrix and Valley County Engineer, did not review this application. (May 7, 2026)

A correction to the staff report: the studio apartment building permit was approved by the City of McCall on July 16, 2025, not 2026.

The new Idaho legislation House Bill 583 will take effect July 1, 2026, significantly limiting local governmental regulation of short-term rentals. Director Herrick stated that the Board of County Commissioners may waive the requirement for a development agreement. For the compatibility rating, Staff classified the short-term rental as residential use. Director Herrick is unaware if the property is deed restricted and limited to long-term storage. The ADU was required by the City of McCall to increase housing availability.

Chairman Roberts asked for the applicant's presentation.

Leo Stoddard and Aldi Stoddard, both of 651 Stockton Drive, represented the applicant. Mr. Stoddard owns Maxton Restoration Company LLC. The property includes a two-bedroom cabin plus an apartment within the detached shop. The ADU apartment was permitted by the City of McCall in July 2025. The complaint regarding short-term renters was for another home owned by the applicant. The shop is not used for business purposes, only personal items. Maxton Restoration Company is a real estate company.

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.

Pat Allen, 650 Stockton Drive, stated this use changes the neighborhood. There are two other vacation rentals in the neighborhood. He would prefer long-term rentals.

Chairman Roberts asked for rebuttal from the applicant.

Mr. Stoddard stated the home is primarily used for family and friends. Therefore, he wishes to be able short-term rent the residences when not used by family and friends.

Chairman Roberts closed the public hearing. The Commission deliberated. Commissioners and Director Herrick discussed the new legislation that will be in effect on July 1, 2026. Short-term rentals have been controversial statewide. At this time the County ordinance is still enforceable. Staff will work on modifications to Valley County Code regarding short-term rentals.

Commissioner Potter moved to approve C.U.P. 26-004 Maxton Short-Term Rental with the stated conditions. 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.

5:23 p.m.

4. SUB 26-004 Orange Sky Subdivision - Preliminary Plat: Leo Stoddard is requesting a conditional use permit for a two-lot single-family residential subdivision on 2.42 acres. Lot sizes are 1.0 and 1.4-acres. Individual septic systems and individual wells are proposed. The lots would be accessed from Stockton Drive, a public road. The site, addressed at 651 Stockton Drive, is West Place Subdivision Tax No. 43 in Lot 15 Block 1, in the SWSW Section 15, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. *Postponed from April 9, 2026.*

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** – Paul Ashton, Parametrix and Valley County Engineer, described requirements. (May 7, 2026)

Staff added that all building permits would require FAA Form 7460-1. West Place Subdivision is a Recorders Plat. This was done by the Valley County Recorders as for the area with many parcel splits in a process approved by State Statute. Thus, this subdivision never went through an application process or public hearing process. There are no CCRs and the plat does not list any limits to lot splits or future subdivision of lots.

Chairman Roberts asked for the applicant's presentation.

Leo Stoddard and Aldi Stoddard, both of 651 Stockton Drive, stated the property was eligible for lot split when City of McCall was in control of the Impact Area and when he originally purchased the property. A subdivision is now required with the jurisdiction change for the area. He is fine with proposed conditions of approval.

Director Herrick briefly discussed the surveyor issue. Any new surveyor would have to certify the boundaries for the final plat. The final plat would be certified by that new surveyor.

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.

Kim Allen, 650 Stockton Drive, stated there is a lot going on for tonight's agenda for the Stockton Drive area. Stockton Drive is difficult to maintain at this time. Adding more traffic will deteriorate the road even more. The neighborhood is unfortunately changing. Subdivision of existing lots should not be allowed.

Pat Allen, 650 Stockton Drive, concurred that the neighborhood is changing too quickly. This would set a dangerous precedent for the division of all lots two acres or greater in size in the McCall area. Driveways will be located too close together.

Chairman Roberts asked for rebuttal from the applicant.

Mr. Stoddard agrees the road is in bad shape. The site was previously zoned as R1 and this division fits that. A driveway already exists on west side and is visible on the GIS map. He would be opposed to a shared driveway due to an existing berm and existing landscaping separating the property into the two building sites. Mr. Allen does oil part of the road annually and the cost is split between property owners.

Director Herrick stated Mr. Stoddard would need to speak to the Road Department Director. The Board of County Commissioners would determine if a development agreement is needed. The Board is wanting neighborhoods to form Local Improvement Districts (LIDs) to improve roadways.

Chairman Roberts closed the public hearing. The Commission deliberated. LIDs and development agreement requirements were discussed.

Commissioner Schneider moved to approve the conditional use permit and preliminary plat for SUB 26-004 Orange Sky Subdivision with the stated conditions. Commissioner Oyarzo seconded the motion.

There was addition discussion on the standards of approval as listed in the Staff Report. The proposal meets the minimal standard requirements for lot size, density, and access to a public road. Chairman Roberts had concerns regarding Standard No. 3 referring to adverse impact to adjoining properties. However, Valley County Code does allow one-acre splits. He stated Idaho State law requires residences must hook up to sewer if a sewer district ever has service in this area. There was further discussion on this matter.

Commissioner Schneider amended the motion to include the following condition of approval:

COA: Must hook up residences to central sewer and/or water when available in the area.

Commissioner Oyarzo seconded the amended 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 6:02 p.m.

