Valley County Planning and Zoning Commission

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Ken Roberts, Chairman
Carrie Potter, Vice-Chair

Brad Mabe, Commissioner
Ben Oyarzo, Commissioner
Joel Carson, Commissioner

M I N U T E S
Valley County Planning and Zoning Commission
September 3, 2026
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 4:00 p.m.

A. OPEN: Meeting called to order at 4:00 p.m. by Chairman Roberts. A quorum exists.

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

Chairman Roberts welcomed Joel Carson as a new Planning and Zoning Commissioner. Commissioner Carson has lived in the Donnelly area for nine years, is a retired civil engineer, and currently runs an association for professional engineers.

B. OLD BUSINESS:

1. **SUB 26-011 North Fork Landing – Preliminary Plat:** Jon Vanderhoef is requesting a conditional use permit for a 27-lot flex-use development that will provide residential living, small business activity, and functional shop spaces on 46.9 acres. Lot sizes range from 1.01 acres to 2.3 acres. An open space lot and two ponds are proposed. Individual septic and wells are proposed. The lots would be accessed by new private paved roads with one access from Loomis Lane and an emergency access to Highway 55. The site includes parcels RP16N03E238450, RP16N03E238421, and RP16N03E237985, addressed at 16 and 18 Loomis LN, is in the SE ¼ Section 23, T.16N, R.3E, Boise Meridian, Valley County Idaho. Action Item. **Tabled from July 9, 2026.**

Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Commissioner Mabe moved to move SUB 26-011 North Fork Landing from the table. Commissioner Potter seconded. Motion passed unanimously.

Director Herrick presented the staff report, displayed the site, GIS map, and plat on the projector screen, and summarized the following exhibits, all of which were provided to the Commissioners:

- **Exhibit 1** – Dick Kleint, Roseberry Irrigation District, stated the irrigation water is to be used for pasture irrigation and livestock watering only. It is not for green space landscape irrigation, common areas, lawns, or ponds. There is one downstream property owner on that water line, Needles View Ranch. The southern part of the property does not have water rights. (August 31, 2026; August 28, 2026)
- **Exhibit 2** – Email correspondence between Kendra Conder, Idaho Transportation Department (ITD) , and Travis Lukoic, representing the applicant, was submitted. (September 1, 2026; August 31, 2026)
- **Exhibit 3**– Justin Reswig is a proponent of the development. (September 3, 2026)

Staff clarified that the maximum number of lots requested is 27; however, the final number of lots may be reduced based on septic system approval.

Chairman Roberts asked for the applicant's presentation.

Travis Lukoic, 48 Pearson, has submitted information since the meeting in July regarding permitted uses, traffic, septic systems, irrigation ponds, architectural standards, and long-term enforcement of the project. They have worked with County Staff and reviewing agencies for changes and stronger protections. Irrigation plan is not dependent on a pond for irrigation on the southern part of the property. A pond on the north portion would be great; if not possible, than there would be a 3-acre common area with natural landscaping. They are willing to participate in proportional share on needed road improvements. This project would fill a real need in Valley County while incorporating strong protection for appearance, traffic, surrounding properties, and the environment.

Chairman Roberts asked who the controlling entity of the CCRs would be, once a majority of the lots have sold. Mr. Lukoic stated that in the beginning the applicant would control the board. The applicant does intend to keep some lots for a long time. Chairman Roberts stated CCRs can be modified in the future. He is concerned that the proposed design and standard requirements could be relaxed in the future. Valley County does not enforce CCRs. Director Herrick stated that these design requirements, allowed uses, and prohibited uses would be memorialized in a development agreement with the Board of County Commissioners. PZ Staff does approve all building permits in Valley County's jurisdiction. The development agreement could be amended in the future if needed.

It is likely that the project would be completed in two phases. Phase 1 would include 20 lots on 30 acres; Phase 2 is the northern 15 acres. Adjustments may be necessary based on septic approval and market demand.

Mr. Lukoic responded to further questions from Commissioners. There was a discussion on types of types of businesses and the resulting traffic impacts. These impacts would vary based on type of business, number of employees, and type of vehicles. The documents included in the Staff Report for September meeting provided greater clarification. There would be no destination retail. Appointment-only businesses would be allowed, e.g. surveyor's or engineer's office. Enforcement would be from the HOA Board imposing fines and/or County enforcement.

