

Valley County Planning and Zoning

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



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

STAFF REPORT: C.U.P. 18-10 Garcia/Fredriks Multiple Residence – Extension Request
MEETING DATE: May 14, 2026
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
**APPLICANT /
PROPERTY OWNER:** Ruben Garcia & Sharon Fredriks
P.O. Box 2066, McCall, ID 83638
LOCATION: 161 E Lake Fork Road
RP17N03E110150 in the NENE Sec. 11, T.17N R.3E, Boise Meridian,
Valley County, Idaho
SIZE: 30 acres
REQUEST: Extension of Approval of Multiple Residences on One Parcel
EXISTING LAND USE: Single Family Residence

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 effective date of C.U.P. 18-10 is July 24, 2018, Instrument No. 414996. A two-year extension was approved by the Planning and Zoning Commission on July 11, 2019. A five-year extension was approved on July 8, 2021. The current approval expires July 23, 2026.

Currently, there is a mobile home, utility shed, and pump house that is serviced by a separate septic and well. It is accessed from East Lake Fork RD, a public road.

The conditional use permit allows an additional 4,000 sqft single family residence on one parcel. The home would be serviced by a septic and individual well. The driveway would be separate from the existing residence and would come access from Farm to Market Road, a public road.

The 30-acre parcel is addressed at 161 East Lake Fork Road.

FINDINGS:

1. The extension request was submitted on March 26, 2026.
2. Legal notice was posted in the *Star News* on April 23, 2026; and April 30, 2026. Potentially affected agencies were notified on April 14, 2026. Neighbors within 300 feet of the property line were notified by fact sheet sent April 16, 2026. The notice and extension request were posted online at www.co.valley.id.us on April 14, 2026.

3. The agenda that was sent to the applicant, agencies, and neighbors and posted online stated the meeting started at 4:00 p.m., the fact sheet stated 6:00 p.m. Therefore, on April 22, 2026, the applicant, potentially affected agencies, and neighbors within 300 feet of the property line were noticed that the meeting start time was 4:00 p.m.
 4. The site was posted on April 21, 2026. The meeting time on the sign was corrected to 4:00 p.m. on April 22, 2026.
 5. Agency comment regarding the extension request:

Brent Copes, Central District Health, stated CDH has no objection to the extension. (April 14, 2026)

Jerry Holenbeck, Donnelly Fire Marshal, stated that all existing requirements will continue to apply. (April 28, 2026)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, solid waste, hazardous waste, water quality, ground water contamination, and best management practices. (May 4, 2026)

Brandon Flack, Idaho Dept of Fish and Game, had no comments. (May 6, 2026)
 6. Public comment received: *none*
-

STAFF QUESTIONS / COMMENTS / RECOMMENDATION:

The PZ Commission added the following condition of approval on July 11, 2019:

- Allow a site visit by Staff to verify there is only one residence in use.

The PZ Commission added the following condition of approval on July 8, 2021:

- Cannot park in the public right-of-way.

Additional conditional use permit recommendation:

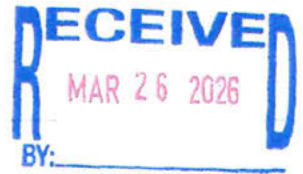
- This approval is only allowed to be implemented by the current owners. The approval will expire if this property is sold.

ATTACHMENTS:

- Extension Request and Site Plan
- Conditional Use Permit 18-10, Instrument #414996
- PZ Meeting Minutes of July 12, 2018; July 11, 2019; and July 8, 2021
- Location Map
- Aerial Map
- Google Maps – Aerial View
- Google Maps – Street Views, 2024
- Photos taken April 21, 2026, and April 22, 2026
- Assessor's Plat T.17N R.3E Section 11
- Responses

END OF STAFF REPORT

Cynthia Henrich/Lori Hunter
Planning & Zoning



From: Ruben Garcia/ Sharon Fredriks
161 E. Lake Fork Rd.
McCall ID 83638 (Donnelly District)

I would like to request an extension
for 5 years if possible on Property
RP17N03 E 110150 RE: 18-10 Garcia/ Fredriks
Multiple Preliminary on one Parcel
161 E. Lake Fork Rd. in the (Donnelly District)

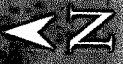
I am a 100% Disabled Veteran
I have applied for VA Construction
Loan and was told it was closed due
to abused and victimized to Veterans
by contractors. I was told the VA
Construction was being rewritten to protect
Veterans

Hopefully it has already done or
close to finishing it

The VA Construction was best suited to
me due to my 100% Disability

Ruben Garcia

PH: SHARON FREDRIKS
Ruben Garcia



Farm to Market Rd

600 ft

E Lake Fork Rd

26 ACRES

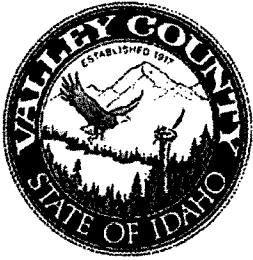
FIELD

PROPOSED GRAVEL RD

DAIRY

Google Earth





Planning and Zoning Commission
VALLEY COUNTY
IDAHO

Instrument # 414996

VALLEY COUNTY, CASCADE, IDAHO
7-26 3 10:47:59 AM No. of Pages: 2
Recorded for : VALLEY COUNTY P & Z
DOUGLAS A. MILLER Fee: 0.00
Ex-Officio Recorder Deputy
Index to: COUNTY MISC



P.O. Box 1350/219 North Main Street/Cascade, Idaho 83611-1350

Phone: 208.382.7115
FAX: 208.382.7119

Date July 24, 2018

Approved by Gyda Dennis

**CONDITIONAL USE PERMIT
NO. 18-10
Garcia/Fredriks
Multiple Residences On One Parcel**

Issued to: Ruben Garcia and Sharon Fredriks
161 E Lake Fork Road
McCall, ID 83638

Property Location: The site is RP17N03E110150 is a 30-acre parcel, addressed as 161 East Lake Fork Road, in the NENE Section 11, T.17N, R.3E, Boise Meridian Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of July 12, 2018. The Commission's decision stands and you are hereby issued Conditional Use Permit No. 18-10 with Conditions for establishing multiple residences on one parcel as described in the application, staff report, and minutes.

