

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: PUD 23-01 and C.U.P. 23-10 Garnet Valley - Extension Request

MEETING DATE: January 8, 2026

TO: Planning and Zoning Commission

STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director

APPLICANT / PROPERTY OWNER: Timberline Development LLC, c/o Olsen & CO
132 SW 5th Ave STE 100, Meridian ID 83642

REPRESENTATIVE: Stephanie Hopkins, KM Engineering LLP
5725 N Discovery Way, Boise, ID 83713

LOCATION: West Roseberry Road x Timberline Drive
Parts of Parcels RP16N03E170945, RP16N03E170965, and
RP16N03E171485 in the NE ¼ Section 17, T.16N, R.3E, Boise Meridian,
Valley County, Idaho

SIZE: 39 acres

REQUEST: Extension of Approval of a Multi-Family Residential Subdivision

Timberline Development LLC is requesting a two-year extension of the conditional use permit and preliminary plat approval that were effective January 17, 2024. Phase 1 Final Plat was to be recorded by January 17, 2026.

Approval was for 306 multi-family units, 10 single-family residential homes, community amenities, and common areas on approximately 39 acres. Eighty-two of the units are to be included as "Workforce Units", with a combination of 80% Annual Median Income (AMI) Restrictions, Low-Income Housing Tax Credit (LIHTC) Restrictions, and a unit for the Donnelly Fire District. The Development Agreement included approval of two phases.

Access would be from W. Roseberry Road (public), Moore Road (private), Price Street (private), and Timberline Drive (private).

An extension is requested to allow the property owner to continue coordinating with the development team, agencies, contractors, and builders.

FINDINGS:

1. Approval of PUD 23-01, C.U.P. 23-10, and the preliminary plat was effective January 17, 2024. Recorded conditional use permit is attached.

2. An extension request was submitted on November 13, 2025.
3. Legal notice was posted in the *Star News* on December 18, 2025, and December 25, 2025. The applicant was notified by letter on December 9, 2025. Potentially affected agencies were notified on December 9, 2025. Property owners within 300 feet of the property line were notified by fact sheet sent December 10, 2025. The notice was posted online at www.co.valley.id.us on December 9, 2025. The site was posted at two locations on December 16, 2025: along West Roseberry Drive and along Timberline Drive.
4. Agency comment received regarding extension:

Brent Copes, Central District Health, stated CDH will need a subdivision application, fees, and an engineering report. (December 10, 2025)

Jerry Holenbeck, Donnelly Fire Marshal, stated that all existing requirements will continue to apply. (December 16, 2025)

Kendra Conder, Idaho Transportation Department, attached ITD's previous comments. The 2023 request has not been fulfilled. A traffic Impact Study was requested. (December 30, 2025; August 9, 2023)

Brandon Flack, Idaho Fish and Game, had no comments. (December 29, 2025)

Emily Hart, McCall Airport Manager, had no comments. (December 31, 2025)

5. Public comment received:

Tim Rollenhagen, 14 Charters Drive, states the project would be detrimental to the community. The Meadows at West Mountain development continue to have unsafe drinking water after power outages because water system lacks back-up power. Timberline refuses to follow through on their responsibilities and should be held accountable. (December 22, 2025)

Steve Taggart, owner of two homes on Price Street, asked if access to the new development would be through the existing streets [within Meadows at West Mountain]. The existing narrow private streets cannot handle additional traffic and are highly used by children. (December 26, 2025)

Karianne Fallow, 29 Buckskin Drive, stated she is directly impacted by the PUD 23-01 as well as the developer's repeated failure to honor commitments to upgrade the existing water system. Any extension should only be granted after the developer has permanently restored reliability and safety to the water system that hundreds of residents depend on. This request provides an opportunity for the County to enforce accountability and protect public health. Approval should be conditioned upon full compliance with the current consent order issued by the Department of Environmental Quality. (January 1, 2026)

STAFF COMMENTS / QUESTIONS:

May need to modify the Development Agreement with the Board of County Commissioners if this extension is approved.

ATTACHMENTS:

- Conditional Use Permit 23-10, Instrument #461328
- Location Map
- Aerial Map
- Assessor Plat – T.16N R.3E Section 17
- Google Maps - Aerial View
- Google Maps -Street View
- Photos taken December 16, 2025
- Garnet Valley Conceptual Drawing
- Phasing Plan from Approved Development Agreement
- Responses
- Extension Request

END OF STAFF REPORT

Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350
Phone: 208-382-7115
Email: cherrick@co.valley.id.us



Instrument # 461328
VALLEY COUNTY, CASCADE, IDAHO
1-24-2024 10:56:19 AM to 11:00:00 AM
Recorded for: Lori Hunter
DOUGLAS A. MILLER Fee: 0.00
Ex-Officio Recorder Deputy
Index to: COUNTY MSC

AB

CONDITIONAL USE PERMIT N O. 23-10 Planned Unit Development 23-01 Garnet Valley

Issued to: Roseberry Park LLC
221 Main Street, Suite 2039
Los Altos, California 94023-9051

Property Location: The site is 39.1 acres and is parts of Parcel RP16N03E170945, RP16N03E170965, and RP16N03E171485 in the NE 1/4 of Section 17, T. 16N, R. 3E, Boise Meridian, Valley County, Idaho.

The Board of County Commissioners denied the Request for Reconsideration on January 16, 2024. The Board's decision stands, and you are hereby issued Conditional Use Permit No. 23-10 with Conditions for establishing multi-family residential units as described in the application, staff report, and minutes; as summarized in the Findings of Fact, Conclusions of Law and Decision recorded as Instrument # 460211; and, as memorialized in the Development Agreement recorded as Instrument # 4602212.

The effective date of this permit is January 17, 2024.

Conditions of Approval:

- Compliance with Plans.** Substantial compliance with plans and specifications submitted to and on file in the Planning and Zoning Department dated received May 1, 2023, except as expressly modified herein or pursuant to application to the County.
- Maximum Units.** The maximum number of units allowed shall be 316 (306 multi-family and 10 single-family units).
- Workforce Housing.** A total of 82 units throughout the project (collectively, the "Workforce Units") shall be identified from time to time and subject to the following affordability and workforce housing program. As further described below, the 82 Workforce Units shall include a combination of "80% AMI Restriction" units, "LIHTC Restriction" units, and the "Fire District Unit" (each as defined below).