5. SUB 26-005 Pine Creek Ranch South Subdivision - Preliminary Plat: Pine Creek Ranch LLC is requesting a conditional use permit for a subdivision that will contain four-development parcels on 90.87 acres. Permanent public rights-of-way with privately maintained 28-ft wide gravel roads would be platted with the potential to provide emergency access to development within the city of McCall. The site would be accessed from Stockton Court, a public road. The site, addressed at 389 Stockton Court, is parcel RP18N03E154641 in the S ½ Section 15, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. *Postponed from April 9, 2026.*

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** – Mara Hlawatschek, Valley County Wildfire Mitigation Director, stated since developable lots are not proposed at this time, A WUI plan is not currently recommended. Once the parcels are further developed or proposed for residential development a WUI plan is recommended. (May 11, 2026)
- **Exhibit 2** – Kerstin Dettrich, Valley County Road & Bridge Director, responded to a May 13, 2026, email from Laurence Huie. (May 14, 2026)
- **Exhibit 3** – Paul Ashton, Parametrix and Valley County Engineer, described requirements for further review and approval. (May 7, 2026)
- **Exhibit 4** – Craig Groves submitted an application statement. (May 11, 2026)
- **Exhibit 5** – Craig Groves submitted Payette Lakes Recreational Water and Sewer District's (PLRWSD) technical memos from April 30, 2025, and June 28, 2021. (May 11, 2026)
- **Exhibit 6** – Gregg Tankersley, Crestline Engineers INC, submitted the Draft Wildland Urban Interface Fire Protection Plan (WUI) that was previously submitted to the City of McCall for the subject property and the adjacent 68 acres. (May 12, 2026)
- **Exhibit 7** – Sonja and Mark Engibous, full-time residents of The Woodlands, are opposed. (May 8, 2026)
- **Exhibit 8** – Brad and Tracy Brault, 669 Koski Drive, are opposed. (May 10, 2026)

- **Exhibit 9** – David and Jessica Argon are opposed. (May 13, 2026)
- **Exhibit 10** – Shealyn and Andre Mascheroni, Woodlands Drive, are opposed. (May 13, 2026)
- **Exhibit 11** – Pat and Kim Allen, 650 Stockton Drive, are opposed. They submitted their compatibility evaluation. (May 12, 2026)

Director Herrick stated some exhibits are over one page in length. Therefore, the Commission must determine whether they will be accepted into the record. Submitted exhibits over one page are from both the public and from the applicant. Commissioners agreed that they would accept all 11 exhibits into the record, waiving the one-page limitation.

Staff used the GIS map to show the overall area and the site. The proposed road would provide secondary access for circulation and emergency access for a parcel within the City of McCall. Future development would require a subdivision application and plat. If the Pine Creek South Subdivision plat is approved, each development parcel would be allowed to have one single-family residence. However, the intent is for future development of the four proposed development parcels.

The WUI plan was discussed. Ms. Hlawatschek originally stated a full-blown plan was required. After further review and discussion, she has determined that one is not necessary at this time.

Chairman Roberts asked for the applicant's presentation.

Gregg Tankersly, Crestline Engineers, McCall, represented the applicant. Director Herrick did a good job explaining the project. The proposed design would minimize impacts and conserve environmental features, including wetlands. It would provide a permanent public road right of way for emergency purposes. Any developments with more than 30 properties are required to have multiple access points according to Fire Code. This proposal is a result of the 90-acre parcel not being annexed into the sewer district. The parcel to the north is within both city limits and Payette Lakes Recreational Water and Sewer District (PLRWSD) boundary. It did not make sense to create one-acre lots when existing zoning suggests a higher density and sewer is available nearby. The Impact Area boundary was also recently modified, and the jurisdiction was changed to Valley County. The applicant and representatives met with Valley County Planning and Zoning and Road Department Staff as well as McCall Fire prior to submittal of this application. This proposal does not connect to The Woodlands. That would be permitted by the City of McCall. Impacts to the road system would be minimal at this time. There would only be four homesites until future applications are submitted and approved for additional development. The draft WUI plan (**Exhibit 6**) was not part of the application as it was created for a much larger project. They have studied the impacts of potential wildfires in the area. It may not make sense to implement this draft WUI in entirety due to change in number and size of lots.

Road construction timeline is not set; the plat would preserve the right to construct it. Construction may be dependent on approval of other application(s). Utilities would not be added at this time. The proposed road location is in the same location as presented to the sewer district. An 80-ft road right-of-way is proposed instead of the 70-ft minimum to provide room for a separate pedestrian pathway.

Chairman Roberts opened the public hearing and asked for proponents.

Kyle Kirby, McCall, is local business owner and supports the secondary access road. This is an important part of infrastructure planning. This proposal would help with housing needs.

Chairman Roberts asked for undecided. There were none.

Chairman Roberts asked for opponents.

McCall Keller, 751 Stockton Drive, the developer has stated his plans to send 100% of construction traffic down Stockton Drive. There are many young kids that live on and use Stockton Drive; the road was not designed to handle greater traffic. This proposal would result in Stockton Drive becoming a construction throughway for 20+ years.

John Riggins, 662 Koski Drive, was concerned about the overall development that would result if this proposal is approved. How can the road be a secondary access road if is not going to connect to roads within The Woodlands. Negative impacts include dust, noise, and traffic; there would be cumulative and incremental impacts.