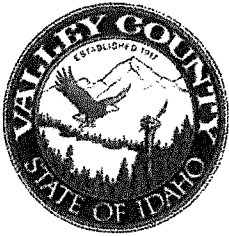
The effective date of this permit is July 24, 2018.

Conditions of Approval:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.

3. The use shall be established within one year of the date of approval.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. All lights shall be fully shielded so that there is no upward or horizontal projection of lights.
6. Shall obtain Central District Health approval prior to issuance of a building permit.

END CONDITIONAL USE PERMIT



Valley County Planning & Zoning Commission

PO Box 1350
219 North Main Street
Cascade, ID 83611-1350

Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us
Website: www.co.valley.id.us

Bryan Cooley, Chairman
Scott Freeman, Vice-Chair

Ed Allen, Commissioner
Ray Cooper, Commissioner
Johanna Defoort, Commissioner

MINUTES

Valley County Planning and Zoning Commission

July 12, 2018

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

A. OPEN: Meeting called to order at 6:00 p.m.

P&Z Administrator – Cynda Herrick:	Present
P&Z Commissioner – Ed Allen:	Present
P&Z Commissioner – Bryan Cooley:	Present
P&Z Commissioner – Ray Cooper:	Present
P&Z Commissioner – Johanna Defoort :	Excused
P&Z Commissioner – Scott Freeman:	Excused
P&Z Assistant – Lori Hunter:	Present

B. MINUTES: Commissioner Allen moved to approve the minutes of June 14, 2018, with the correction to the meeting date; Commissioner Cooper seconded the motion. Motion carried unanimously.

C. OLD BUSINESS:

- 1. CUP 17-04 Blackhawk on the River Event Venue – Annual Review** [Not a public hearing.]
The Planning and Zoning Commission will review whether or not activities have been in compliance with the approved permit.

Chairman Cooley introduced the item.

Chairman Cooley asked for the Staff Report. Administrator Herrick presented the staff report and added the following exhibit:

- Exhibit 1** – Letter from Brian Dickens, CEO of Blackhawk Gold LLC, dated July 10, 2018. He is unable to attend but the Chief Operations Officer, Administrative Manager, and Resort Maintenance Manager will attend the meeting. The Lodge is a developer-owned amenity at Blackhawk. The Lodge is taxed by Valley County at a commercial rate. The homeowners pay no regular fee for the Lodge's construction, upkeep, or operation. He

Chairman Cooley asked for the Staff Report. Staff presented the staff report and summarized the following exhibits:

- **Exhibit 1** – Sarah Dimmett, nearby property owner, replied that they have no objections to the proposal.

Chairman Cooley asked for the applicant's presentation.

Bob Fodrea, 105 N. Main Street, Cascade, represented the applicant.

- **Exhibit 2** - Vicinity map showing location of proposed 2-lot subdivision as well as Pointes at Horsethief Shores Subdivisions, Horsethief Heights (3-lot subdivision), and the nearby parcels .

Mr. Fodrea added that a 1965 agreement between IDFG and Boise Cascade stated that this property was designated as summer home sites. The preliminary plat shows the contours. The area steepens away from the lake. Good building sites for each parcel exist.

Tom White, Central District Health Department, will be approving the sanitary restrictions soon.

There will be minimal CCRs, primarily dealing with exterior appearance; no manufactured homes, mobile homes, nor yurts will be allowed.

Commissioner Cooper asked if cartographer and surveyor corrections have been made. Mr. Fodrea replied affirmatively.

Chairman Cooley asked for proponents. There were none.

Chairman Cooley asked for undecided. There were none.

Chairman Cooley asked for opponents. There were none.

Chairman Cooley closed the public hearing.

The Commission deliberated.

Commissioner Cooper moved to approve preliminary and final plats of **C.U.P. 18-09 Horsethief Heights No. 2** - and authorize the Chairman to sign. Commissioner Allen seconded the motion. Motion carried unanimously.

Chairman Cooley explained the ten day appeal period.

07:20:53 PM (01:18:52)

3. **C.U.P. 18-10 Garcia/Fredriks Multiple Residence:** Ruben Garcia and Sharon Fredriks are requesting approval to have two residences on one parcel. In addition to the existing home, they would like to add a house with a driveway access from Farm to Market Road. The 30-acre parcel, addressed as 161 East Lake Fork Road, is in the NENE Section 11, T.17N, R.3E, Boise Meridian Valley County, Idaho.

Chairman Cooley introduced the item. Chairman Cooley asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Cooley asked for the Staff Report. Staff presented the staff report and summarized the following exhibit:

- **Exhibit 1** – Tim Labrousse, 13816 Shadow Ridge Drive, responded via letter dated July 3, 2018. His residence is adjacent to the current dwellings on the 30-acre parcel. The applicant previously stated to Mr. Labrousse that they intend to build two more homes in the future in addition to the current request. There is currently a RV trailer that has fulltime occupancy, a modular home with fulltime occupancy, and a small house/shed “shop” with a wood stove in that someone may be living in. He is concerned how many total homes will be allowed on the property and what types of homes will be built.

Administrator Herrick added the mobile home was approved. An RV is not to be lived in fulltime. The shop would have required a building permit. There is frontage on both East Lake Fork Road and Farm to Market Road.

Chairman Cooley asked for the applicant’s presentation.

Ruben Garcia, 161 E Lake Fork Road, said the storage shed has exercise machines. The travel trailer is being temporarily lived in but the gal will be moving into the new home. In response to a letter, there are a lot of vehicles on the site, including boat, atvs, etc.

Administrator Herrick added that the property includes three tax numbers that were combined into one parcel. Therefore Mr. Garcia originally thought there were three home sites available. Mr. Garcia added he was told that by both the realtor and escrow agent.

Mr. Garcia asked about timing. Administrator Herrick replied that typically conditional use permits are good for a year but won’t revoke the permit in mid-construction.