- a. **80% AMI Restriction.** Initially, 47 units shall be rent-restricted to individuals making no more than eighty percent (80%) of average median income ("AMI") for Valley County, Idaho for the size of the household in question, as published from time to time by the Idaho Housing Finance Association, Inc. ("IHFA") or any successor to IHFA responsible for administration of Housing Tax Credits under the 1986 Tax Reform Act.
- b. **LIHTC Restriction.** Developer shall set aside one building containing a minimum of 34 units (collectively, the "LIHTC Units") for development under the Low-Income Housing Tax Credit (LIHTC) program administered by IHFA. Developer shall employ commercially reasonable efforts to obtain LIHTC funding the LIHTC Units and shall not be permitted to construct the same without LIHTC funding approval for a period of ten (10) years. Upon such approval, it is anticipated that the LIHTC Units shall be available for rent at 60% of AMI but shall be subject to the requirements of federal law and the entity administering the LIHTC program at the time (anticipated to be IHFA).
 - i. In the event Developer is unable to receive LIHTC funding during said ten-year period, Developer may construct the LIHTC Units, which shall be subject to the 80% AMI Restriction set forth in Section 3.a, above, increasing the number of 80% AMI Restriction units to 81.
- c. **Fire District Unit.** Developer shall make one (1) unit available at no cost to Donnelly Rural Fire Protection District (the "Fire District") for a period of ten (10) years, which initial term may be renewed by the Fire District in its sole discretion for an additional ten (10) year period on the same terms and conditions. The Fire District's occupancy of said unit shall be subject to reasonable conditions related to maintenance, occupancy, and use. In the event the Fire District terminates or chooses to no longer occupy, said unit shall be subject to the 80% AMI Restriction set forth in Section 3.a, above.
- d. **Workforce Unit Allocation and Completion.** Developer shall ensure that a pro rata number of Workforce Units are made available for occupancy concurrently with each building that receives a certificate of occupancy. The pro rata allocation shall be based on the total number of Workforce Units required under this Agreement and the total number of buildings in the development minus one (i.e. 48 units ÷ 8 buildings = 6 units per building). Failure to comply with this clause shall be considered a breach of this Agreement.
- e. **Workforce Unit Occupancy Restriction.** All Workforce Units shall be reserved to Valley County residents or those showing proof of employment with a Valley County employer at the time of application.
- f. **Enforcement.** The Workforce Units identified in this Section shall be a requirement of the ongoing operation of the project unless otherwise modified in writing by the County and Developer. Any resident of the project or the County shall have standing under this Development Agreement to enforce the foregoing restrictions. The County shall further have the right from time to time (but no more often than once yearly) to audit relevant Developer's records to ensure that the Workforce Units are being provided as identified herein.

- 4. **Fencing.** No exterior, perimeter fencing is permitted; instead a landscape buffer shall be provided in accordance with those certain plans dated received May 1, 2023 and included on Exhibit C.
- 5. **Rental Length.** In order to ensure the project provides workforce housing, no rentals of less than 180 days shall be permitted. The foregoing is in accordance with Valley County Code Section 1-8-4.A.6.c and shall be modified in the event the foregoing provisions of Valley County Code are modified. If the foregoing short term rental period is increased by Valley County Code, any non-conforming lease shall be required to come into compliance with such updated time period at the end of its then-current lease term. Ongoing proof of such restriction shall be provided to the County Zoning Administrator for confirmation upon request.

- a. **Employer Housing Exception.** In the spirit of providing workforce housing, local employers may lease units for purposes of housing employees on an ongoing basis. Such employees' occupancy, in such cases, may not last the 180-day period identified above. The foregoing shall be permitted so long as such units are: (i) subject to leases satisfying the 180-day minimum identified above; and (ii) proof of employment and occupancy is provided to Developer in connection with such rental arrangements.
6. **Single-Family Homes.** Any single-family residential homes installed on the Property must be of new construction and stick-built. In the event the single-family homes are sold to third parties, Developer shall first attempt to sell such homes to individuals providing proof of Valley County residency for a time period of no less than forty-five (45) days, after which time, if Developer is unable to locate a buyer as described above to purchase such home for a commercially reasonable amount, Developer may market such properties to purchasers outside of Valley County residents.
7. **Clubhouse.** The clubhouse proposed with the Project shall be used only by residents and their guests. Illustrative depictions of the clubhouse are included on **Exhibit D**, attached hereto and made a part hereof. Use of the clubhouse shall not be permitted for commercial use unless additional required approvals are provided by the County.
8. **Traffic Mitigation.** Per the West Roseberry Area 2023 Roadway Capital Improvement Program (January 2023), the estimated cost per vehicle trip in this area is \$824.00. Based upon the foregoing figure, Developer shall pay a traffic mitigation fee to the County in the amount of \$1,294,457.86 (10 single-family units @ 8 trips per day = \$65,920.00 + 224 market-rate multi-family units @ 6.656 trips per day = \$1,228,537.86), which traffic mitigation fee may be used by the County to address existing roadway deficiencies. No mitigation fee shall be required for Workforce Units. In the alternative, Developer may propose construction of roadway improvements as approved by the County in a roadway impact mitigation agreement to be reviewed and approved by the Valley County Board of County Commissioners. Such agreement shall address the comments of the Idaho Transportation Department in its memorandum dated August 7, 2023. Any such agreement (traffic mitigation fee or construction) shall be a requirement of recording of the first final plat of the project.
9. **Open Space, Trails, and Pathways.** Open space, trails, and pathways shall be provided within the project substantially in accordance with **Exhibit E**, attached hereto and made a part hereof. Uses of open space areas may be modified so long as the dimensions of such open space remains substantially consistent with Exhibit E. For example, open space areas may include play or recreational amenities not identified on Exhibit E. No residential structures may be constructed on open space areas without amendment to this Agreement.
10. **Amenities.** The project shall include the following amenities: children's play structure, clubhouse, patio and seating area, sport courts, and pathways, as further depicted on **Exhibit F**, attached hereto and made a part hereof. Amenities shall be installed in accordance with the Phasing Plan attached hereto as **Exhibit H** and made a part hereof.
11. **Infrastructure.**
 - a. **Sewer and Water.** An agreement with North Lake Recreational Sewer and Water District ("NLRSWD") must be finalized prior to approval of building permits. Such agreement shall include all improvements to area sewer and water infrastructure sufficient to permit NLRSWD to service the project. Prior to the recordation of the final plat, sanitary restrictions must be lifted by NLRSWD.
 - b. **Access.** Access onto public streets (W. Roseberry Rd.) shall be provided in accordance with the approved site plans. In the event access onto neighboring private streets is determined by a court having jurisdiction to be prohibited, Developer shall pursue and obtain a modification to the final plat with additional access onto W. Roseberry Rd.

- c. **Trash.** It is anticipated that Lakeshore Disposal shall provide trash collection services. Developer shall provide a will-serve letter confirming such service in connection with the first final plat of the property.
- d. **Parking.** Parking shall be in accordance with the approved site plan for the project. Developer (or its successors) shall be responsible for any and all parking enforcement within the Property. The project plan for the Property is attached as **Exhibit G** and made a part hereof. Developer shall ensure that resident parking occurs only within the Property and not on adjoining public or private streets.
- e. **Stormwater Management and Drainage.** Stormwater management and drainage shall be provided in accordance with the grading and drainage plans attached to the approved preliminary plat. The detailed stormwater management and site grading plan shall be approved by the Valley County Engineer prior to any work being done on-site. Preliminary grading and drainage plans shall be subject to modification in connection with final construction documents. Storm drainage systems shall meet or exceed 25-year storm drainage criteria. Any property affected by jurisdictional wetlands shall require application and approval by the U.S. Army Corps of Engineers.
- f. **Public Transit.** Prior to signature of the first final plat, Developer shall provide proof of discussions with Tamarack and area transit authorities in order to identify and reserve a potential bus stop location within the Property.

12. **Phasing Plan.** The project shall be phased in accordance with that certain phasing plan attached as **Exhibit H**, attached hereto and made a part hereof.

13. **Amendment.** No changes or amendments to this Agreement shall be permitted unless specifically agreed in writing by Developer and the County in accordance with then-applicable County ordinance requirements.

Conditions from Staff Report (with modifications shown in underline/strikethrough)

- 14. This 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. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
- 15. Any material change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
- 16. The first final plat shall be recorded within two years of approval of the conditional use permit or this permit will be null and void.
- 17. 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.
- 18. Prior to the final plat, the applicant's engineer shall certify that the roads have been built to approved standards or be financially guaranteed. Applicant's engineer shall also confirm all utilities were placed according to the approved plans.
- 19. Wetlands must be delineated or shown on the final plat.
- 20. Must bury conduit for fiber optics with utilities.
- 21. A Private Road Declaration or equivalent requirements in CCRs are required to confirm that the roads will be maintained.