Chairman Roberts is concerned about compatible uses such as a single-family residential home next to a business. A blanket approval could run contrary to ordinances about compatibility; perhaps each business should apply for a conditional use permit. Mr. Lukoic stated the lots would be marketed for people who want a home and shop or office. CCRS state that the development is not a typical residential subdivision. The intent is for people who want to run a business and have housing. Housing could be for the owner or for employees. Flexible uses

with tight standards and uniform-looking façades. Setbacks would be commercial setbacks. Possible uses included a shop to store recreational toys in plus an apartment or a electrician running a business from his home. Each lot could be 100% residential or a mix of home and business. Chairman Roberts reiterated his concern about not requiring a conditional use permit for each commercial use. Mr. Lukoic stated the idea of the project is to provide a location where a conditional use permit would not be necessary. He does not wish to add to the residential lots available in Valley County but provide a different choice with affordable prices. It would allow people to not have a home in one place and rent a business site elsewhere. Perhaps a starter home with a place to start a business. The average lot size is 1.4 acres with room for shops, equipment, etc.

The motivation for the pond is open space, aesthetics, and back-up water source for fire suppression water. There will be water tanks for fire suppression. The pond would have a dry hydrant for secondary water source; however, a backup source is not required by Donnelly Fire The area would provide a buffer between homes and Highway 55. The excavated material would also be used within the development. The pond would have a gentle grade and would not be fenced. On the southern portion there is a depression currently holding some irrigation spillover. Chairman Roberts noted that any ponds would have to be properly permitted with water rights.

Gregg Tankersly, Crestline Engineers, McCall, talked about septic systems, soil types, and State of Idaho requirements. The southeast corner of the development is 700-ft from the floodplain, almost four times the minimum separation distance required. There is a 100-ft minimum distance between septic systems and potable wells. Idaho Department of Environmental Quality (IDEQ) rules are stringent. The development must meet the requirements of both IDEQ and Central District Health.

There was discussion regarding the choice of septic systems versus central sewer provided by North Lake Recreational Sewer and Water District. The closest sewer infrastructure is 1.1 miles away and would require almost 6,000 linear feet of pipe. The cost is not feasible. The previous subdivision proposed on the site had substantially more lots; thus, the cost could be paid by more residents. Chairman Roberts noted that cost is not a factor in the Commission's decision. Valley County Code and State Statute encourages development in close proximity to infrastructure and utilities.

Commissioner Mabe asked if the applicant had considered putting language in the purchase agreements that approval from HOA may be required. Mr. Lukoic stated prospective buyers would receive the page that documents approved and not approved uses. This document would also be recorded with the CCRs. The HOA would be enabled to reduce conflicts, e.g. a business that grows to big or otherwise causes conflicts between lot owners. Commissioner Mabe stated he does like the concept; it would meet an existing need.

Director Herrick stated there are other approved conditional use permits that allow mixed residential and business uses. There is a proposed condition of approval that limits a lot to a primary residence and an accessory dwelling unit; multiple residences would require a conditional use permit. The size of a septic system would also control the number of people. There is a proposed limit of employees based on the size of a lot.

Chairman Roberts likes the idea and concept; however, he has concerns about retail and also compatibility between businesses and residences. Mr. Lukoic confirmed that retail uses would not be allowed.

Chairman Roberts reopened the public hearing and asked for proponents.

Randy Mead, Cascade Lake Realty, stated this is a unique and Brillant proposal. There are lots of residential lots on the market currently. There are many requests for properties that allow both a business and residential at the same location. He believes this will be a popular and desired product. There currently is not enough commercial space for small businesses in Valley County. Central sewer is limited; septic systems should be allowed if approved by Central District Health. Marketing will be important; there are many other places to choose from if a buyer just wants a single-family residential lot. The proposal includes well-defined criteria.

Haden Tanner, Dawson Avenue McCall, stated as a realtor he receives lots of requests for this type of product. Commercial space is more limited and expensive. It is challenging for startup businesses to find a place to live and a place to have a business. The site is a central location in the valley. There would be the ability to share office/shop/staging area with employee housing. This great project would be cost-effective for a business.

Blake Facero [spelling?], 300 McBride Street, Unit 104, McCall, concurred with previous proponents. It would fulfill a need, especially for small businesses and startup businesses.

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

Chairman Roberts asked for rebuttal from the applicant.

Mr. Lukoic stated the site is unique for this concept. It would be conveniently located but the majority of property is not visible from Highway 55. He referred to the correspondence from ITD. He is open to working with ITD to shave off the corner of the hill to open up visibility. Almost an acre of land would be deeded to Valley County for widening Loomis Lane. This project would keep commercial uses clustered and uniform and reduce the number of businesses scattered along Highway 55.

