

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
Joel Carson, Commissioner

MINUTES

Valley County Planning and Zoning Commission
September 24, 2026
Valley County Court House - Cascade, Idaho
9:00 A.M.

A. OPEN: Meeting called to order at 9:08 a.m. by Vice Chairman Potter. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Brad Mabe	Present
PZ Commissioner – Ben Oyarzo:	Excused
PZ Commissioner – Carrie Potter:	Present
PZ Commissioner – Ken Roberts:	Present via Teams
PZ Commissioner – Joel Carson:	Present
PZ Planner II – Lori Hunter:	Present

B. MINUTES: Commissioner Mabe moved to approve the minutes of August 27, 2026. Commissioner Carson seconded the motion. Motion passed unanimously.

C. NEW BUSINESS

- 1. PUD 26-001 Red Ridge Village:** The Planning and Zoning Commission tabled the public hearing on August 27, 2026. Commissioners will compile information in the spreadsheet for impacts and mitigations. The public is invited to attend. Public testimony will not be taken. Additional testimony will be continued to a later date.

The PZ Commission and Staff reviewed and discussed the draft spreadsheet dated September 22, 2026.

Roads

Much of information regarding mitigation is in the application and the May 2026 Traffic Impact Study. Idaho Transportation Department (ITD) is working on a Corridor Assessment Plan for Highway 55 between Round Valley and McCall. Highway 95 would also be impacted by further development. Lack of infrastructure, particularly roads, is a frequent comment from the public. Roads need to be built to meet capacity for peak times. What is the current capacity and existing gap? Traffic impacts are both a specific PUD 26-001 concern and a more general concern for the entire Valley County.

There was further discussion on this matter. The Comprehensive Plan refers to Highway 55. . There would be significant impact on the highway infrastructure. What is needed to determine a recommendation for the proposed concept? Is an independent study needed? There was discussion on weekend and seasonal use versus average daily trips. What is the gap between

current capacity and projected capacity. Issues were raised by City of McCall on secondary impacts.. Key intersections are listed on the spreadsheet and in the traffic impact study. Traffic engineers are the professions that the Commissioners need to rely on.

- Have ITD give presentation with numbers. Data is needed to determine how PZ decisions affect traffic safety. Desired information includes level of service, planned improvements, impacts to traffic during these improvements, and time schedule(s).
 - The Commission would then use this information to determine if an independent study of the traffic impacts is needed.
 - This would also be good information for entire County.
 - Information on Highway 95 would also be good. This development would also impact Highway 95.

The number of trips per day from the development to Highway 55 was noted in applicant's information.

Commissioners are concerned with the carrying capacity gaps, level of service, and traffic safety at peak intervals.

The other gap is other travel within Valley County. This development would impact other County Roads, not just immediate access to Highway 55. People would use County roads to travel to recreational sites, restaurants, shopping, grocery stores, etc.

Director Herrick stated the Board of County Commissioners' agenda for September 28, 2026, includes a discussion on Impact Fees. Impact fees are applied at time of building permits. Should some be assessed at the developer level?

Chairman Roberts stated that the resulting traffic should be an important factor when looking at developments. Need to look at and identify gaps. How would infrastructure be paid for and who is responsible for construction. Commission Mabe concurred; traffic amount and road conditions are regular issues for proposals. This problem is bigger than this application; however, it has to be addressed for this significant development.

There was further discussion on impact fees and using a development agreement to mitigate impacts of construction. There are separate impacts that should be paid for by developer and by the home builder. Off-site road mitigation requirements are required. A levy may be needed for ongoing maintenance and operations of the Road Department; increasing building capacity is the responsibility of developers and new people in the County.

The Valley County Master Transportation Plan is on the website and is being updated. The Road Director has been involved in the traffic impact study for Red Ridge Village.

Commissioner Potter reminded the Commissioners that they are looking at the land use and are to make a recommendation if the land use is compatible. Their recommendation would include requirements to prove that impacts can be mitigated, not conditions of approval. Chairman Roberts concurred; the concept process identifies things that will need to be mitigated in future conditions use permits.

There was further discussion on requiring an independent traffic study, beyond the Valley County Engineer. The Valley County Engineer is reviewing all the traffic information for completeness and verification of road carrying capacity. Chairman Roberts would like an

additional independent study Commissioner Mabe and Commissioner Potter believe the reviews are being done appropriately, and another review is not needed.

The applicant must ensure all appropriate easements are in place for emergency ingress and egress using Fish Lake Road (Spreadsheet # 7.14) in Adams County.

At this time no lots would be in Adams County.

- Development agreement should include a requirement that if future development in Adams County will connect to roads in Valley County, then impacts will need addressed by Valley County.

Sewer / Septic

The applicant has stated that the resulting wastewater would have a Class A water rating. Commissioner Mabe stated this is a chance to improve the existing water quality. The Commission needs to verify that the discharge will be better than the existing ground water in regards to phosphorus and nitrate levels. Idaho Department of Environmental Quality (DEQ) would allow up to 10% additional phosphorus to be discharged.

DEQ would not authorize release of sanitary restrictions until there was capacity in the sewer system. A plat would not be recorded until the sanitary restrictions were released.

The proposed number of septic systems was discussed. A lift station, pressurized lines, and/or grinder sump stations may be required to connect all homes to sewer.