22. A Declaration of Installation of Utilities is required with the final plat.
23. Must comply with the requirements of the Donnelly Rural Fire Protection District unless specifically allowed as a variance in regards to a planned unit development or a letter of approval is received from Donnelly Rural Fire Protection District.
24. Community rules should address lighting, noxious weeds, wood-burning devices, landscaping, and uses of common areas and amenities.
25. All lighting must comply with the Valley County Lighting Ordinance.
26. Shall place addressing numbers at each residence and multi-family unit.
27. The Valley County Engineer shall confirm there is adequate snow storage.
28. Developer shall endeavor to include recycling bins on-site.
29. A place shall be sited for the potential of community gardens and shall be allowed by the developer.
30. The applicant will update the Planning and Zoning Commission on an annual basis, which report will include the number of Workforce Units designated and/or occupied at such time.

31. The following notes shall be placed in the notes on the face of the final plat:
 - a. "The Valley County board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."
 - b. "All lighting must comply with the Valley County Lighting Ordinance."
 - c. "Surrounding land uses are subject to change."

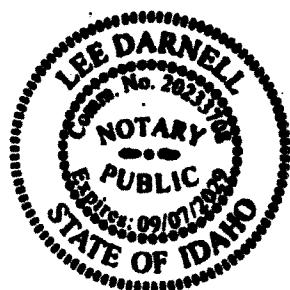
END CONDITIONAL USE PERMIT

Date January 24, 2024
Approved by Cynda Herrick

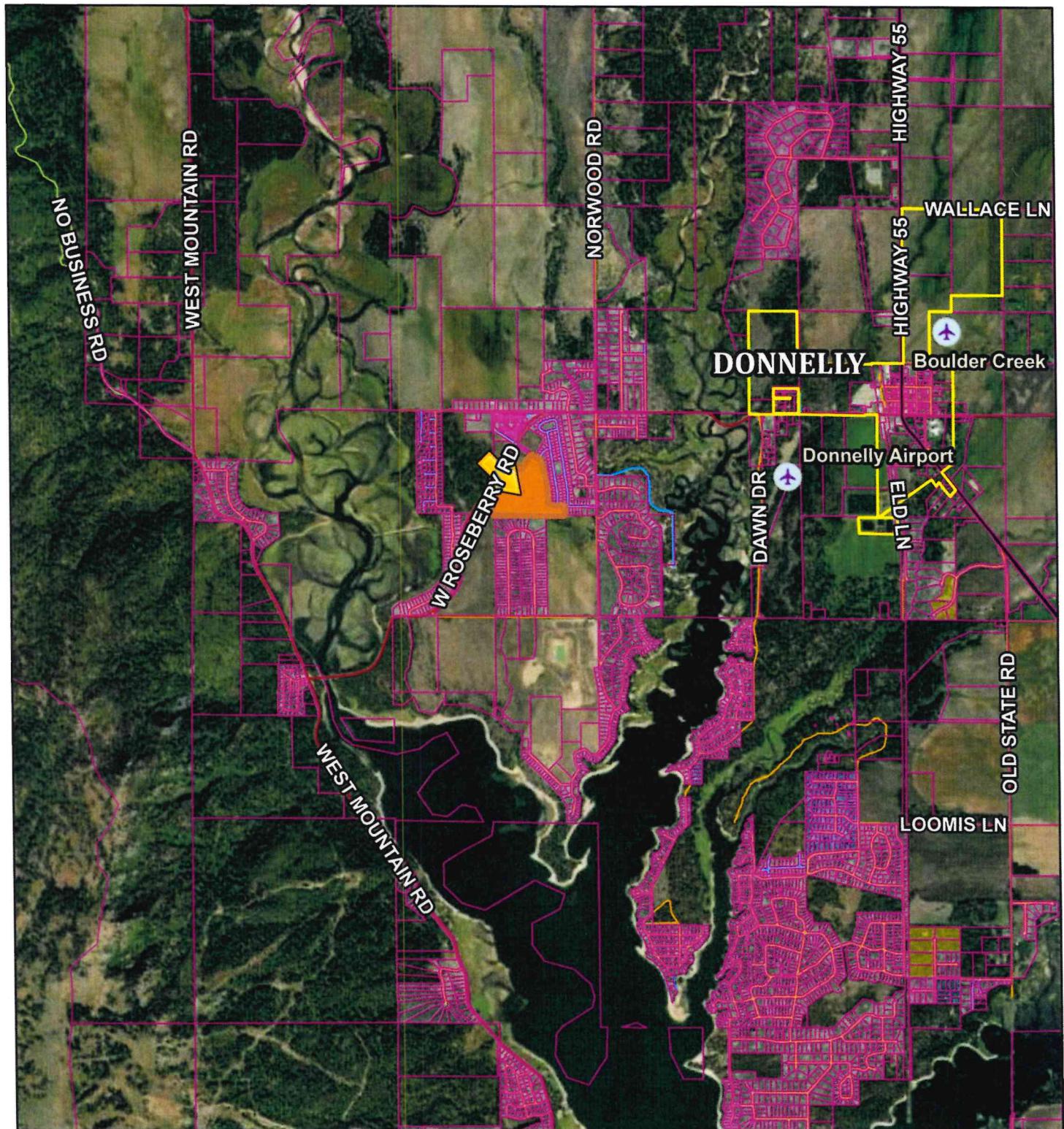
On this 24th day of January, 2024, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate above written.

Lee Darnell
Notary Public
Residing at: Cascade ID
Commission Expires:



PUD 23-01 Location Map 2025



11/24/2025, 3:44:47 PM

1:61,133

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

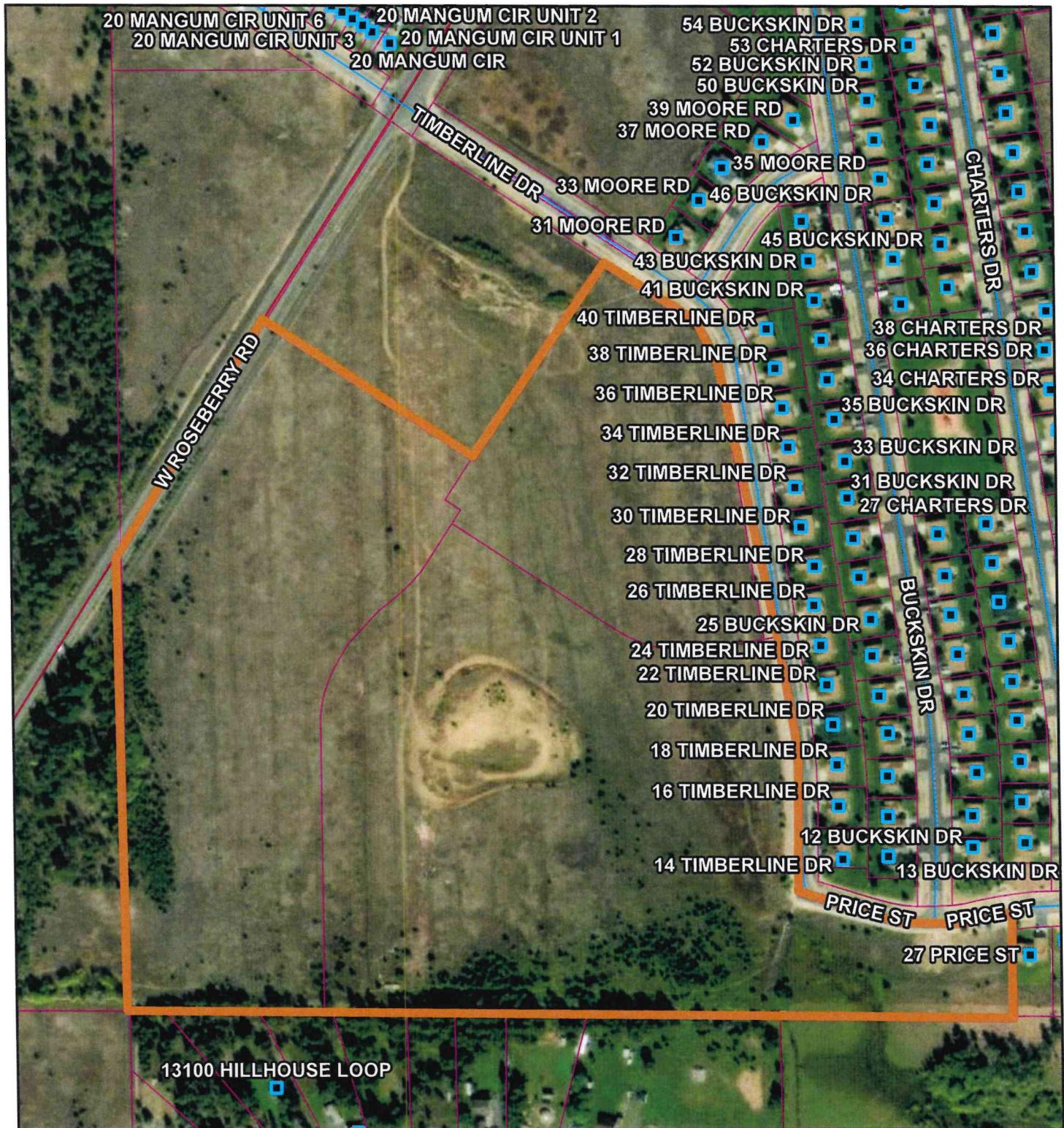
Earthstar Geographics



0 0.38 0.75 1 1.5 mi
0 0.5 1 2 km

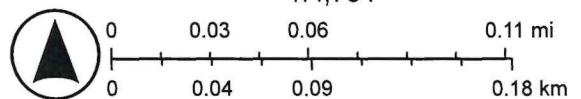
Created by Valley County

PUD 23-01 Aerial Map 2025



11/24/2025, 3:39:03 PM

1:4,754



Address Points

Parcel Boundaries

Roads

COLLECTOR

PRIVATE

Vantor

Created by Valley County

PLAT TITLE

TWP. 16N R03E SEC. 17

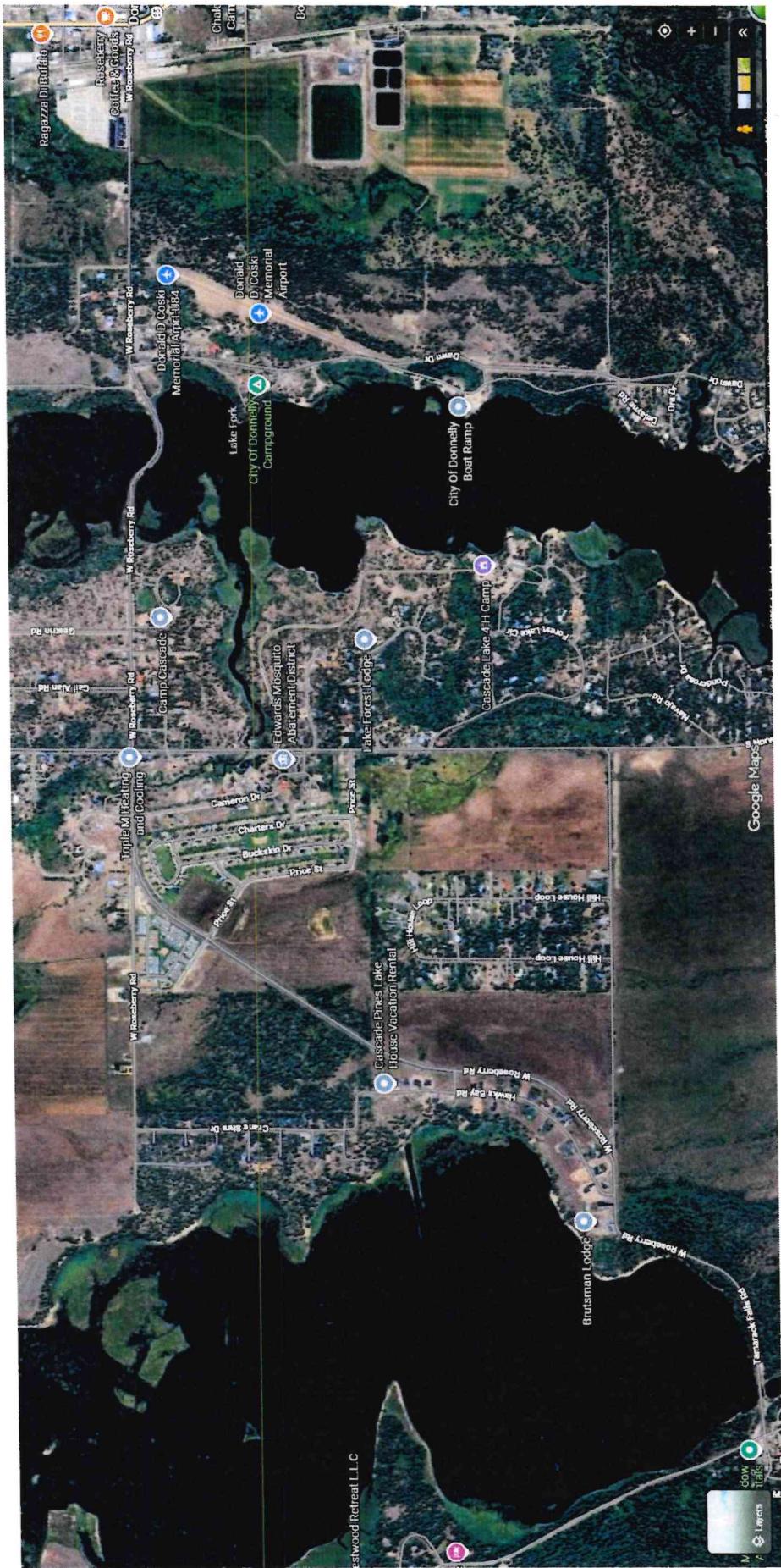
The logo for the Valley County Assessor's Office. It features a blue rectangular border with a thin white line. Inside, the words "VALLEY COUNTY" are written in a bold, blue, sans-serif font at the top. Below that, "Assessor's Office" is written in a smaller, blue, sans-serif font. At the bottom, "Cascade, ID 83611" is written in a blue, sans-serif font. The "o" in "Cascade" and the "i" in "83611" are slightly larger than the other letters.