Chairman Roberts closed the public hearing. The Commission deliberated.

Commissioner Mabe liked the concept, the proposed architecture, and look. It is a unique opportunity. The “box” for types of uses is not airtight but acceptable. He liked the idea of having an area that is designated commercial and residential instead of trying to fit commercial into an existing residential area. The lot size is larger than the minimum required. This would be great for electricians, plumbers, etc. The developer will live there and have a vested interest to make sure businesses such as meat slaughtering do not occur.

Commission Potter concurred. This would provide opportunities for new businesses and allow flexibility. Lots would be marketed for mixed use. If someone was looking for a solely residential lot, they would not look this development. The restrictions should be enforceable by Valley County through a development agreement, not just through CCRs.

Commissioner Carson also concurred. Time should be spent making sure the Commission gets it right as similar developments may follow.

Chairman Roberts likes the concept. There is a need for this type of product. He is concerned about enforcement of the business limitations. This will be addressed by the CCRs being embedded within the development agreement; therefore, these restrictions will be enforceable long-term by Valley County. The water issues have been resolved as the site is subject to Roseberry Irrigation District’s approval. He was glad that there will be water tanks for fire suppression and the pond would only be a backup source.

Chairman Roberts questioned at what point in time does the Commission require a conditional use permit for a business that does not fit the proposed bullets points. It makes sense that all businesses must come for conditional use permit approval to reduce conflicts between adjacent property owners. Commissioner Potter suggested a vote among lot owners as to whether they would approve something outside the listed business types. Chairman Roberts asked what happens when uses tips over the acceptable point, for example a business grows larger. Commissioner Mabe believed this is covered by CCRs and the HOA would determine compatible use. The advantage of this project is that businesses would not have to submit a conditional use permit application. Commissioners concurred that uses "outside" the box of permitted businesses would require a conditional use permit.

Director Herrick stated similar subdivisions have been approved and platted before; however, these did not emphasize residential as much as this proposal. These include Pearson Park, Swain's Lakefork Business Park, and Quarry Run. Tamarack Resort and Jug Mountain PUDs also allow both residential and commercial uses. Development agreements go through legal review and receive final approval by the Board of County Commissioners.

Proposed and additional conditions of approval were discussed. The applicant will have to comply with both the Roseberry Irrigation District and State of Idaho irrigation rules. The State wants subdivisions to use irrigation water instead of ground water to irrigate lots. It will be up to the developer's legal team to resolve this issue prior to final plat. They will need to either transfer the water rights or use the water internally.

Commissioner Potter moved to approve the conditional use permit and preliminary plat for SUB 26-011 North Fork Landing with the stated conditions.

COA: HOA must provide legal documentation to control uses within the development and must act as a review committee.

COA: If someone proposes residential uses that are more than a single-family residence and accessory dwelling unit per lot, a conditional use permit is required.

COA: Must obtain concurrence from Planning and Zoning Commission for proposed uses; there must be in the box handout of approved uses and the CCRs Commission. This requirement will be included in the Development Agreement.

COA: If not in box, for either approved residential or commercial uses, a conditional use permit will be required.

COA: Must comply with State irrigation rules.

Revised COA # 4: A Development Agreement may be required for mitigation of off-site impacts. The applicant shall work with the Valley County Road Director and Planning and Zoning Director on an agreement for off-site infrastructure improvements that will be approved by the Board of County Commissioners. All design guidelines, architectural controls, and the use tables will be part of this development agreement.

COA: The Development Agreement shall consider an enforcement clause and lot owners may be subject to citation or fines as adopted through the Valley County Code.

Commissioner Mabe seconded the motion. Motion carried unanimously.

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

5:24 p.m.

2. **CUP 26-015 Resolution Minerals RV Site:** Resolution Minerals Limited is requesting a conditional use permit to place RVs for use as employee housing. A total of six RVs would be connected to an existing septic system and public water and utilities. The 0.34-acre lot, addressed at 250 Westside Ave, is School Addition Subdivision Lot 7 Block 1 in the SWSW Section 21, T.19N, R.8E, Boise Meridian, Valley County, Idaho. Action Item. **Tabled from August 13, 2026.**

Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Commissioner Mabe moved to move CUP 26-015 Resolution Minerals RV Site from the table. Commissioner Potter seconded. Motion passed unanimously.