Doug Campbell, 648 Brady Drive, stated neither a developer nor existing owners should harm the other's private property rights. The proposed gravel access may or may not satisfy the definition of a secondary access road with an "all weather surface". If constructed, the road should be paved, not gravel. There is need for an integrated solution; the current process is adversarial between City of McCall and Valley County. A team consisting of McCall, Valley County, and community citizens would lead to an amicable solution. Safety is most important consideration. The Woodlands was developed without any secondary access; having 118 homes on one access road is not safe. This was either an oversight or negligence.

Marcia Witte, 669 Woodlands Drive, stated the application is incomplete. There was no traffic impact study despite the proposed connections to a proposed 176-unit subdivision and to The Woodlands. A WUI was not submitted. The connectivity has not been approved nor supported by the City of McCall. The proposal is not good for the County as there would be no improvements to existing county roads. It is not clear the applicant would ever be required to contribute given the piecemeal approach to development in which each piece may not meet a threshold for proportional impact that merits road improvement. The application contained no details regarding an enforceable maintenance agreement for the proposed road. The application does not appear to meet standards of approval of Valley County Code 9-5-2B3. The road does not seem to result in increase in value of private property. The increased traffic would result in undue adverse impacts on adjoining properties. The project may create undue adverse impacts on governmental services if the proposed road is not maintained and if Stockton Drive needs further maintenance and improvement as a result of this project. The developer purchased property with the intent to build a large subdivision in an area that does not have adequate road access. He is trying to squeeze the traffic through two local streets in quiet neighborhoods that were not built to accommodate this volume of traffic. This is counter to the Valley County Comprehensive Plan goal of retaining the rural and small-town character. The proposal presents a disjointed approach to planning and is counter to the Comprehensive Plan goal of managing growth and development while protecting quality of life with a specific objective of fostering collaboration with other regional partners and neighboring communities to address growth and development effectively. There are impacts across both jurisdictions, however, this process is a disjointed, piecemeal approach to planning.

Donna Bush, 659 Brady Drive within The Woodlands, stated there is not a clear and complete picture on how the development will affect the area. There would be long-term consequences for city and county residents. A traffic impact study was not submitted. The roads within The Woodlands were not designed for heavy traffic, especially in the winter. Impacts do not stop at jurisdictional boundaries. The entire development and both parcels should be reviewed together.

Melissa Daniels, 656 Brady Drive within The Woodlands, was confused if the Commission is considering this a four-lot subdivision or a parcel with an 80-ft road right-of-way for access to

other parcels. The ramifications are different. It is known that the applicant wishes to further develop the parcel, not just a total of four homes. It is a piecemeal approval to approve a road before future development plans are known.

Mark Engibous, 646 Brady Drive, was also unclear how adding 176 additional units and one roadway helps the access problem. He concurred with sentiments of neighbors opposed to the project, particularly safety. Emergency services will use the shortest route; this would not be Stockton Drive / Blvd.

Pam Wissenbach, 280 May Road, stated this access road may not be needed as the City of McCall has not approved the proposal for the adjacent property owned by the applicant. The proposal would change the rural feel in the West Place neighborhood. Stockton Drive is in poor shape with blind spots. There are too many unknowns in this application, including future development.

Mike Wisenbach, 280 May Road, concurred with previous opposition. Approval would result in adverse undue impacts. Planning should take into cumulative impacts the application would have; however, there is not enough information to determine possible cumulative impacts.

Karl Lindstrom, 650 Woodlands Drive, concurred with previous comments in opposition. The primary purpose of this application is to meet the secondary access requirements for The Woodlands 3 proposed application. The application should include impacts to existing Woodlands 1 and 2. The McCall City Council said the County does not listen to the City Council nor Staff. Both jurisdictions should work together. Mr. Groves does have a right to develop the property he owns; however, this project is too broad.

Dave Carter, 656 Douglas Drive in The Woodlands, referred to the recent severe reduction in the McCall Area of Impact boundary. There is not enough information to make a decision. He previously met with Mr. Groves but never got anything concrete. If approved, the County should require rigorous paperwork and cash in escrow to make sure things are completed.

Pat Allen, 650 Stockton, stated Stockton Drive was created by plowing a roadway. Stockton Drive has not been improved and is very rough. The County plows about three times per year. He is concerned about the impact including the heavy proposed construction vehicles. What will the development lots be used for in the future. The proposed high density and increased traffic will affect the area.

Todd McKenna, 659 Douglas Drive, concurred with previous comments. Unlike the surrounding developments, this proposal would affect other neighborhoods in the area.

Dawn Matus, 618 Woodlands Drive, stated there are lots of reasons to be uncomfortable with the future impacts of this proposal. An impact study should be done as there is much reference to future residential construction. The Commissioners have been asked to approve the foundation for future development.

Chairman Roberts asked for rebuttal from the applicant.

Director Herrick stated, for the record, that she met with City of McCall Staff, including Stewart, Groenevelt, and Todd, approximately a month ago; Valley County Road Director has also.

Mathew Parks of Clark Wardle LLP, Boise, represented the applicant and stated that people have raised valid concerns. This application is for four lots; it is not for a development within the City of McCall. The jurisdictions do need to work together. A future development would require

an addition hearing and more details. The applicant is working with the City of McCall to see how the road connection will work. This road will not connect to the Woodlands unless approved by the City of McCall. An 80-ft road right-of-way would be needed in the future. Opponents addressed planning and safety. As indicated by the McCall Fire Department, this road will help safety concerns.