Filename: Valley County Base Map
Scale: 1:100000
Date: 1/29/2025
Drawn by: L Frederick

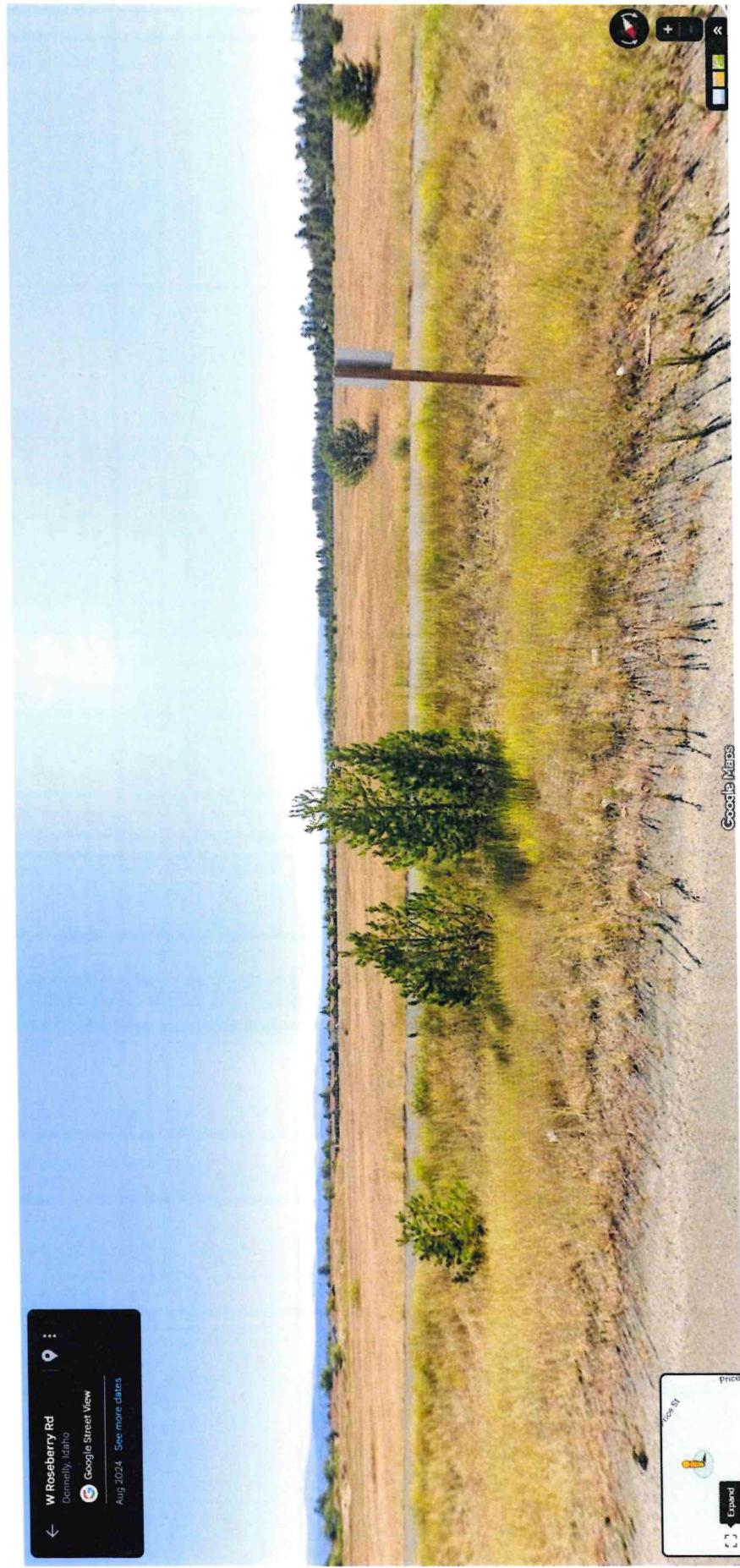


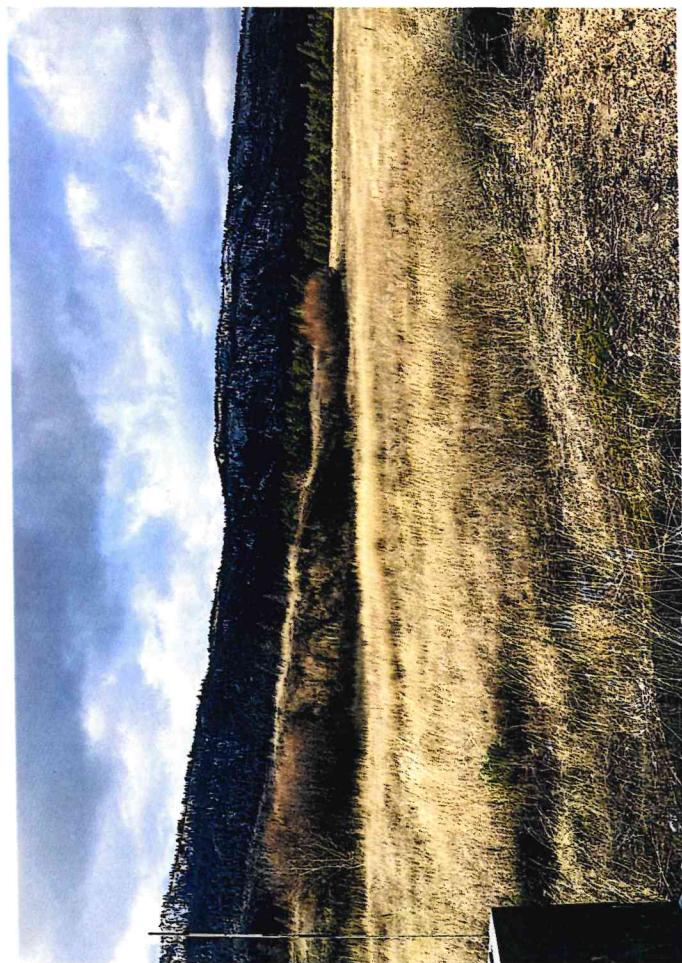
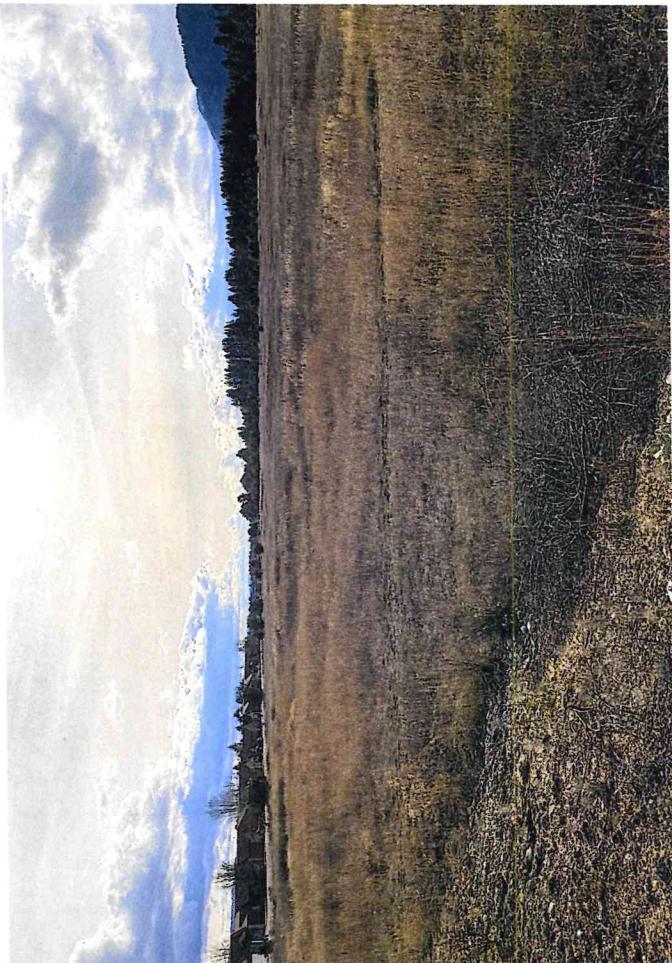
This Drawing is to be Used for Reference Purposes ONLY. The County is NOT Responsible for Any Inaccuracies Contained Herein