There was discussion and clarification on the proposed entrance on Farm to Market Road, the parcel location, and the requirement of a conditional use permit for a second home on one parcel.

Chairman Cooley asked for proponents. There were none.

Chairman Cooley asked for undecided. There were none.

Chairman Cooley asked for opponents. There were none.

Chairman Cooley closed the public hearing.

The Commission deliberated.

Commissioner Allen moved to approve C.U.P. 18-10 Multiple Residence with the stated conditions. Commissioner Cooper seconded the motion. Motion carried unanimously.

Chairman Cooley explained the ten day appeal period.

Valley County Planning & Zoning Commission

PO Box 1350
219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us
Website: www.co.valley.id.us

Bryan Cooley, Chairman
Scott Freeman, Vice-Chair

Ed Allen, Commissioner
Ray Cooper, Commissioner
Johanna Defoort, Commissioner

MINUTES

Valley County Planning and Zoning Commission

July 11, 2019

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

A. OPEN: Meeting called to order at 6:00 p.m. Quorum exists.

P&Z Administrator – Cynda Herrick:	Present
P&Z Commissioner – Ed Allen:	Present
P&Z Commissioner – Bryan Cooley:	Excused
P&Z Commissioner – Ray Cooper:	Present
P&Z Commissioner – Johanna Defoort:	Present
P&Z Commissioner – Scott Freeman:	Present
P&Z Technician – Lori Hunter:	Present

B. MINUTES: Two changes are needed: the date at the footer should be 6/13/2019 and on page 6 it should be Commissioner Cooper not Cooley that seconded the motion. Commissioner Defoort moved to approve the minutes of June 13, 2019 with the corrections. Commissioner Cooper seconded the motion. Motion carried unanimously.

C. OLD BUSINESS:

1. C.U.P. 17-04 Blackhawk on the River Event Venue – Annual Review: The Planning and Zoning Commission will review whether or not activities have been in compliance with the approved permit. *Action Item.* [Not a public hearing.]

Vice Chairman Freeman introduced the item and asked if there was any *ex parte* contact or conflict of interest. There was none.

Vice Chairman Freeman asked for the Staff Report. Staff presented the staff report. No information or complaints have been received.

Brian Dickens, 1067 Arlington Drive, Eagle, ID, is the manager for Blackhawk Gold which owns the River Lodge. His office will provide a schedule for 2019.

The previously withdrawn application to expand uses received much resistance. The recent HOA meeting was a positive meeting. Committees have been organized to decide how the Lodge will be operated. Previously everything was met with resistance. Mr. Dickens has taken control of the HOA, which the developer has the power to do so via recorded documents. It was agreed that expenses for the Lodge will be shared between the developer and property owners. The Homeowners Association will likely be reapplying for an expansion of the existing conditional use permit. He would like ability to have third parties provide services at the Lodge, such as yoga, massage, dance, etc. This use will both benefit homeowners and bring in income to support the Lodge.

Mr. Dickens said he would send a schedule as requested by Commissioner Defoort.

There was discussion on whether annual reviews will be continued in future years. The reviews are not required by C.U.P. Things appear to be going smoothly. Review will be held in the future if needed.

D. NEW BUSINESS:

06:12:22 PM (00:13:11)

1. **C.U.P. 18-10 Garcia/Fredriks Multiple Residence – Extension:** Ruben Garcia and Sharon Fredriks are requesting a two-year extension of the conditional use permit approved in July 2018 allowing two residences on one parcel. More time is needed for financing and construction. The 30-acre parcel, addressed at 161 East Lake Fork Road, is in the NENE Section 11, T.17N, R.3E, Boise Meridian, Valley County, Idaho. *Action Item*

Vice Chairman Freeman introduced the item. Vice Chairman Freeman asked if there was any *ex parte* contact or conflict of interest. There was none.

Vice Chairman Freeman asked for the Staff Report. Staff presented the staff report and summarized the following exhibits:

- **Exhibit 1** – Extension request letter [not included in staff report.
- **Exhibit 2** – Letter from David and Cathy Mosman, 155 E Lake Fork, received July 9, 2019. They are not opposed to an extension on a second residence; however, it appears that a new residence would be a fourth residence. There is a single-wide manufactured home, an RV trailer lived in full time for three years, and a small building that has been lived in for approximately 1 ½ years. Ordinances need to be enforced.
- **Exhibit 3** – Pictures (3) from Valley County Assessor records of house, RV, and shed.

Commission Defoort asked for clarification about living in a RV year-round. Idaho State Statutes say people may not live in them year round; however, a limit of days allowed is not specified. Valley County Code allows one RV on site.

Vice Chairman Freeman asked for the applicant's presentation.

Ruben Garcia, 161 East Lake Fork Road, said there is a building permit for the shed which includes an exercise room. The RV use is temporary. He originally thought the financing would

be easy but was mistaken; a larger down payment is needed. Other people/parcels do use the same entrance/parking area along East Lake Fork Road. He agrees that backing out of their driveway would be dangerous. He does not understand why people have complained about their building on this property.

In response to questions from Commissioner Allen, Mr. Garcia replied that they are only living in the manufactured home. The shed is not being used as a residence but as storage and an exercise space; there is a stove for heating in the exercise room. The RV is used as temporary, occasional use by guests. In response to Commissioner Defoort, Mr. Garcia said they are not renting anything out to other people.

Commissioner Cooper asked if the manufactured home will remain after the additional home is built. Mr. Garcia is unsure; it may be used for guests.

Sharon Fredriks, 161 East Lake Fork Road, said that they are going through the conditional use process instead of fighting the fact they bought this property after being told by the realtor it was actually three buildable parcels instead of one.

Commissioner Defoort said there are already multiple residences according to multiple sources. Sharon replied that there is one home, one shed, one pump house, and one RV. The mobile home is the residence on the property. The shed was permitted and approved by the Building Department. A site visit is welcome as they have nothing to hide.

Vice Chairman Freeman asked for proponents. There were none.
Vice Chairman Freeman asked for undecided. There were none.
Vice Chairman Freeman asked for opponents. There were none.
Vice Chairman Freeman closed the public hearing.