Mr. Parks responded to questions from Commissioners and stated that this is a unique situation due to multiple jurisdictions, including Valley County, City of McCall, and PLRWSD. The road could be used for recreational use or to future develop the four development parcels even if the parcel to the north does not receive development approval by the City of McCall. If additional development is not approved in the McCall parcel, the constructed roadway would likely be much smaller but would still provide connectivity.

Possible septic system sites are not currently being monitored for the four proposed development parcels. Future development would require additional applications to either Valley County or the City of McCall. There is currently one residence on the parcel. The roadway could provide emergency access for the existing Woodland developments. Director Herrick pointed out existing stubbed access points for future development.

Mr. Parks stated the proposal would benefit the community by providing access and connectivity. Long-term buildout is planned. Connections to PLRWSD sewer services are currently limited to one hook-up per acre. The applicant is trying to address concerns of the various agencies.

Craig Groves, applicant, responded to questions from the Commissioners. If the application submitted to McCall is denied or not accepted, he will need to sell the parcels. Therefore, he would need to construct the road to access these parcels. The road would exceed minimum Valley County Road Standards.

Mr. Tankersly, Crestline Engineers, responded to questions from Commissioners. He has been working on this project site since 2021. A traffic impact study (TIS) was provided to the City of McCall. It was further refined and based on the development proposal for entire development and both parcels owned by the applicant. The current proposal to McCall has been reduced to 68 acres in City of McCall; the third version of TIS is being worked on. To provide water, the property would need to be annexed into the City of McCall. A water model has been done and included fire hydrants; an updated model is in the process. Annexing into the city does not make sense for the 90-acre [SUB 26-005] since the site cannot currently get sewer services. Therefore, development would be limited to a minimum of one-acre lots.

Director Herrick stated that Valley County Code says a conditional use permit is good for one year or up to five years. Proposed condition of approval currently states the plat is to be recorded within two years. Road construction could either be built or financially guaranteed.

Rob Pair, Crestline Engineers, stated that the ground water monitoring for spring 2026 may not be accepted by Central District Health; another year of monitoring may be required. Sanitary restrictions were discussed further. For now, sanitary restrictions would be in place. The four future development parcels would need sanitary restrictions to be released if ever developed.

Chairman Roberts closed the public hearing. The Commission deliberated. Director Herrick described a similar conditional use permit for Herrick Court [CUP 20-32] that permitted a 70-ft road right-of-way for access to larger parcels. The plat has not been finalized.

Commissioner Schneider stated it is hard to separate if the approval would be for a right-of-way for future development versus a shared roadway to four parcels. The conditions of approval would look very different for each.

Chairman Roberts stated a possible condition of approval would be to reserve the right of the PZ Commission to add conditions.

Commissioner Potter stated the impact to neighbors is different for the two scenarios.

Commissioner Schneider stated a secondary access is needed for safety of the neighborhoods. She agreed that the two scenarios would have different impacts and result in different development agreements.

Director Herrick recommended the Commission look at this application as it is proposed, a secondary access to future development in McCall. If that development does not get approval, the applicant plans to sell the four parcels for development by someone else. The road would be an ingress-egress road for secondary access for a future development within the City of McCall. It would be a 80-ft wide right-of-way, 24-ft graveled road with 2-ft shoulders, until such time the area is annexed into City of McCall or a future development application is submitted. At this time, the roadway would be reviewed again. Director Herrick stated the Commission can recommend specific items to be within the development agreement. The Valley County Road Director and Engineer will review the traffic impact study and number of trips in the area.

The overall area was reviewed on the GIS map. The condition of roads in the area was discussed; it is likely no roads within West Place Subdivision are built to County standards at this time. Commissioners concurred that significant improvements to Stockton Drive would be required. Would Stockton Drive need to be improved to Valley County Standards? Not all the lots would be using Stockton Drive at this time.

Chairman Roberts asked if the Commissioners want more information at this time. Commissioner Potter has enough information and stated a development agreement would be required. There was discussion on a possible condition of "If this road is used for a development within the city of the McCall, these would be our recommendations..."

Chairman Roberts recommended that the Commission direct staff to come up with a proposal to review in writing that includes tiered conditions of approval with options and different levels of approval. Concerns should be incorporated. Tiered approaches would be: 1) if road built, 2) if road only accesses four lots, and 3) if road is used to access development within the City of McCall.

Chairman Roberts stated the Constitution and laws of State and Valley County do permit for development but allow for mitigation of impacts. Is the proposed land use acceptable? The Commission must balance rights of landowners and citizens. Chairman Roberts does not believe that Staff's recommendations and options would be considered new information; thus, additional testimony would not be taken unless new information is added to the record.

Commissioner Potter moved to table SUB 26-005 Pine Creek Ranch South Subdivision to June 11, 2026, at 4:00 p.m. Commissioner Schneider seconded the motion. Motion carried unanimously.

8:12 p.m.