Director Herrick presented the two staff reports, displayed the GIS map and site on the projector screen, and summarized the following exhibit which was provided to the Commissioners:

- **Exhibit 1** – Jeff and Ann Forster stated there are six RVs at the site. They would like Valley County ordinances and fines to be enforced. (Sept. 3, 2026)

Director Herrick stated there are concerns about parking company equipment on USFS-managed land across the street.

Chairman Roberts asked for the applicant's presentation.

Mindi Wurster, 142 Forest Place, Donnelly, apologized for the lack of attendance at the previous meeting. The company thought because the staff report recommended approval, approval would be granted and attendance was not necessary. The landowner had offered this location for employee overflow. The site would be seasonal, approximately May through September. Most team members leave after that point. The company has also purchased the Yellow Pine Lodge [360 Yellow Pine Avenue] for employee housing. The company is looking to upgrade the lodge and expand the antimony camp. The flatbed has moved from U.S.F.S. land. There would be one person and one vehicle per RV. Honey Dippers pump the system as needed, monthly or more. Access to water is in progress; it would not negatively impact the water system that is getting improved. They have reached out to Yellow Pine Water Users, Fire Department, and Central District Health. Yellow Pine Water Users were happy to work with us; however, details are unknown at this point. The parking map was discussed; parking cannot be within the setback areas.

Steve Rieber, 360 Yellow Pine Avenue, Yellow Pine, is the COO of Resolution Minerals Limited. He responded to questions from the Commission. The application is for six (6) RVs as there are six electric hookups installed. There are currently five RVs on the site. The trench has been dug but only two RVs are hooked up to the septic system. The RV in the back is not in use. The tiny one has no septic and no water. but there are currently five.

The storage unit in the corner is rented by the property owner to someone else, not by the applicant. He lives in an RV on site and uses the Lodge for water and sewer. There is a porta-potty on site. A flatbed has been occasionally parked across the street on U.S.F.S.; however, the driver has been told to park it at the Antimony Camp in the future.

Commissioner Mabe stated the original application was in June, and the company knew that approval was necessary before placing the RVs on the lot. Both speakers stated they are new to the company and do not know what occurred in the past. Director Herrick stated the Antimony Camp and related lodging is a separate issue. The company will be meeting with the Board of County Commissioners in the near future.

Chairman Roberts opened the public hearing and asked for proponents. There were none. Chairman Roberts asked for undecided. There were none. Chairman Roberts asked for opponents.

Merrill Saleen, 555 Orchard ST, Yellow Pine, previously submitted comments. He is concerned about what is happening in Yellow Pine with the mining. Both Murph's and Alpine have expanded their RV camps. All rentals are taken by the mining companies. A number of other places are clearing properties to further expand. This application is a precedent setting situation. There are other locations in Yellow Pine with multiple RVs that have no permits. Much more activity is coming, the use is not temporary. A conditional use permit is permanent, goes with the property. There is no documentation that the property owner has approved this proposed use. The property manager is Tim Rogers who also wrote a letter of approval from the Yellow Pine Fire; this is a conflict of interest. The proposed use is not compatible with the surrounding residential properties.

Niki Saleen, 555 Orchard ST, Yellow Pine, spoke at the previous meeting. Planning and Zoning was notified on June 6th by neighbors that the RVs were place on the lot; however, nothing has been done in terms on issuance of violation. Yellow Pine needs help dealing with all these people moving in and bringing RVs for workers. She is concerned about the mining employees driving in unsafe manner. The County needs to enforce the rules; people are frustrated. There are four other lots where RVs are parked without permits; most are without septic systems.

Chairman Roberts asked for rebuttal from the applicant.

Ms. Wurster stated the company did this wrong and they will do better with the Yellow Pine community. Employee housing is needed in Yellow Pine. Mr. Rieber stated that Yellow Pine is historically a mining town. The company brings jobs to the area. He will be in Yellow Pine full-time and available for anyone in the community. He wants to work with the full-time residents.

Chairman Roberts closed the public hearing. The Commission deliberated. Chairman Roberts stated a significant conflict is occurring. Issues include the small lot size, Central District Health stated they would not approve the use, the water system capacity is inadequate, and the proposal is too dense. Commissioner Mabe concurred. He stated the proposed parking area, water, and wastewater solutions are incompatible. He agreed that this decision would be a precedent for Yellow Pine. There are residents who have been there since it was a mining town; the Commission has to protect the residents. He understands the challenges in finding employee housing, but the Commission cannot allow that to override the inadequacies. The existing, non-permitted RV use needs to be corrected very quickly. The applicant is aware and knew the use was not allowed when the conditional use permit was filed. Compliance should be verified by Staff before this matter is turned over to the Prosecuting Attorney. Commissioners Potter and Carson concurred.