The Commission deliberated. They are asking for a two-year extension due to lack of financing. Commissioner Cooper is willing to approve an extension. Commissioner Allen doesn't want to discount the complaints; perhaps a site visit is warranted. Commissioner Defoort finds it odd that three different comments have been received with complaints; otherwise, an extension for financing seems reasonable. Staff stated that a site visit is possible. Extended family is living in this site; building the second home will spread them and their vehicles onto two sites in the 30 acres.

COA – Allow a site visit by Staff to verify there is only one residence in use.

Commissioner Allen moved to approve the extension of C.U.P. 18-10 Garcia/Fredriks Multiple Residence – Extension as requested, contingent upon Staff review. Commissioner Cooper seconded the motion. Motion carried unanimously.

Vice Chairman Freeman explained the ten day appeal period.

Valley County Planning & Zoning Commission

PO Box 1350
219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us
Website: www.co.valley.id.us

Johanna Defoort, Chairman
Scott Freeman, Vice-Chair

Brian Benton, Commissioner
Ray Cooper, Commissioner
Neal Thompson, Commissioner

MINUTES

Valley County Planning and Zoning Commission
July 8, 2021
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

The public can livestream tonight's meeting and may testify either in person or telephonically.

A. OPEN: Meeting called to order at 6:00 p.m. Quorum exists.

P&Z Director – Cynda Herrick:	Present
P&Z Commissioner – Brian Benton:	Present
P&Z Commissioner – Ray Cooper:	Present
P&Z Commissioner – Johanna Defoort:	Present
P&Z Commissioner – Scott Freeman:	Present
P&Z Commissioner – Neal Thompson:	Present
P&Z Technician – Lori Hunter:	Present

B. MINUTES: Commissioner Benton moved to approve the minutes of June 17, 2021.
Commissioner Cooper seconded the motion. Motion carried unanimously.

The YouTube channel audio is working although the screen is showing as a black screen. The audio is being recorded.

C. OLD BUSINESS:

- 1. C.U.P. 21-08 Dunn Camp Site: WITHDRAWN BY APPLICANT.** Action Item
- 2. C.U.P. 21-12 Hart Lodge:** Benjamin Hart is requesting a conditional use permit for a short-term rental with a maximum of 20 guests. The home is approximately 4300 sqft and uses an Individual well and individual septic system. The 1.5-acre site is addressed at 43 Tranquility Lane, located in Moonridge Subdivision Lot 3, in the SE ¼ Section 30, T.18N, R.3E, Boise Meridian, Valley County, Idaho. TABLED FROM JUNE 17, 2021. Action Item.

Chairman Defoort introduced the item. The public hearing was closed June 17, 2021.

Chairman Defoort asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Defoort asked for the Staff Report. Staff presented the supplemental staff report.

The Commission deliberated. Fire suppression and safety is a priority. A rental to 10 people increases the requirements based on International Fire Code and McCall Fire Department. An inside sprinkler system is required according to the previous McCall Fire letter for the number of guests wanted. The impacts on neighbors were discussed, the more guests the greater the impact on the neighborhood and adjacent property owners.

Commissioner Thompson excused himself from the discussion and the vote.

The Commission was concerned with the number of guests and the size of the home. There would be a negative impact on the adjacent property owners and compatibility with surrounding neighborhood.

Commissioner Benton moved to deny C.U.P. 21-12 Hart Lodge. Commissioner Cooper seconded the motion. Motion carried unanimously.

Chairman Defoort explained the ten-day appeal period to the Valley County Board of Commissioners.

D. NEW BUSINESS:

6:22 p.m.

1. **C.U.P. 18-10 Garcia/Fredriks Multiple Residence – Extension:** 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 Defoort introduced the item and opened the public hearing. Chairman Defoort asked if there was any *ex parte* contact or conflict of interest. Commissioner Thompson recused himself from this public hearing as he is a neighbor of the applicant.

Chairman Defoort asked for the Staff Report. Staff presented the staff report. Staff clarified that no lot splits are available for this property without applying for a subdivision plat.

Chairman Defoort asked for the applicant's presentation.

Sharon Fredriks and her son-in-law are available for questions. Regarding the proposed conditions of approval, they have no concerns. There have been no complaints from the neighbors. The property is within the Donnelly Fire District, not McCall Fire Department.

Chairman Defoort asked for proponents. There were none.

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

Chairman Defoort closed the public hearing. The Commission deliberated. Delays are not unexpected especially due to Covid restrictions and construction costs.

Additional COA: Cannot park in the public right-of-way.

Commissioner Benton moved to approve C.U.P. 18-10 Garcia/Fredriks Multiple Residence – Extension with the stated conditions. Commissioner Freeman seconded the motion. Motion carried unanimously.

Chairman Defoort explained the ten-day appeal period to the Valley County Board of Commissioners.

6:30 p.m.

2. C.U.P. 21-13 Stowell Multiple Residence: Martin Stowell is requesting a conditional use permit for two residential homes on one parcel. A shared well and two individual septic systems are proposed. Two driveways would access Farm to Market Road, a public road. The 15-acres parcel, RP18N03E363116, is addressed at 14026 Farm to Market Road, and located in the NWNW Section 36, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Defoort introduced the item and opened the public hearing. Chairman Defoort asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Defoort asked for the Staff Report. Staff presented the staff report and summarized the following exhibits:

- **Exhibit 1** – Project Description from the applicant (July 1, 2021)
- **Exhibit 2** – Garrett de Jong, McCall Fire Chief, has no comments. (July 1, 2021)

Chairman Defoort asked for the applicant's presentation.

Martin Stowell testified telephonically. He wants to install a prefab home on slab south of the existing residence for a family member. There will be separate driveway. Ground water monitoring will occur in the spring.