6. C.U.P. 22-34 Shoemaker Donnelly Storage – Extension Request: Jeff Hatch is requesting a three-year extension of the conditional use permit that expires on May 23, 2026. The approval includes a public self-storage facility containing an office and five storage buildings. Access would be from Old State Road, a public road. The site, addressed at 13051 Old State RD, is part of the 26.97-acre parcel RP16N03E157408, located in the SE ¼ Section 15 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** – Paul Ashton, Parametrix and Valley County Engineer, stated original CUP conditions and review apply. (May 7, 2026)

Director Herrick is currently working on the development agreement. Applicant has been working with Valley County Road Director and ITD on realignment of Old State Road.

Chairman Roberts asked for the applicant's presentation.

Steve Thiessen, Hatch Design Architecture, Boise, stated diligent and thorough septic monitoring has occurred as the site is near wetlands. Central District Health is evaluating if they will accept current monitoring or require another year. Groundwater monitoring has been taking place for three to four years. Mr. Thiessen pointed out locations on the map. Monitoring has resulted in change of locations for septic and modification of the site plan.

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.

Heather Beamon, 13017 Old State Road, stated the original approval was based on conditions that existed at that time. Since then, the surrounding land use has changed rapidly. She would like the applicant to return with new conditional use permit application which would result in new review. The Commission should reevaluate if the proposal remains appropriate for the area.

Brad Beaman, 13017 Old State Road, stated the only visible change in three years has been pipes in the ground. The use already received a two-year extension for ground water monitoring. He is concerned about stormwater runoff from buildings and septic systems located right next to wetland area. His biggest concern is the realignment of Old State Road. Idaho Transportation Department (ITD) is currently doing a study of Highway 55. He asks that the Commission not grant extension and obtain the results from the ITD study for future planning.

Chairman Roberts asked for rebuttal from the applicant.

Mr. Thiessen stated the neighbors' concerns are in regard to infrastructure which is currently being evaluated. The use and realignment have approval from ITD. There has been discussion regarding deceleration lanes. They are open to the Commission using this extension to impose additional safety mechanisms on that intersection beyond what ITD and the applicant's traffic engineer and civil engineer have suggested. The extension is needed to complete monitoring and road realignment. Buildings would be constructed without plumbing and utilities in 2026. The stormwater and drainage plan for the buildings and hardscape are approved.

Chairman Roberts closed the public hearing. The Commission deliberated. The conditional use permits was applied for in 2022. ITD requirements were discussed. The Valley County Road Director is working with the Valley County Engineer and ITD for requirements to include in the Valley County Planning & Zoning

development agreement. The applicant had offered to realign Old State Road to a 90° intersection with Highway 55.

Chairman Roberts was opposed to approving an extension. The Comprehensive Plan was recently updated with significant changes and standards. The applicant has already had one extension. The impacted wetland area directly drains into Lake Cascade. This is not optimal site and is prone to flooding.

Commissioner Schneider stated she was not here for original application. A three-year extension is not necessary; 18 months would allow monitoring and sign off by CDH. If have approval from CDH and from Valley County Engineer, then the only question is if they would need a revised traffic impact study based on ITD's recent response.

Commissioner Potter agreed with Chairman Roberts. A reapplication with revised traffic impact study is not a bad idea.

Commissioner Oyarzo preferred a reapplication under the revised Comprehensive Plan.

Director Herrick stated the application was originally approved by the PZ Commission on a split vote. The decision was appealed by neighbors. The Board of County Commissioners denied the appeal and approved the conditional use permit in December of 2023. The history of the application was discussed by Staff and Commissioners.

Commissioner Potter moved to deny C.U.P. 22-34 Shoemaker Donnelly Storage Extension Request. Commissioner Oyarzo seconded the motion. Commissioner Potter, Commissioner Oyarzo, and Chairman Roberts voted in favor. Commissioner Schneider voted in opposition of the extension denial. The motion carried 3-1.

Reasons for denial were discussed for the record. These include:

- Lack of action,
- Change in Valley County Comprehensive Plan since original approval.,
- Traffic studies,
- Concerns about water and wetlands,
- Surface water runoff, and
- Public safety at the intersection.

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

8:38 p.m.

7. C.U.P. 26-006 Idaho Tree Equipment Storage and Employee Housing: Idaho Tree and Utility Solutions is requesting a conditional use permit for storage of equipment, materials, parking, a shop, and two employee houses. RVs would be used for housing until structures are built. An individual well and individual septic system are proposed. Access is from Highway 55 and Gunsmoke Road, a private road within a public road right-of-way. The 5.58-acre site, addressed at 13480 Gunsmoke RD, Lots 2 and 3 of Big Valley Estates, in the SE¼ Section 27, 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; 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** – Paul Ashton, Parametrix and Valley County Engineer, described requirements. (May 7, 2026)

- **Exhibit 2** – Curt Ruehl, 13483 Gunsmoke Road, is opposed. (May 13, 2026)

The land use of the other parcels in the Big Valley Estates and access locations were reviewed using the GIS map and the recorded plat. Ed Staub's Propane is using the 70-ft access easement for access to Highway 55. Gunsmoke Road services Lots 1 and 2. Staff recommended commercial access using the shared access easement instead of Gunsmoke Road. Staff also recommended the storage buildings be turned perpendicular to Highway 55 instead of parallel to the road.

Chairman Roberts asked for the applicant's presentation.