Commissioner Mabe moved to deny CUP 26-015 Resolution Minerals RV Site. Commissioner Carson seconded the motion. Motion carried unanimously.

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

Director Herrick explained that a Recreational Vehicle Camp (RVC) allows three RVs for use by friends and family of the property owner. A porta-potty would be acceptable at the site as septic pumpers do go to Yellow Pine. The mine does not currently own this lot. Without an approved permit, only one (1) RV is allowed per lot or parcel. Chairman Roberts stated the mining companies need to figure out infrastructure before bringing in lots of employees.

C. MINUTES: Commissioner Potter moved to approve the minutes of August 13, 2026. Commissioner Mabe seconded the motion. Motion passed unanimously. Commissioner Carson abstained from voting as he was not on the Commission on August 13, 2026.

Short recess to 6:12 p.m.

D. NEW BUSINESS:

1. **SUB 26-012 Buckcamp Meadows - Preliminary & Final Plat:** Chris and Andrea Reavis are requesting a conditional use permit for a two-lot single family residential subdivision. Lots are 2.405 and 1.75 acres in size. Individual wells and septic are proposed. One lot would be accessed from Moon Drive, and one from Hogue Hollow Drive. The 4.15-acre site is Buckcamp Subdivision Lot 10C, addressed at 222 Buckcamp LN, in the NWNE Section 31, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report, displayed the GIS map and site on the projector screen, and summarized the following exhibits, all of which were provided to the Commissioners:

- **Exhibit 1** – Approach in County Right-of-Way Permit #714 for Moon Drive driveway access submitted by applicant.

- **Exhibit 2** – The applicant responded to neighbor comments included in the staff report and submitted a picture to show that the neighbor's roof and propane tanks appear to not meet minimum setbacks. (August 31, 2026)

Director Herrick stated the North Valley recreation pathway trail is close but does not border the lot. There are no notes on the proposed Buckcamp Subdivision plat limiting the ability to split lots.

Chairman Roberts asked for the applicant's presentation.

Chris Reavis, 222 Buckcamp Lane, requested a two-lot single-family residential subdivision. Lots would be 1.75 -acres and 2.4-acres, each with own access. There is no drainage onto Buckcamp Lane, Houge Hollow Drive, or Moon Drive; the property is lower than the roads. There is plenty of room for building , snow storage, drainage, etc. The driveway currently crosses the entire property, north to south. Both entrances have approved driveway permits. Use of the driveway would be up to the property owner; he would suggest a gate. The existing home would be on the northern lot.

Commission Mabe stated a wetland determination should be required due to the comments from the neighbors and the GIS map. Director Herrick added that there should also be a note added to the plat that states lots shall not be reduced in size.

Chairman Roberts opened the public hearing and asked for proponents. There were none.

Chairman Roberts asked for undecided.

Carol Mcoy 14019 Hogue Hollow Drive, lives on property to the south and grazes livestock. She has owned it since 1986, has a master's degree in Geology, and is familiar with the topography of the proposed subdivision. There were previously active wetlands with high water located west of driveway. Lots of fill material was brought in to fill the driveway location. There

should be a wetland determination for the entire parcel, not just the northern portion. She questioned why a small lot is being further divided and is concerned about the impact of an additional septic system and well; a nearby lot already had a well go dry.

Chairman Roberts asked for opponents.

Heith England, 304 Moon Drive, owns the adjacent property to the east and submitted written comments. He concurs with Ms. McCoy. The site is a marshy area that changes seasonally. The southern part gets soaking wet with ground water. The applicant dug a ditch to channel water and brought a lot of fill onto the property. The culvert goes to a pond on Mr. England's property. Mr. England's home is on central sewer; he is concerned that septic will not get approved. He referred to a typo in the staff report and notice on lot size. The lots to the north, along Moon Drive, are on sewer. These lots are within the Payette River Subdivision which has CCRs and a homeowner association.

Chairman Roberts asked for rebuttal from the applicant.

Mr. Reavis referred to the comments regarding water. The seasonal drainage diversion rules say he can divert water as long as the water ends up in the original spot. The drainage flows into ponds on adjacent property. The additional desires of neighbors seem to be part of the building process, not the subdivision process.