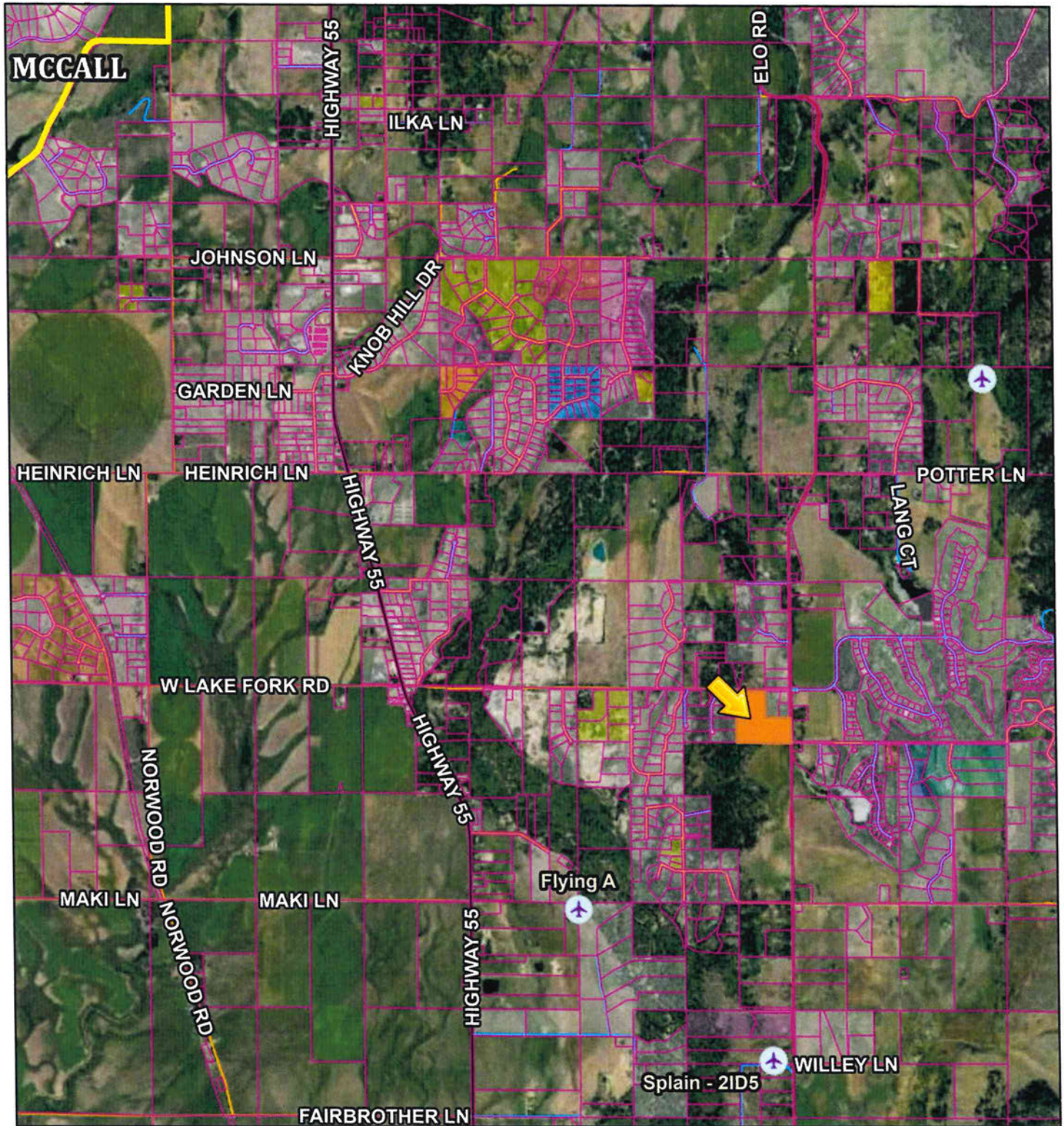
Chairman Defoort asked for proponents. There were none.
Chairman Defoort asked for undecided. There were none.
Chairman Defoort asked for opponents. There were none.

Chairman Defoort closed the public hearing. The Commission deliberated. There are no objections. A driveway approach permit from the Valley County Road Department is required.

Commissioner Freeman moved to approve C.U.P. 21-13 Stowell Multiple Residence with the stated conditions. Commissioner Benton seconded the motion. Motion carried unanimously.

Chairman Defoort explained the ten-day appeal period to the Valley County Board of Commissioners.