Luke Quinn, the owner of Idaho Tree and Utility Solutions, intends to use the access easement onto Highway 55. The other access would only be used for emergency access by company vehicles. Gunsmoke Road would be used for personal vehicles by employees using employee housing. The RV locations has not been specified; the site would depend on where water and septic would be first located. He would like the flexibility to modify the RV site locations. Mr. Quinn stated the site would be kept neat and organized. Trash and scrap wood goes directly to Valley County Transfer Site. New construction materials, mill wood, and stuff useable for firewood would be stored on site. Firewood would be primarily for himself and employees. There may be some sales of firewood, especially if business was slow. All construction and commercial activities would be as far south as possible on the site to reduce impacts to existing homes. Fencing would be less than 6-ft tall and would be along the 100-ft setback along Highway 55. Phasing plan is due to cost of construction and financing. Existing trees in the 100-ft setback from Highway 55 would be a buffer, similar to the adjacent propane business. He plans to build a conventional shop with doors on both gable ends. The outbuilding is for year-round parking of vehicles. Mr. Quinn prefers not to turn the building perpendicular to Highway 55 as the three-sided building is longer than wide. The proposed site allows for easier maneuvering of equipment and vehicles. Fencing will screen the building.

Chairman Roberts stated enhanced landscaping would help screen the building. Mr. Quinn stated he would prefer additional landscaping versus turning the building due to the narrow width of the lot.

Commercial equipment would include boom trucks with chippers, semi-truck with trailer to tow a grapple handle machine, excavator on trailer, and bucket trucks. Activity would be limited during the winter. Typically, no one would be on site during the day. Mr. Quinn preferred to be able to park four RVs for employees; these would not be on site during the winter. Currently, the business has seven employees and housing is a struggle. Once employee housing is built, he would still want to be able to have RVs and use hookups.

Chairman Roberts stated there is much vagueness in the application; more detail is needed, such as how long RVs can be on site.

Mr. Quinn was agreeable to a condition of approval that once the property is sold, the application would be null and void.

Chairman Roberts opened the public hearing and asked for proponents.

Jeff Bitton, 13076 Highway 55, is the current owner of the property. He has owned the land for number of years and looked at various options for the site. He believes this is a good project for the site. Big Valley Estates was created for small businesses. This proposal would add much needed worker housing to Valley County.

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

Curt Ruehl, 13483 Gunsmoke Road, stated there are four houses that use Gunsmoke Road. The road varies from 12-ft to 16-ft wide. There is no room for emergency vehicles. He is concerned with using RVs for residences. The housing and the business on the same property is too much. The view from his property would negatively change to travel trailers and commercial equipment. Access onto and from Highway 55 is dangerous at this location.

Commissioners viewed the road on the GIS map.

Dennis Ruehl, 13483 Gunsmoke Road, is concerned about wildfire and safety of ingress and egress on Highway 55.

Chairman Roberts asked for rebuttal from the applicant.

Mr. Quinn stated commercial trucks would use the same entrance as Ed Staub's Propane, which also use similar vehicles. The log storage would be on the south side of the property. Ninety percent of the commercial use would be on the south portion of the property. Brush is chipped off-site and would not be transported to this property. Log piles would vary in size. They would not burn at this property. The log area would likely be 20-ft by 50-ft area.

Chairman Roberts closed the public hearing. The Commission deliberated. Design of structures was discussed. The site is along the Highway 55 Scenic Byway. A landscape plan needs to be approved by the PZ Director prior to approval of a building permit.

Commissioner Schneider stated the native vegetation along Highway 55 is a positive feature and preferred over a berm. Using Gunsmoke Road in an emergency makes sense. Approval should be contingent on ITD approval of commercial vehicles using the shared access onto Highway 55. ITD is the expert who would determine if a traffic impact study would be required. The Commission can approve an application based on the future approval of an agency.

Commissioner Potter would like to require a landscape plan with additional screening for neighbors to the north. The site plan should include the location of RVs. Four RVs is reasonable based on the size of lots; however, this should be reduced to a maximum of two RVs once the employee housing is constructed. RV use would be seasonal.

Chairman Roberts stated the location and size of the log pile is important; an area 20-ft by 50-ft is acceptable. Commissioner Potter stated that the area between the shop and parking structure would be an appropriate site. The buildings would screen the pile and the pile would not be adjacent to the propane storage area.

The emergency entrance and residential use of Gunsmoke Road was discussed. Valley County does allow three RVs per site with an administrative permit. CDH would have to approve drainfields for use by the RVs.

Commissioner Schneider moved to approve C.U.P. 26-006 Idaho Tree Equipment Storage and Employee Housing with the stated conditions.

COA: Must design structure to reduce monotony of visual impacts.

COA: Maximum of four (4) RVs for on site. Maximum of two (2) RVs once employee housing is constructed. No RVs during winter season.

COA: Conditional use permit will expire if land is sold.

- COA:** Must have staff approval of landscaping plan
- COA:** Must add trees to screen the RVs from properties to the north.
- COA:** All commercial vehicle traffic must use the shared access onto Highway 55.
- COA:** Must have approval of Idaho Transportation Department for the commercial use of the shared access onto Highway 55.
- COA:** Storage of logs only between the two structures in an area with a maximum size of 20-ft by 50-ft.
- COA:** No brush stored on site.

Commissioner Potter seconded the motion. Motion carried unanimously.