Chairman Roberts closed the public hearing. The Commission deliberated. Wetlands need to be addressed. Director Herrick stated the site is not within Payette River Subdivision No. 2. This property cannot connect to the central sewer. There are people in Payette River 2 and Blackhawk developments that are unable to get West Mountain Sewer connections at this time due to capacity issues.

Commissioners discussed compatibility with surrounding land uses. The Buckcamp Subdivision plat does not refer to lot splits. Proposed lots are average or above average in size, particularly compared to the northern lots. The area to the south is more rural. Both Commissioner Potter and Commissioner Carson calculated positive compatibility ratings.

Commissioner Mabe moved to approve the conditional use permit, preliminary plat, and final plat of SUB 26-012 Buckcamp Meadows and authorize the Chairman to sign with the stated conditions and:

COA: Shall do a wetland determination on entire site. Any areas that are wetlands shall be marked as no build areas.

COA: Add plat note requirement stating lots shall not be reduced in size; no future lot splits allowed.

Commissioner Potter seconded the motion. Motion carried unanimously.

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

6:40 p.m.

2. **CUP 26-024 Westside Ranches LLC Laydown Yard:** Doris Allen is requesting a conditional use permit to lease one acre of land to Idaho Power and its contractors as needed for power pole and equipment storage for installations. The leased area would be part of parcels RP13N03E110825 and RP13N03E123005 located near the intersection of West Mountain RD and Lakeshore DR in the NESE Section 11 and NWSW Section 12, T.13N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report and displayed the GIS map and site on the projector screen.

The site has been used in past for wildland fire camps and temporary laydown yards. As the frequency and number of temporary laydown yards has increased throughout Valley County, the applicant was asked to submit a conditional use permit for this use.

The proposed use would temporary. Cattle will continue to grazing the site. Westside Ranches LLC does own the land that Lakeshore Drive is on. No landscaping is proposed other than the natural vegetation. There would be no equipment or parking within 50-ft from centerline of road. Staff will ask the Board of County Commissioners for a waiver from development agreement.

Will placement permits be required? PZ Commission should decide if the conditional use approves the temporary placement of shipping containers or if placement permits would be required every time.

Chairman Roberts asked for the applicant's presentation.

Doris Allen, Meridian, stated the Westside Ranches address is 401 Wes Mountain Road. She referred to the Google Street View included in the staff report. The picture included both the wildland fire camp and Idaho Power's shipping containers and power poles. Idaho Power only gives a notice of a few days when asking to rent the site. Different contractors work with Idaho Power. Idaho Power has different sites that they use within Valley County. This property would be used to store equipment for the West Mountain area and reduce the travel required for contractors and employees. Previously there was three shipping containers, 60-80 poles, and other equipment and vehicles. The equipment was staged at the site in 2024 for a long period due to the wildfire. The amount of equipment and vehicle trips varies per rental period, but she listed the maximum expected. There would be no additional fencing. Cattle graze the site. The shipping containers keep equipment safe from both cattle and the public.

The access was discussed. Commission Mabe added that there were water trucks that watered the area to reduce dust during the fire camp.

Ms. Allen stated the site was used as a laydown yard in 2024. It was also used in 2026 for less than a month and then equipment was moved to Tamarack Resort. The amount of use and time varies, but the request to rent the site is very short notice, typically only a few days in advance. Thus, the application is for a general laydown yard. She only rents a one-acre area. The property is primarily used for grazing.

Possible conditions of approval were discussed, including number of shipping containers, time of use, future ownership changes, and plastic blowing from the site.

Power poles arrive already treated and are not treated on site. Ms. Allen has never seen any overspray at the site.

Director Herrick stated there is a big push to get power poles changed out for fire protection concerns. Commission Mabe appreciate the ranch's willingness to use the site for a fire camp and also for the sled dog races.

Chairman Roberts opened the public hearing and asked for proponents, undecided, and opponents. No one chose to testify.

Chairman Roberts closed the public hearing. The Commission deliberated. Commissioners support the project with modifications to the proposed conditions of approval.

Commissioners concurred that placement permits will not be required for the temporary shipping containers.

Commissioner Mabe moved to approve CUP 26-024 Westside Ranches LLC Laydown Yard with the stated conditions and:

COA: The number of shipping containers is not to exceed six (6) and must stay within the 1-acre footprint.

COA: Conditional Use Permit will expire if land changes ownership.

COA: Must come back for review in 10 years.

COA: Temporary use only, April through November.