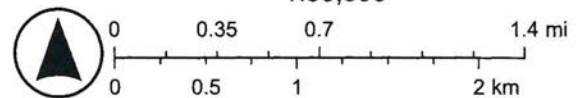
C.U.P. 18-10 Location Map



4/6/2026, 4:19:21 PM

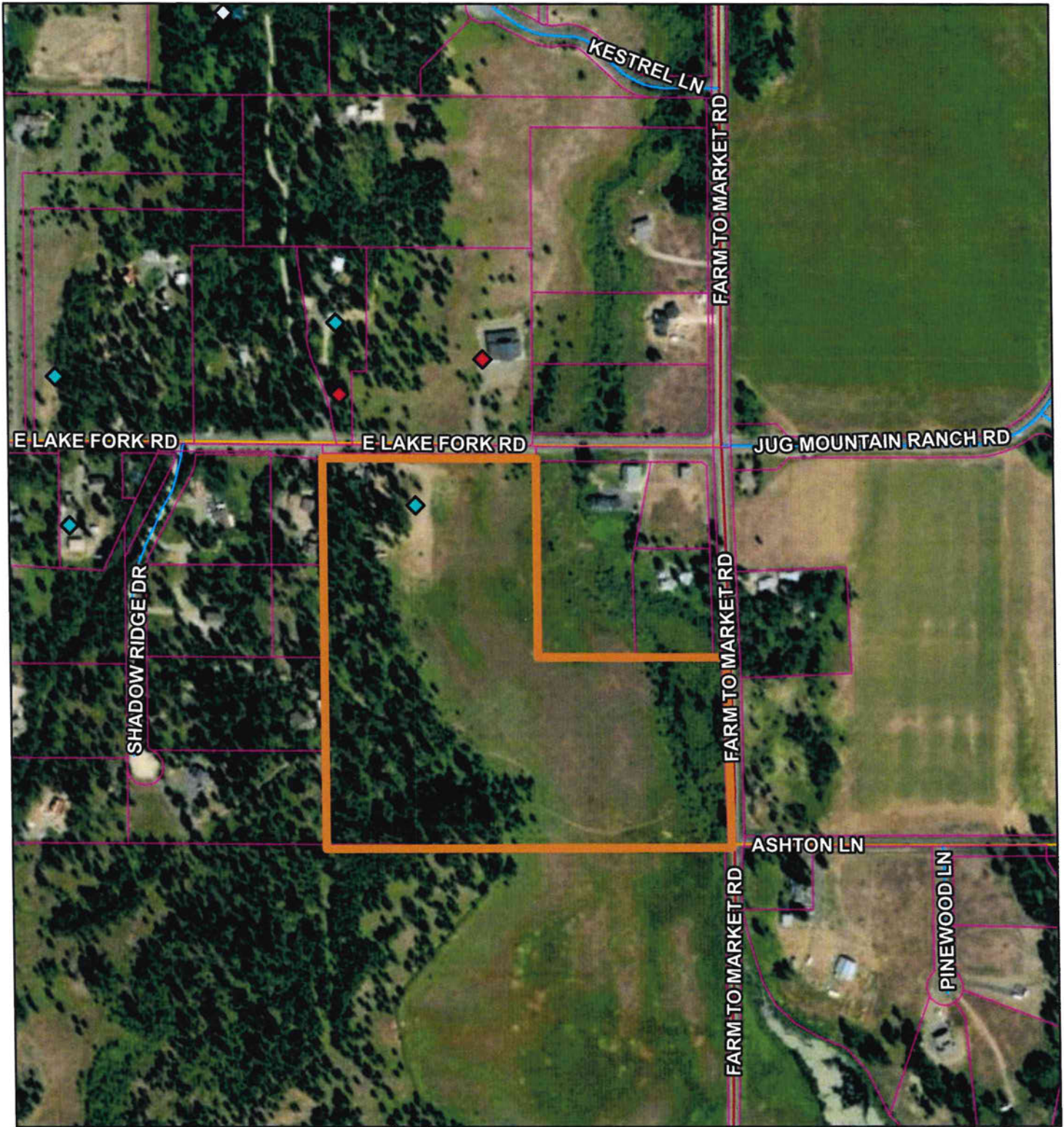
1:58,393

- Airstrips
- Municipal Boundaries
- Parcel Boundaries
- Roads**
- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- USFS
- PRIVATE
- OTHER
- Other



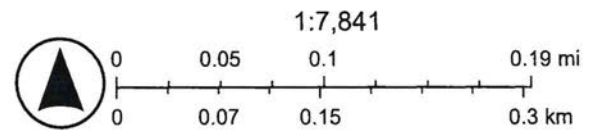
Earthstar Geographics

C.U.P. 18-10 Aerial Map



4/6/2026, 4:16:08 PM

- | | | | |
|---------|-----|----------------------|-----------------|
| Permits | RES | HBB | MINOR COLLECTOR |
| CUP | RVC | Undefined | COLLECTOR |
| ADU | STR | Airstrips | URBAN/RURAL |
| FP | STS | Municipal Boundaries | USFS |
| GF | VAC | Parcel Boundaries | PRIVATE |
| EXC | VAR | Roads | OTHER |
| Privy | PSP | MAJOR | Other |