The applicant was reminded that:

- 1) A site grading and stormwater plan approved by the Valley County Engineer is required before any grading is done on the site and
- 2) Idaho Transportation approval of the shared access is required before any activity takes place.

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

9:25 p.m.

8. C.U.P. 18-10 Garcia/Fredriks Multiple Residence – Extension Request: Ruben Garcia and Sharon Fredriks are requesting a five-year extension of a conditional use permit allowing two residences on one parcel. More time is needed for financing and construction. The 30-acre parcel, RP17N03E110150, is addressed at 161 East Lake Fork Road, and located in the NENE Section 11, 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; 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** – Paul Ashton, Parametrix and Valley County Engineer, stated original CUP conditions and review apply.

Chairman Roberts asked for the applicant's presentation.

Sharon Fredriks and Ruben Garcia, 161 E Lake Fork, asked for extension as they are applying for a Veterans Administration (VA) loan. If not able to get the VA loan, would apply for other financing. The structures located south of the residence are shipping containers. Four to six people, all family, are living in the existing home. They are hoping for financing within one year but are unsure if the program will meet that deadline. They are willing to accept a two-year extension.

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 Schneider supported a two-year extension; Commissioner Potter concurred. Chairman Roberts also supported a two-year extension but would require a new conditional use permit if that timeline is not met. There would be 10 years since original approval was granted.

Commissioner Schneider moved to approve C.U.P. 18-10 Garcia/Fredriks Multiple Residence Extension Request for a maximum of two years; no additional extensions will be allowed. 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.

9:38 p.m.

9. C.U.P. 26-007 Idaho Fish and Game Office and Employee Housing: Idaho Fish and Wildlife Foundation is requesting a conditional use permit for an office, workshop, storage, and parking. Phase 2 includes 12 dry RV parking spaces and dormitory building for employees. An individual well and individual septic system are proposed. The 22.5-acre site, addressed at 13321 Highway 55, is parcel RP16N03E032536, located in the NW ¼ 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 site plan on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Paul Ashton, Parametrix and Valley County Engineer, described requirements. (May 7, 2026)
- **Exhibit 2** – Idaho Transportation Department’s staff report submitted by the applicant’s representative. (May 13, 2026)
- **Exhibit 3** – Slide Presentation by Applicant

A correction to Staff Report is that the proposed use would be a public service building [3. civic service use (g) governmental administration building], not commercial use. Staff used matrix Line #9.

Chairman Roberts asked for the applicant’s presentation.

Tamara Thompson of The Land Group, Eagle, Idaho, represented the applicant and Idaho Department of Fish and Game (IDFG). Others present for questions are Josh Royce, IDFG regional supervisor; John Oswald, IDFG Chief of Administration; Hilarie Engle, Idaho Fish and Wildlife Federation; and Tim Murphy, Southwest Regional Commissioner for IDFG.

Ms. Thompson referred to **Exhibit 3**. IDFG currently operates at a site located on Deinhard Lane in McCall. They lease the land from Idaho Department of Lands and have outgrown the facility. The IDFG office needs to expand and this location meets requirements. The location is central to Valley County. Ms. Thompson further explained the proposal and phases. The 22.51-acre property has approximately 510 feet of highway frontage. There is no access to Nasi Lane. Parking would be located on the side of the building, not between Highway 55 and the office building. The office building would be about 200-ft from Highway 55. There are currently 12-14 full-time employees that would use the office. There would be a gated employee area, a workshop, covered storage, and equipment yard. There would be guest and staff parking plus an overflow parking area for trailers. All proposed setbacks meet or exceed County standards. Phase 2 would include a dormitory and RV sites for seasonal employees. RV sites would have power but no water or sewer hookups. Seasonal employees would use the dormitory for kitchen and bathing facilities. The dormitory is designed for six occupants. A community meeting was held and representatives met with all neighbors. They worked with ITD prior to submitting the application to Valley County; the applicant agrees with ITD’s recommendations.

Conceptual building elevations, colored renderings, and conceptual floorplan were reviewed.

The office building would be a single story and 30 feet tall. The building would be a “mountain modern” style with earthtone materials. The building would be divided between a front customer area and the employee area. Phase 3 would expand the building to add a meeting room. All lighting would be dark sky compliant, and the lighting would be directed so none would go onto adjoining property.

Ms. Thompson reviewed the standards of approval (slide # 11). The proposal is compatible, compliant, and environmentally responsible. The applicant agrees with the recommended conditions of approval listed in the staff report.

Ms. Thompson responded to Staff questions listed in the Staff Report. They have worked with ITD regarding the location of the driveway access; an encroachment permit will be required by ITD. The project design avoids the wetlands. There would not be any access to Nasi lane, a secondary access was not required by the Fire Department. They will comply with the Fire Department requirements for sprinklers and an underground water storage tank. Typical operation hours would be 8:00 a.m. to 5:00 p.m., Monday through Friday. Landscaping would be installed prior to occupancy. Anticipated opening date is Spring 2028.

Ms. Thompson responded to questions from Director Herrick regarding parking lot lighting. Lighting will be compliant and will include fixtures with motion detector lights.