COA: Pole treatment cannot be treated on site. Treated poles must be on a protective laydown area so as not to impact soils.

COA: Lessee must clean up site.

COA: Conditional Use Permit will expire if land changes ownership.

COA: Must come back for review in 10 years.

COA: Approval will expire after five (5) years if not used.

Revised COA #16: Temporary use only, April through November.

Commissioner Potter seconded the motion. Motion carried unanimously.

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

7:08 p.m.

3. **VAC 26-002 Raynor Vacation of Utility Easements:** Angela and Russell Raynor are requesting a vacation of a 20-ft utility easement centered on the property line between Lots 14 and 15 of Lazy Seven Subdivision No. 2. The intent is to combine the lots and then build. The lots are addressed as 1471 and 1469 Crown Point Pkwy and located in the SWSE Section 11, T.14N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report, displayed the GIS map and site on the projector screen, and summarized the following exhibit which was provided to the Commissioners:

- **Exhibit 1** – Idaho Power does not have utilities within the described public utility easement to be relinquished and therefore does not have an opinion regarding the relinquishment. (August 21, 2026)

The request is only for the utility easement vacation, not the existing ingress/egress easement. The staff report includes comments from the owner of Lazy Seven Subdivision Lots 12, 13, and 18; these lots would obtain utilities from Melonie Loop. In the 1970's, it was typical for subdivisions plats to have utility easements on all lot lines.

Chairman Roberts asked for the applicant's presentation.

Angela Raynor, Meridian, owns the two lots addressed at 1471 and 1469 Crown Point Parkway. They do not plan on building over the lot line, but the proposed septic system would cross the lot line. Neighbors are worried about utilities access. There is a transformer and power pole accessible from Crown Point Parkway.

Chairman Roberts opened the public hearing and asked for proponents, undecided, and opponents. No one chose to testify.

Chairman Roberts closed the public hearing. The Commission deliberated. Commissioners concurred that the request was straightforward and would not impact the neighborhood.

Commissioner Potter moved to recommend approval of VAC 26-002 Raynor Vacation of Utility Easements to the Board of County Commissioners. Commissioner Mabe seconded the motion. Motion carried unanimously.

7:22 p.m. Commissioners choose to amend the agenda order.

E. OTHER:

1. Borealis Propane Tank Storage – Quarry Run Subdivision Lot 1. Action Item

Commissioners were sent a letter requesting use of Quarry Run Lot 1 for propane storage. Director Herrick explained the request. Borealis Fuels & Logistics would like a 30,000-gallon propane tank and maximum of two delivery trucks on the site. There have been other conditional use permits approved on the lot; the last one was for storage. Previously ground up asphalt from Hwy 55 was previously stored here temporarily. The site, floodplain , and commercial uses in the area were viewed on the GIS map. Quarry Run was approved as an industrial subdivision. Approved uses were listed in the CCRs. Restrictions were not specified in condition use permit at that time. Staff brought this to the PZ Commission to confirm that a conditional use permit is not required for the proposed use.

Commissioners and Staff discussed if the propane storage an appropriate use at this site based on CCRs and use of the land.

The CCRs prohibit explosive substances.

Jeff Gordon, representing Borealis Fuels & Logistics, stated that liquefied petroleum gas is not classified as an explosive. It is classified similar to diesel fuel and is a stable source meeting all State of Idaho ordinances. He referred to existing propane storage areas near residences and trees. The company looked for sites the fit the use. This area contains gravel pits, industrial buildings, and Hess Construction. It is away from houses. There would be a reduced fire danger based on the existing lack of vegetation. He spoke with Donnelly Fire regarding on-site water availability for fire suppression. There would be one tank and two trucks that would be used to deliver to residential and commercial sites.

The original staff report for Quarry Run stated three lots for residential, industrial, or commercial use.

Chairman Roberts believes a conditional use permit should be required for transparency for the public and to allow the public to voice concerns and possible mitigation issues. This site is definitely more accustom to this type of use. The propane site in McCall exists because of the railroad and predates much of the current residential use. Commissioner Mabe and Commission Potter referred to CCRs #7. Propane is not explosive but is a flammable and hazardous gas. CCRs, the lack of enforcement of CCRs, the location, and surrounding uses were discussed in more detail. Commission Potter thinks the location is perfect, the propane is in storage tanks, and a condition use permit should not be required. Commissioner Carson would err on the side of transparency and stated a conditional use permit seems to be appropriate. Commission Oyarzo does not believe that propane storage at the site would be controversial.