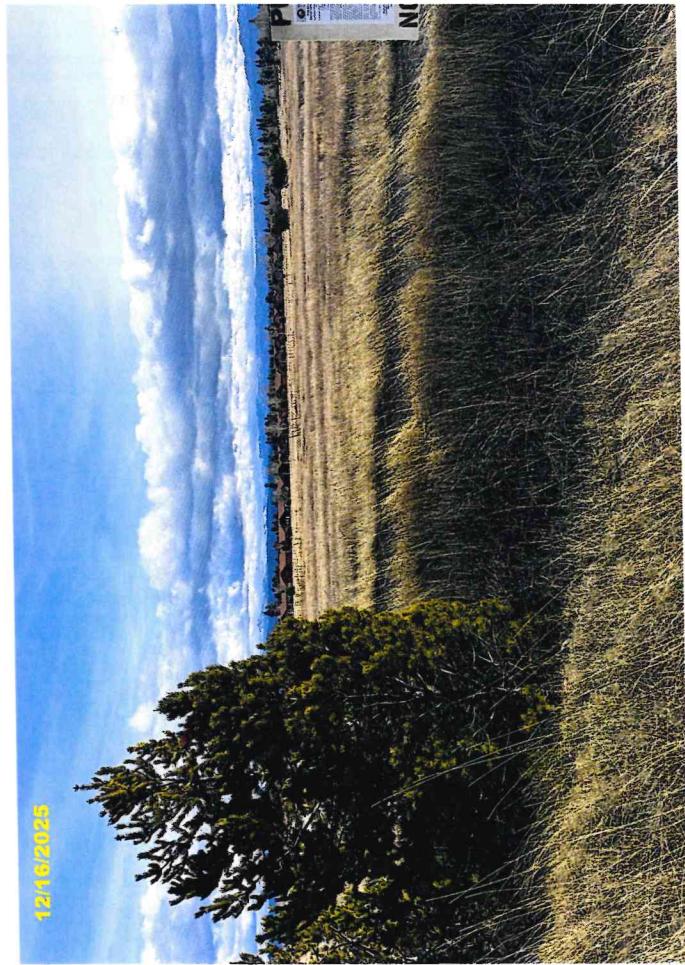
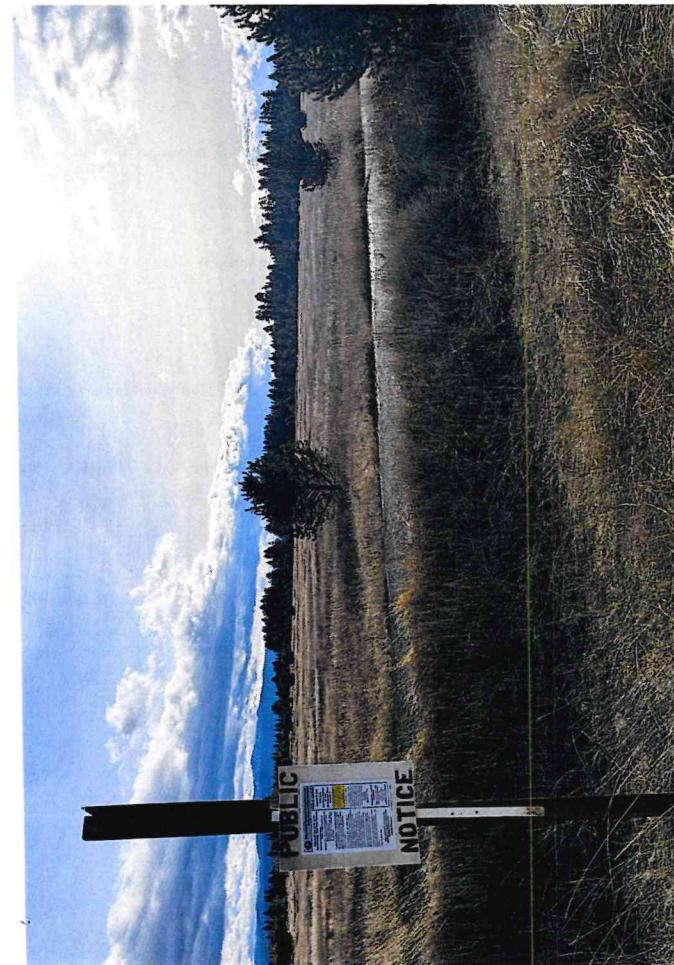
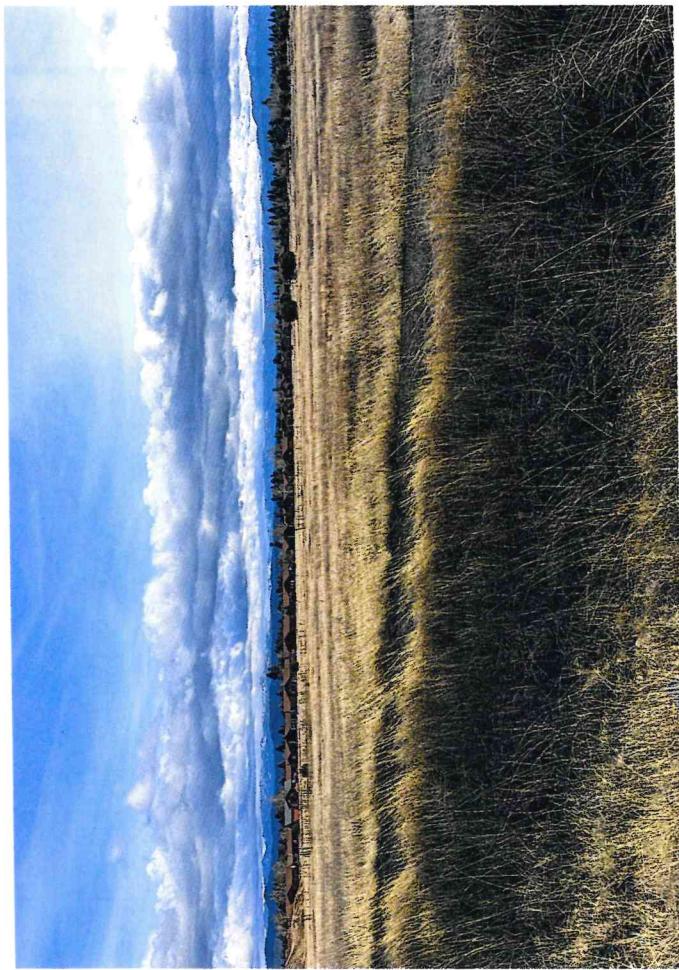
Google Maps – Aerial View - 2025