Josh Royce, IDFG, stated that IDFG currently pays a lease to IDL for the property. IDFG owns the structures but leases the land. IDL also needs to expand and would provide compensation to IDFG for the structures. IDFG has had a presence in Valley County since 1937 when the McCall hatchery was constructed and an office has been located on Deinhard Lane since the 1990s. More room is needed for both work space and equipment storage.

Chairman Roberts asked why this rural location was chosen. Regional Supervisor Royce responded that a variety of locations were reviewed. He would have preferred a site closer to McCall. However, land costs and sewer issues limit the available locations. This site is about as far north in Valley County as IDFG could afford. IDFG needs a facility that the public can access easily. Not everything can be completed digitally including mandatory checks and testing. A Valley County administrative site is needed as the closest IDFG offices are in Nampa and Lewiston. Further south in Valley County would be even further for constituents from northern Valley County, Riggins, and Adams and Washington Counties.

Chairman Roberts stated the layout and design look good. One concern is the use of individual septic systems. Hooking up central sewer would be a better alternative. He would not recommend this as a condition of approval, but suggested IDFG continue to investigate the logistics of connecting to North Lake Recreational Sewer and Water District for sewer services. Idaho State law and Valley County Code and Comprehensive Plan encourage building of these facilities where the services are located.

Commission Schneider asked if the septic system would be a LSAS [Large Soil Absorption System) and if the applicant has been working with Idaho Department of Environmental Quality (DEQ). Ms. Thompson replied that they are in the process of that application but wanted to obtain condition use permit approval before spending a lot of money on design.

Ms. Thompson replied to questions regarding the ITD staff report (**Exhibit 2**). Turn lanes would not be required by ITD. A traffic report or analysis was completed by Kittelson and Associates and submitted to ITD.

Chairman Roberts opened the public hearing and asked for proponents.

Tim Murphy, 14090 Penne Lane, the IDFG Regional Commissioner for Region 3, stated there is inadequate space currently for employees. Valley County hosts the only subregion office in Idaho. Local IDFG staffing issues are not due to recruitment but to housing challenges that limit retention. IDFG loses top candidates and existing employees due to housing. A community meeting was held in Donnelly, and the project was adjusted based on comments received. The IDFG Commission fully supports the proposal and location.

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 Schneider said the project would be an asset to community and the site plan is well thought out. She would also encourage that IDFG reach out to North Lake Recreational Sewer and Water District, especially if Idaho DEQ requires a LSAS. LSAS are expensive.

Commissioner Schneider moved to approve C.U.P. 26-007 Idaho Fish and Game Office and Employee Housing 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.

10:20 p.m.

10. SUB 25-019 Rocky Mountain Storage – Preliminary Plat: Pearson Storage Partners LLC is requesting a conditional use permit for a subdivision on 18.47 acres. Block 1 would include 103 condominium storage units and two offices/bathroom units. Individual septic systems and individual wells are proposed. Access would be from a new private road onto Highway 55. The site, addressed at 14014 Highway 55, is parcel RP18N03E331807 and part of Vandal Flat Subdivision Lot 2 in the NE ¼ Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. **The Board of County Commissioners has remanded this item to the PZ Commission for further consideration of new information including the Traffic Impact Study and mitigation of visual impacts.** Action Item.

Commissioner Schneider moved to table SUB 25-019 Rocky Mountain Storage – Preliminary Plat to June 11, 2026, at 4:00 pm. Commissioner Roberts seconded the motion. Commissioner Potter abstained from discussion or voting. The motion passed unanimously (3-0).

E. OTHER

1. Appeal of Administrative Decision to require a conditional use permit for a 5,000-sqft shop at 1808 Schultz Lane, Mountain Meadows No. 3 Lot 12.

Director Herrick explained that the applicant wants to build a large shop (100-ft x 50-ft), with a dividing wall to separate the two owners, and four garage doors for access. Each owner would use a portion of the shop for personal use and storage. There is no residence on the lot. There is only one Idaho Power bill for the property; no individual meters have been installed. The concern is the building becoming a commercial use on this platted, single-family residential lot. There was discussion on the future use of lot and if a residence could be constructed on the lot in future. Commissioner Schneider is okay with the proposed use, similar to a garage; it would be different is the building was being leased. Commissioner Potter would require a conditional use permit.

Commissioners agreed that Staff should encourage a site plan that would allow a future residence in addition to the large shop. A man door shall be constructed between the two portions of the shop.

2. Is a conditional use permit required for an egg stand at 499 Cabarton Road, Cabarton Ranchettes Tax No 16 in Lot 13?

The egg stand would be roadside stand on an honor system. There was concern about people stopping on the roadway and blocking the road. Commissioners agreed that a conditional use permit is not needed at this time.

3. CUP 25-027 Alzar School Staff Housing – Revised Site Plan

Director Herrick explained the request to revise the site plan as approved. There are issues with getting septic approval for the original site. The houses would be located on the same property, a bit further north of the approved site plan. Commissioners did not oppose the modification to the site plan.

F. FACTS AND CONCLUSIONS - Action Items:

- C.U.P. 25-032 McClellan/Smith Solar Panels
- SUB 25-021 Hummingbird Haven Subdivision
- SUB 26-003 Green Acres Subdivision
- C.U.P. 26-003 Lamon Solar Panels
- C.U.P. 26-005 Amendment to C.U.P. 25-025 Intermountain Sports Rentals and Repair

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

Chairman Roberts adjourned the meeting at 10:30 p.m.