- Goal is 100% of homes on central sewer. However, the PZ Commission may approve exceptions based on practicality and cost.

Potable Water

The developer will need water rights. An independent ground water study was done by the applicant. There are issues with the rental pool, limitations, and ongoing discussion. Long-term availability of water for the proposed development is a big concern of Commissioners. There is no guarantee that rental pool would be available every year.

- The Commission would like to have a presentation on water by a water specialist.

There was conflicting testimony at the public hearing on August 27, 2026, regarding ground water.

- Since water is a significant issue, the Valley County Engineer shall review and verify the applicant's data and determine that the assessment is correct.

Schools

The correspondence between the McCall-Donnelly School District and the applicant identifies issues to be mitigated as part of the development agreement and impact fees.

- Updated enrollment count and projections from the School District are needed.

Wildfire

The applicant is working with Mara Hiawatschek, Valley County Wildfire Mitigation Program Director, Ms. Hiawatschek has reviewed the submitted Wildland Urban Interface (WUI) Plan and required changes to be made. Enforcement of the WUI Plan would be included in the development agreement and within CCRs.

The Board of County Commissioners has entered into an agreement with Valley County Emergency Services, the Fire Departments, and Valley County Sheriff for a public works assessment. The applicant is willing to pay for their proportional share.

The use of Fish Lake Road for emergency egress and ingress was discussed further. There is a disagreement if the developer can use and improve the roadway through another's private property for emergency egress/ingress.

Housing

There was discussion on limiting short-term rentals within the proposed development. Short-term rentals have different impacts than primary residences or second home ownership.

- Applicant shall clarify if short-term rentals would be allowed and, if so, in what housing type (condominium versus single-family residence). What limitations would exist on short-term rentals in the development?

Commissioners discussed the proposed affordable housing, the feasibility of the program, and income levels. Deed restrictions are proposed for affordable workforce housing similar to the existing McCall housing program. Impact fees will result in higher housing costs, but can be scattered among different housing types. Average home price could be misleading due to a wide range of pricing for different types of homes.

- Have applicant provide information on number of units, projected price, and how price will be restricted for affordable housing.
- How many units will be eligible to be in the affordable housing program?

Recreation

A Recreation Capacity Report was recommended by Chairman Roberts. Are parking lots adequate for additional vehicles? The developer should be responsible for their proportionate share of needed improvements.

- Director Herrick will distribute the Valley County Recreational Strategic Plan to Commissioners. There is a recreational planner and advisory group.
- Ensure the proposed 18 miles of trail are financially guaranteed.
- Long-term public access shall be guaranteed in a development agreement.
- The Valley County Recreational Director would like a recreational pathway along West Mountain Road to provide connectivity.

Wildlife

Director Herrick has discussed Wildlife Habitat Overlays with Idaho Fish and Game personal, including corridors for wildlife movement. Open Space, not a designated conservation easement, has been proposed.

- Part of the Open Space area should be protected in a conservation easement.

Fiscal Impacts

The phasing of impacts was discussed.

- Update spreadsheet to add McCall-Donnelly School District.
- In future, add info from the proposed Public Works Assessment Study.

Financial guarantees were discussed. What infrastructure should be bonded?

- A sequencing plan would be a very useful tool. This would include infrastructure construction and landscaping timelines.

Specifics would be included in the development agreement. Ties with impact fees discussion.

Tamarack Resort did a capital contribution agreement to fill the funding gap between increased infrastructure costs and increased property taxes paid to Valley County.

Solid Waste / Recycling Facility

Solid waste and recycling need to be addressed. Recent updates have been made to the Valley County Transfer Site. The County is hiring a solid waste manager.

- Information regarding the capacity of the solid waste / transfer facility is needed. Would this project overload the current facility?
- What about the resulting tree stumps from development? Is there an alternative to transporting these to the Transfer Station Site?

Conclusion

The Commissioners discussed what additional information is needed to determine a recommendation for the Concept Approval request. Are there items that cannot be mitigated?

Commissioners concurred there are five issues that need more information. Won't have all the answers. At what cost is the developer willing to go to mitigate. Developer will have to make this decision. Other issues can be mitigated but these five (5) issues need to be addressed.

- 1) Roads
- 2) Sewer
- 3) Water Access Issue
- 4) Fiscal Impact Gap
- 5) Easement for ingress/egress through Adams County.

The Public hearing is still open. Prior to next public hearing, Commissioners would like information on the following:

- ITD information as discussed earlier in the meeting.
- Review of water report by Valley County Engineer or other professional.
- Public Works Study – expected timing of results?
- Information on Housing as discussed earlier in the meeting.
- How does the applicant intend to close the gap on the five above-listed issues?

The Commission is tasked with determining if the development makes sense conceptually. Are there items that need mitigation or are deal breakers? The Commission should determine what needs to be addressed prior to making a recommendation on concept approval. Other items and mitigation would be addressed during the conditional use and preliminary plat process.

The timeline for future meeting(s) and public hearing was discussed. All new information shall be received two weeks prior to the public hearing to give time for the public to comment.

Commissioner Mabe moved to table the public hearing for PUD 26-001 Red Ridge Village until November 19, 2026, at 4:00 p.m. Commissioner Potter seconded. Motion carried unanimously.

Meeting adjourned at 11:06 a.m.