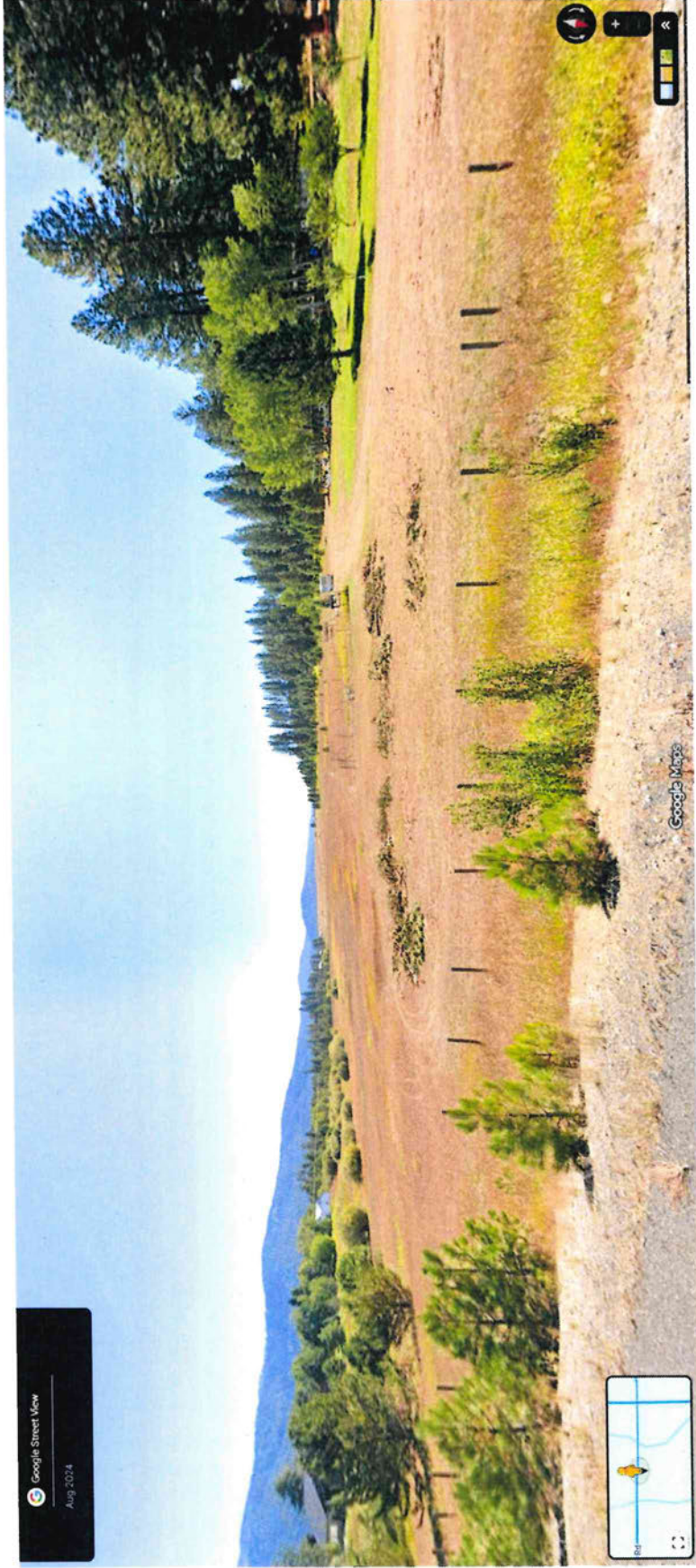


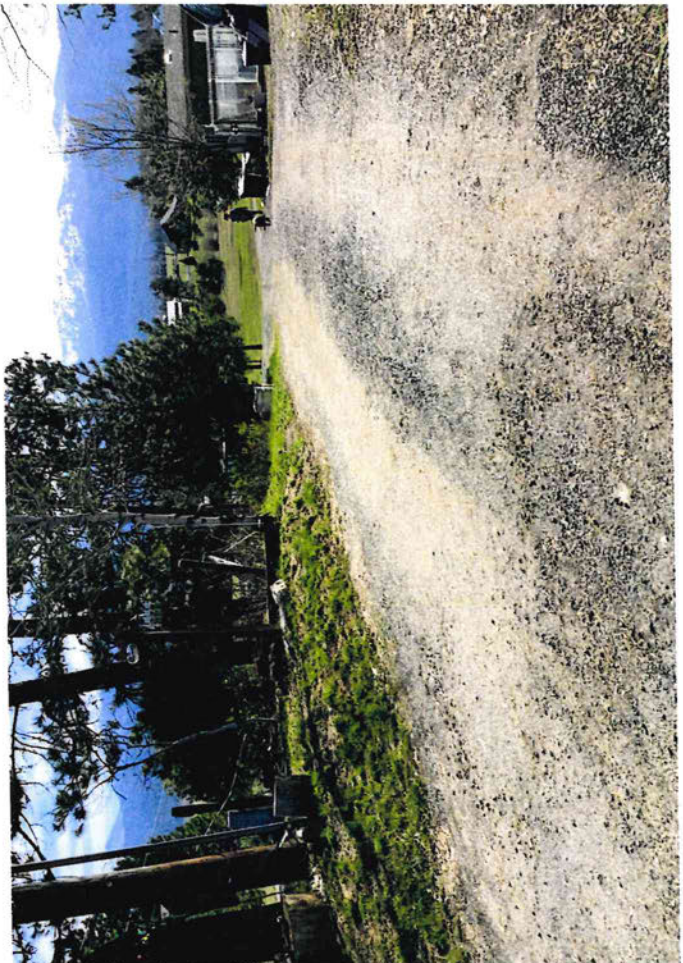
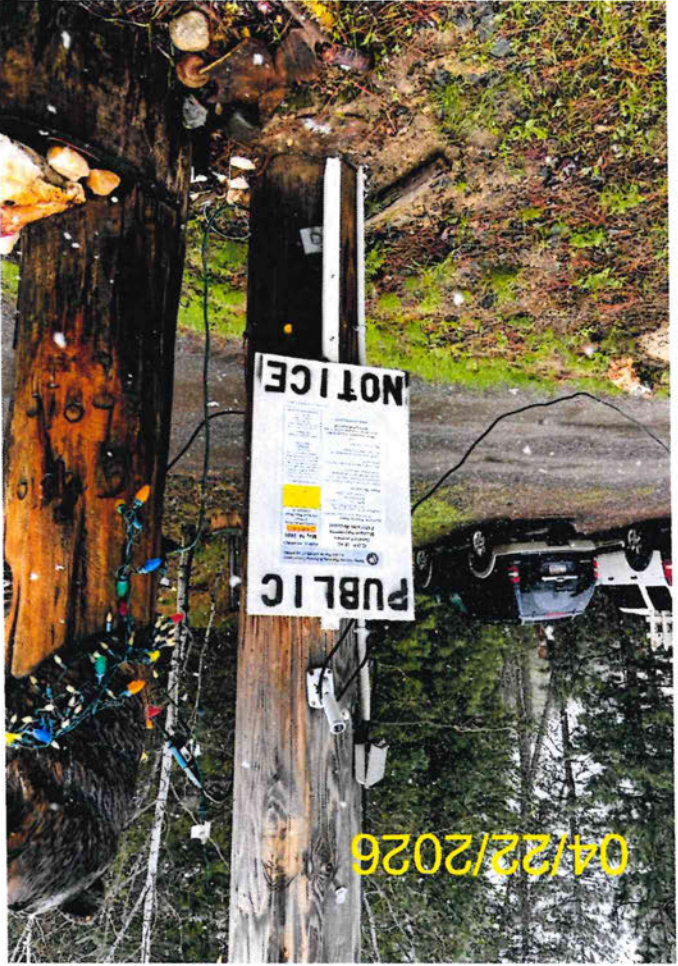
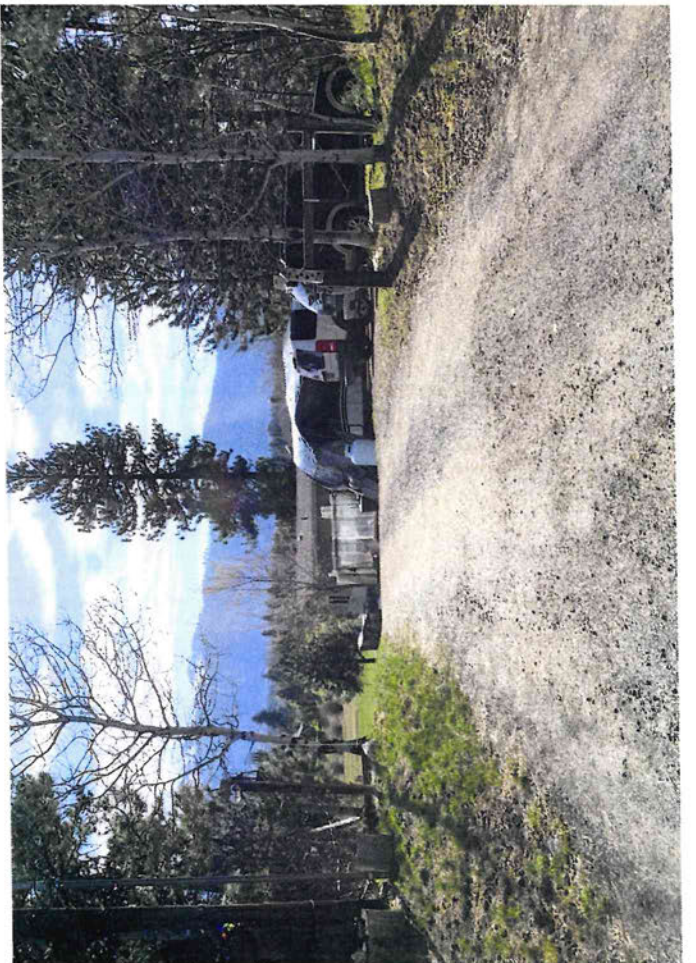
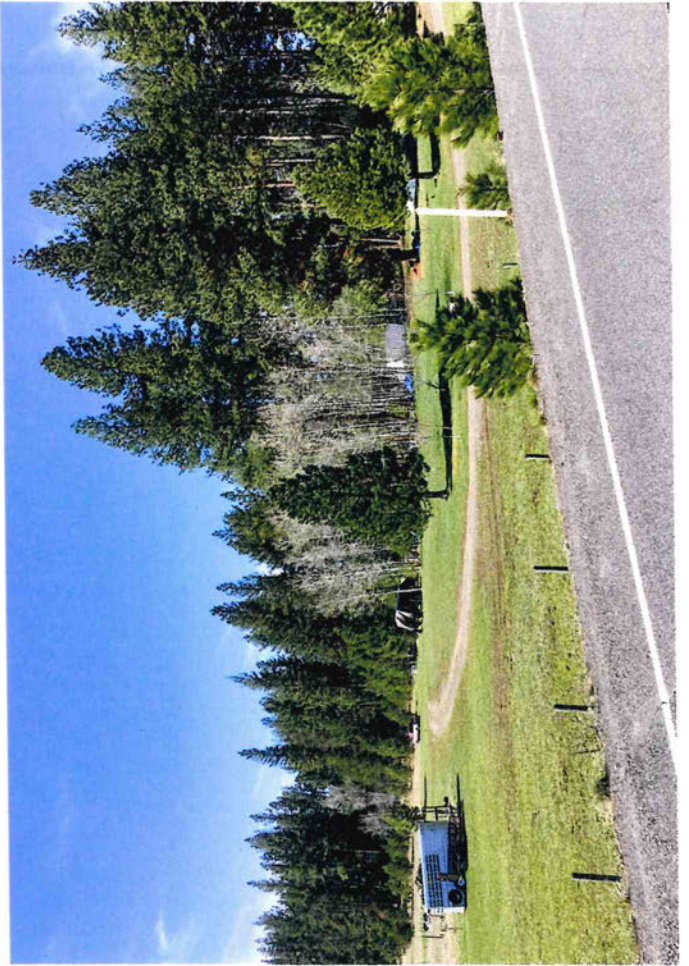
Vantor