Commissioner Potter moved to approve administrative approval for the Borealis Propane Bulk Storage at Quarry Run Subdivision Lot 1. Commissioner Oyarzo seconded. The motion. Commissioner Potter, Commissioner Oyarzo, and Commissioner Mabe voted in favor; Chairman Roberts and Commissioner Carson voted in opposition. The motion passed (3-2).

Director Herrick stated since this is an administrative decision, Staff will notice property owners within 300 feet of the lot. The notice will include language stating that if they oppose the use, they can appeal the administrative use, and a conditional use permit would be required.

4. **Proposed Ordinance - Design Guidelines and Landscaping Along Scenic Byways and Removal of Short-term Rental Codes:** An ordinance amending Title 6 and Title 9 of the Valley County Code to establish design guidelines and landscaping along scenic byways; and to remove any requirements for compliance with previously adopted short-term rental codes. Action Item.

Chairman Roberts introduced the item. Director Herrick presented the staff report.

The Valley County short-term rental ordinance is not being enforced at this time. Changes to the draft ordinance were discussed. This proposed ordinance would give the PZ Commission the ability to discuss design with applicants for conditional use permits.

Who should be responsible for review of the design and proposed landscaping? Does the PZ Commission wish to review all building permits for structures that do not require a conditional use permit or would design review be a Staff decision?

Director Herrick proposed to remove all references to affordability and low costs.

A picture was including in the Staff Report that shows landscaping near a building instead of along the roadway. This screens the building but does not impact the view corridor. This would also allow the highway to expand in the future without destroying the landscaping. A rendering or picture could be included in the ordinance as an example. Commissioner Mabe stated likes the look provided in the picture; Chairman Roberts concurred.

Chairman Roberts asked the Commissioners to be aware of sites and communities that they like the appearance or style of buildings. These could be used as examples or verbiage to incorporate within the ordinance. Valley County has historically allowed flexibility in building design. There was discussion about if there should be a certain design standard for the Lake Fork to McCall area compared to the more rural area along Highway 55. Commissioner Mabe did not want to limit people's creativity to a specific theme. Chairman Roberts suggested created a recommendation book with examples, similar to the flyer with acceptable lighting fixtures. Commissioners did not want to be too restrictive.

Existing structures and landscaping were discussed. The distance from the highway was discussed. The proposed ordinance has 300-ft from the right-of-way/property line along the highway. Should the requirements only be applied to parcels with frontage on Highway 55? Should it apply to just conditional use permits, or to all residences, or all structures, including sheds? Remodels were discussed; Valley County does not allow systematic demolition.

This ordinance would require more from applicants. It would not need to be a professional plan done by an architect. It could be a submittal of a picture of a similar design or conceptual drawing.

Process

1. Conditional Use Permit process (Chapter 5)
   - Landscape plan and rendering approved by PZ commission and reviewed by Staff during building permit process.
   - Landscaping deadlines would be specified in the conditional use permit.

2. Permitted uses (Chapter 4) would include single-family residences.
   - Approval of the building rendering and landscape plan by PZ Staff during the building permit application process

Chairman Roberts opened the public hearing and asked for proponents, undecided, and opponents. There was no one in the room to testify.

This proposal is only for designated Scenic Byways in Valley County's jurisdiction. Currently the only designated Scenic Byway in Valley County is along Highway 55. If other scenic byways were adopted in the future, this would also apply.

Violations and legal actions were briefly discussed. PZ Staff needs to discuss these with the Prosecutor's Office. The ordinance will need to be enforceable.

Director Herrick does not want a continuous berm along Highway 55. A slight undulation that does not block the views from the Scenic Byway would be appropriate.

PZ Staff will make changes to the draft ordinance and bring it back to the PZ Commission on a later date.

E. FACTS AND CONCLUSIONS - *Action Items*:

- CUP 26-014 Ore and Husk Office & Warehouse
- CUP 26-016 Lafon Solar Panels
- CUP 26-017 West Mountain Aggregates Rock Pit
- CUP 26-018 Nokes Elo RD Solar Panels
- CUP 26-019 Wipf Solar Panels
- CUP 26-020 Nokes Ilka LN Solar Panels
- CUP 26-021 Gold Fork River Ranch Pond Borrow Sales & Reclamation
- VAR 26-005 Poulsen Setback Variance
- VAR 26-007 Kowalczyk Lot Coverage Variance

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

Chairman Roberts adjourned the meeting at 8:15 p.m.