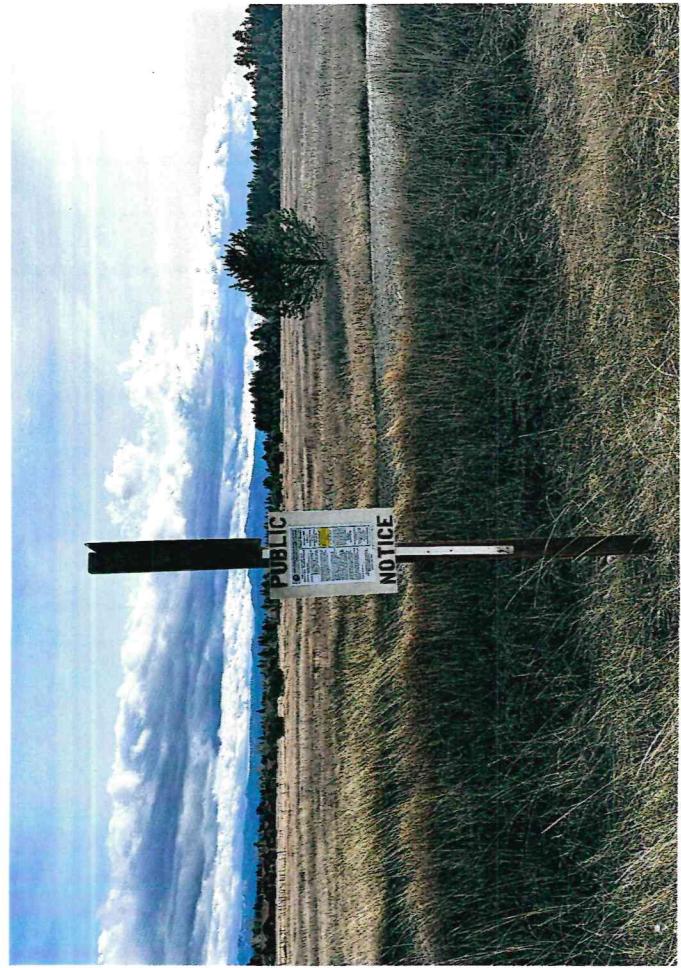


Looking southeasterly from West Roseberry Road (Source Google Maps – Street View, August 2024)









GARNET VALLEY

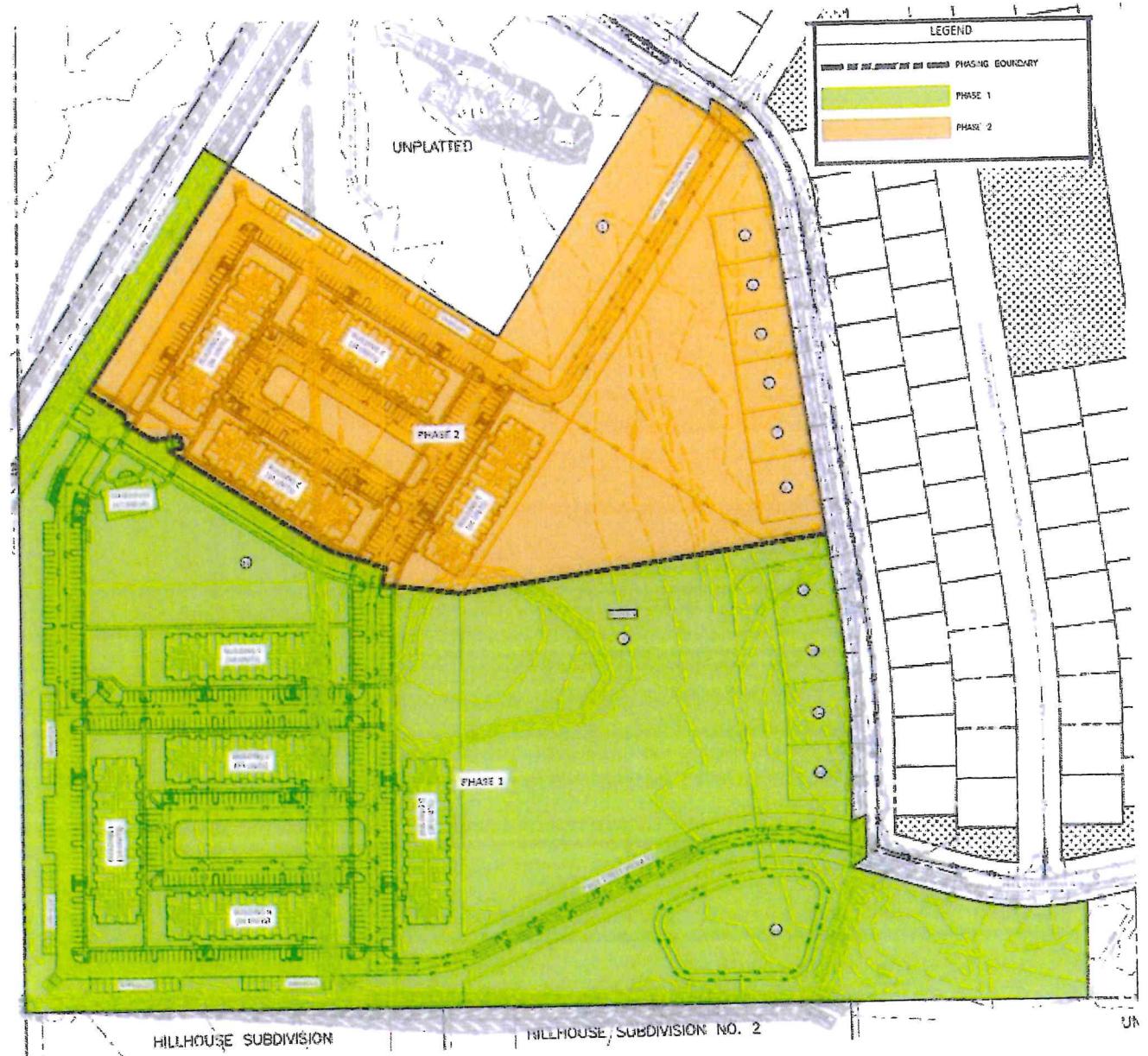
CONCEPTUAL, SUBJECT TO CHANGE

LOT LEGEND



EXHIBIT H

Phasing Plan



The above phasing plan is the best estimate of phasing for the project. It is anticipated that the actual phasing of the project may be affected by conditions that might include but are not limited to site conditions or other market constraints. Valley County Planning Staff shall be authorized to approve administratively any modifications of the above phasing plan that do not substantially affect the overall outcome or character of the project.



Valley County Transmittal
Division of Community and Environmental Health

Return to:

Cascade
 Donnelly
 McCall
 McCall Impact
 Valley County

Rezone # _____

Conditional Use # CUP 23-10 - Extension Request Garnet Valley

Preliminary / Final / Short Plat PUD 23-10 - Extension Request Garnet Valley

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 community water well
 interim sewage central water individual water
 individual sewage individual water

9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 central sewage community sewage system community water
 sewage dry lines central 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 child care center
 beverage establishment grocery store

14. CDH will need a subdivision application, fees and an engineering report for the PUD.

Reviewed By: Brian Cope
Date: 12/10/25



Donnelly Rural Fire Protection District
P.O. Box 1178 Donnelly, Idaho 83615
208-325-8619 Fax 208-325-5081

December 16, 2025

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

RE: Garnet Valley C.U.P. 23-10 Extension Request

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

Please call with any questions you may have.

Thank you,

A handwritten signature in black ink, appearing to read "J. Holenbeck".

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

From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Tuesday, December 30, 2025 9:59 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Garnet Valley Comments

Good afternoon, Cynda,

Attached are ITD's comments for Garnet Valley. I don't have any new comments to add since the request from 2023 has not been fulfilled.

Thank you!