Google Maps – Aerial View



Looking Southerly from E. Lake Fork Road
(Source Google Maps – Street View, August 2024)







Valley County Transmittal
Division of Community and Environmental Health

Return to:

- Cascade
- Donnelly
- McCall
- McCall Impact
- Valley County

Rezone # _____

Conditional Use # CUP 18-10

Preliminary / Final / Short Plat _____

Garcia/Fredviks Multiple Residence Extension Request

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - waste flow characteristics
 - bedrock from original grade
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - community sewage system
 - interim sewage
 - central water
 - individual sewage
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - community sewage system
 - sewage dry lines
 - central water
 - community water
- 10. Run-off is not to create a mosquito breeding problem
- 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment
 - swimming pools or spas
 - beverage establishment
 - grocery store
 - child care center
- 14. CDH has no objection to the CUP extension request.

Reviewed By: R. A. Cooper

Date: 4 14 126



Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

April 28, 2026

Valley County Planning & Zoning Commission
P.O. Box 1350
Cascade, Idaho 83611

RE: C.U.P. 18-10 Garcia/Fredriks Multiple Residence Extension Request

Following our review, the Donnelly Fire Department has determined that all existing requirements will continue to apply.

Please call if you have any questions.

Thank you,

A handwritten signature in black ink, appearing to read "Jerry Holenbeck". The signature is fluid and cursive.

Jerry Holenbeck
Fire Marshal
Donnelly Fire Department
firemarshal@donnellyfire.net
Cell: (208) 849-2438



May 4, 2026

Lori Hunter, Planner II
Valley County Planning & Zoning
700 S. Main Street, Cascade, ID 83611
lhunter@valleycountyid.gov

Subject: Valley County May 14 2026 Letter Response

Dear Lori Hunter:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY (C1, C2, D4)

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.

5. **SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION**

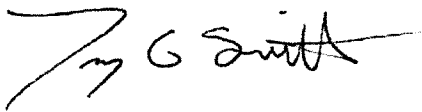
- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
- For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith
Regional Administrator

From: Flack,Brandon <brandon.flack@idfg.idaho.gov>
Sent: Wednesday, May 6, 2026 12:29 PM
To: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: Public Hearing Notice - VC PZ Commission - May 14, 2026

Hi Lori,

No comments from IDFG on these items.

Thanks,

Brandon Flack

Regional Technical Assistance Manager
Idaho Dept. of Fish and Game
Southwest Region
15950 N. Gate Blvd.
Nampa, ID 83687
Ph: (208) 854-8947