Kendra Conder
District 3 | Development Services Coordinator
Idaho Transportation Department
Office: 208-334-8377
Cell: 208-972-3190



YOUR Safety ••••► **YOUR Mobility** ••••► **YOUR Economic Opportunity**



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

August 9, 2023

Valley County
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
cherrick@co.valley.id.us

VIA EMAIL

Development Application	PUD 23-01 Garnet Valley and CUP 23-10 Preliminary Plat
Project Name	Roseberry Park
Project Location	39.1 acres, Parts of parcels RP16N03E171485, RP16N03E170965, RP16N03E170945, in the NE ¼ Section 17, T.16N, R.3E, Boise Meridian, Valley County, Idaho
Project Description	Proposed 306 multi-family units, 10 single-family residential lots, community amenities, and 52% open space
Applicant	Timberline Development LLC

Updated response: The Idaho Transportation Department (ITD) appreciates the opportunity to provide comments regarding the potential development located between W Roseberry Rd and Timberline Dr., Valley County, Idaho. ITD had the opportunity to review the developer's site plan and trip generation numbers and has an updated response:

1. This project does not abut the State Highway system and no direct access to the State Highway system has been requested for this development.
2. ITD has concerns with traffic impacts at the intersection of E Roseberry Rd and SH-55 due to the construction of the development on the parcels, and the associated trip generations/impacts to the State Highway system.
3. Due to the size and proximity of this development, impacts to the State Highway system can be anticipated. A Traffic Impact Study is requested.

ITD reserves the right to make further comments upon review of any submitted documentation. If you have any questions, you may contact me at (208) 334-8377.

Sincerely,

Saran Becker
Development Services Coordinator
Saran.Becker@itd.idaho.gov

From: Flack, Brandon <brandon.flack@idfg.idaho.gov>
Sent: Monday, December 29, 2025 2:24 PM
To: Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: Valley County PZ - Public Hearings - Jan 8 2026

Hi Cynda and Lori,

No comments from IDFG on these applications.

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



From: Emily Hart <ehart@mccall.id.us>
Sent: Wednesday, December 31, 2025 10:48 AM
To: Lori Hunter <lhunter@valleycountyid.gov>
Cc: Steffen Verdin <steffen.verdin@itd.idaho.gov>; Favors Schildgen, Jennifer L (FAA) <jennifer.l.favors.schildgen@faa.gov>; Trotta, Roxanne (FAA) <roxanne.trotta@faa.gov>; Michelle Groeneveld <mgroeneveld@mccall.id.us>; Meredith Todd <mtodd@mccall.id.us>; Forest Atkinson <FAtkinson@mccall.id.us>; ncuvala@ardurra.com <ncuvala@ardurra.com>; mhagedorn@ardurra.com <mhagedorn@ardurra.com>; kbissell@to-engineers.com <kbissell@to-engineers.com>; Airport Advisory Committee <AirportAdvisoryCommission@mccall.id.us>
Subject: RE: Valley County PZ - Public Hearings - Jan 8 2026

Lori,

Regarding the Agenda for the Jan. 8, 2026, Valley County PZ Public Hearing, McCall Airport has No Comment on:

P.U.D. 23-01 and C.U.P. 23-01 Garnet Valley
C.U.P. 25-032 McClellan/Smith Solar Panels
C.U.P. 25-033 Brown Commercial Lease Space

C.U.P. 25-035 Albright Camping Sites:

This proposed camping area is 2.34 miles from Runway 34 in the Horizontal Surface. If no buildings are constructed, no additional Airport comments.

C.U.P. 25-034 Bambic Campground:

McCall Airport recommends denial of C.U.P. 25-034.

The proposed campground is in the Approach Surface of Runway 34 as well as the Departure for Runway 16. The campsites are between 2,700' and 3,100' feet from Runway 34 centerline. Campgrounds congregate people and would be considered a residential type of land use, which is not a compatible land use in the Inner Critical Zone. A campground should not be allowed in this location due to the higher potential for accidents and annoyance issues.

As an Airport Sponsor that accepts FAA AIP (Airport Improvement Program) funds for airport capital improvement projects, the City of McCall is obligated to adhere to FAA Grant Assurances; in this case, FAA Grant Assurance 21: *Compatible Land Use. It (the Airport Sponsor) will take appropriate action, to the extent reasonable, including the adoption of zoning laws, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft. In addition, if the project is for noise compatibility*

From: Tim Rollenhagen [REDACTED]
Sent: Monday, December 22, 2025 8:48 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Tim Rollenhagen <[REDACTED]>
Subject: Homeowner comment: PUD 23-01

Hello Cynda,

I am writing you today to voice my long standing and current opposition to PUD 23-01. I own a home at 14 Charters Drive in the West Meadows subdivision. I and virtually all other homeowners and residents of the West Meadows neighborhood have been working hard to oppose this project and Timberline Development LLC in general. This development will not be good for Donnelly, or our community. It will strain our local transportation and general infrastructure. It will bring many unknown, non-local and temporary / transitory tenants into our small community along with all the likely problems that come with that. We simply will not benefit from this – In fact, it is my belief this development will be a bad thing and will degrade our lovely community. We continue to have unsafe drinking water after power outages because our water system lacks back-up power and Timberline is in the middle of that situation and refuses to follow thru on their responsibilities to our community. They appear to be just another uncaring, corporate, profit driven developer that likely could care less about us residents and homeowners.

I ask you to please consider this and stand against this development moving forward and work to hold Timberline accountable

Thank you for your time

Respectfully,

Tim Rollenhagen
C [REDACTED]

From: [REDACTED]

Sent: Friday, December 26, 2025 5:02 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Garnet Valley Proposal

Thank you for accepting input from those near the proposed subdivision.

I left a comment on your phone but wanted to make sure that I understand how it would affect my property. I have 2 homes on Price St that are near to the new proposed development. I could not tell by the papers you sent me if the streets in my subdivision are going to be used as access to the new development. I am not against the development if there is no connection to our streets. We have narrow private streets that could not handle additional traffic and direct access would turn our streets into high traffic thoroughfares. The wear and tear would require us to repave our private streets earlier at very high prices. The streets are also narrow and a highly used by children with their bikes and toys. This would lead to high risk of injury or death to these children.

I would appreciate a response to me directly so I could attend the hearing if access to our streets is planned.

Thank you for your service.

Steve Taggart
Lava Rock LLC
7650 Haley Dr
Granite Bay, CA 95746

December 1, 2026

Cynda Herrick, Planning & Zoning Director
Valley County
PO Box 1350
Cascade, ID 83611



Dear Cynda-

I am submitting the following comments for consideration at the January 8, 2026 Valley County Planning & Zoning Commission hearing regarding PUD 23-01 and C.U.P. 23-10.

As a homeowner at 29 Buckskin Drive, I am directly impacted by the Timberline Development LLC conditional use permit and plat, as well as the developer's repeated failure to honor commitments to upgrade our water system.

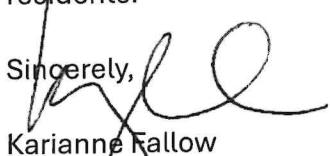
Our community continues to experience frequent boil and "do not drink" advisories—clear evidence that the water system remains unreliable and unsafe. I strongly urge the Commission to grant any extension **only after the developer has permanently restored reliability and safety to the water system that hundreds of residents depend on**. Valley County has a fundamental responsibility to ensure its residents have access to safe, dependable drinking water. This extension request provides an opportunity for the County to enforce accountability and protect public health.

The developer's conduct raises serious concerns. Not only have they neglected their obligations to improve the water system, but they have also attempted to circumvent regulatory requirements by seeking rate increases directly from homeowners without approval from the Idaho Public Utilities Commission (IPUC)—a clear violation of rules governing public water systems. Such disregard for regulatory compliance should not be rewarded with additional approvals.

I respectfully request that any approval of the PUD and CUP extension be **conditioned upon full compliance with the current consent order issued by the Department of Environmental Quality (DEQ)**.

Please know that my neighbors and I remain committed to working with Valley County, the Attorney General's Office, DEQ, IPUC, and other relevant agencies to ensure that homeowners receive the safe, reliable water service we were promised.

Thank you for your attention to this matter and for prioritizing the health and safety of Valley County residents.

Sincerely,

Karianne Fallow