Valley County Planning and Zoning Commission

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

A G E N D A
Valley County Planning and Zoning Commission
December 10, 2026
Valley County Court House
Valley County Court House – 219 N Main ST, Cascade, Idaho
PUBLIC HEARING – 4:00 p.m.

You may view the hearing by going to www.co.valley.id.us and click on "Watch Meetings Live".

A. OPEN: Call to Order

B. MINUTES: November 12, 2026, and November 19, 2026 – Action Item

C. OLD BUSINESS:

1. **P.U.D 26-001 Red Ridge Village:** DF Development LLC is requesting approval of a Planned Unit Development (PUD) Concept Plan in accordance with Valley County Code Title 9 Land Use and Development, Chapter 9 PUDs. The concept includes 722 residential units including condominiums, multi-family local housing, and single-family residences on 2250 acres. Overall density would be approximately 0.3 units per acre. Approximately 1,400 acres of open space, recreation areas, and wildlife habitat would be created by clustering dwelling units in a village center and surrounding residential neighborhoods. The concept plan includes five development areas with amenities, roads, and a trail network. A water association would provide central water services. Both septic systems and a central sewage treatment facility are proposed. A Fiscal Impact Analysis done by BBC Research & Consulting has been added to the application. Access would be from West Mountain Road. The 2,250 acre site includes multiple parcels in Sections 3 and 10, T.17N, R.2E and Sections 13, 14, 22, 23, 24, 25, 26, 27, and 34, T.18N, R.2E, Boise Meridian, Valley County, Idaho. ***Tabled from November 19, 2026***. Action Item.

D. NEW BUSINESS:

1. **PUD 98-1 Tamarack Resort Planned Unit Development Amendment:** The site includes portions of parcels RP15N03E055335, RP15N03E070005, RP00025000001E, RP15N03E080605, and RP15N03E081370, in Sections 5, 7, and 8, T.15N, R.3E, Boise Meridian, Valley County Idaho. Tamarack Resort Two LLC has put forward a two-part request:

    a) **A PUD amendment** in order to develop the 174-acre area identified in the original PUD 98-01 as Eagle Nest Open Space, and to allow residential uses within this site.

    b) **SUB 26-013 Tamarack Resort Planned Unit Development Phase 4.1 -** A conditional use permit and preliminary plat approval for a residential subdivision. The

subdivision would be a total of 209.48-acres, with 94.35-acres of lots and 90.42-acres of open space. There would be 85 single family homes and 61 villas. The subdivision would be accessed via a proposed private road connecting to West Mountain Road, a public road. This proposal would not expand the geographic boundary or maximum number of residences approved for PUD 98-1.

2. **CUP 21-02 Hamblin Multiple Residences – Extension Request:** James and Melinda Hamblin are requesting a three-year extension of their conditional use permit for three residential homes on one parcel and a shop that would include their home-based masonry business. Access is from a shared driveway onto Norwood Road, a public road. The 32.26–acre site, RP18N03E284205, addressed as 14104, 14102, and 14100 Norwood RD, is located in the SENW Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

3. **SUB 26-014 Alpine Storage Condominiums – Preliminary Plat and Final Plat:** Hatch Design Architecture is requesting a conditional use permit for a condominium storage unit subdivision. The storage units are permitted under PUD-23-02. The plat contains two buildings, each with 16 storage units. Access would be from S. Samson Trail. The 2.8-acre site, addressed at 450 S Samson Trail, is parcel RP18N03E169755, in SESE Section 16, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

4. **CUP 22-23 Keller Multiple Residences – Extension Request:** Brett and Marcie Keller are requesting a three-year extension of the conditional use permit for two residential homes on one parcel. Individual wells and septic systems are proposed. A shared driveway would access both residences. The applicant will combine parcels RP18N02E247206 and RP18N02E247265. The 46-acre site, addressed at 3737 and 3743 West Mountain Road, is located in the in the SE ¼ Sec. 24, T.18N R.2E, Boise Meridian, Valley County, Idaho. Action Item

5. **CUP 25-030 Olsen Solar Panels – Extension Request:** Shayne Olsen is requesting a one-year extension of a conditional use permit for 8 ground-mounted solar panel arrays. The applicant is also requesting approval for a change of panel orientation. The 110-acre parcel is RP12N04E039225, addressed at 16 East Mountain Road, and located in the SE ¼ Section 3 and NE ¼ Section 10, T.12N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

6. **VAR 26-009 Peterson Lot Coverage Variance:** James and Kimberlee Peterson are requesting a variance from 35% lot coverage. The applicants want to tear down a garage and replace it with a smaller garage. They would also remove some hardscaping between the home and the garage. This would reduce the lot coverage from 58.3 % to 54.42%. The 0.11-acre site, Edwards Ranch Subdivision No 1 Lot 55A, addressed at 12924 Norwood RD, is located in the NWSW Section 21, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

7. **CUP 26-029 The Retreat McCall CUP 19-09 Amendment:** The Retreat McCall LLC is requesting an amendment to CUP 19-09 The Retreat McCall to adjust the site plan and add 40 additional parking. The 39-acre site addressed at 1400 Boulder Lake Road consists of two parcels, RP18N04E198556 and RP18N04E198401 in the SWSE Section 19 and NE Section 30, T.18N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

8. **CUP 15-06 Shoreline Chalets – Extension Request:** William Rhoads is requesting a five-year extension for CUP 15-06 which expires on December 31, 2026. The approval included converting 45 campsites into 45 homes. The 3.4-acre site, addressed at 1111 W Roseberry RD, is in the NENE Section 16 T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item.

9. **CUP 21-27 Timber Creek Reserve Subdivision Phase 2 & 3 – Extension Request:** Northlake-Durham LLC is requesting a two-year extension for Timber Creek Subdivision Phase 2 & 3. The original approval was for an 81-lot single-family subdivision on 37 acres. Lots would be accessed from Durham Lane onto new public roads. Proposed lot sizes range from 0.26 acres to 0.65 acres. Water and sewer would be provided by North Lake Recreational Sewer and Water District. The 23.04-acre site, parcels RP16N03E219990 & RP16N03E280006, is located in the SESE Section 21 and NE ¼ Section 28, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

10. **CUP 26-030 Cascade Nordic Ski Club Amendment CUP 17-01:** Southern Valley County Recreation District is requesting a conditional use permit to amend CUP 17-01. In 2024, Valley County Planning and Zoning allowed a two-year temporary use of an alternate trailhead parking and warming hut location, the applicant is requesting that the temporary use be made permanent. Installation of an underground electrical service line for charging snowcats, construction of a structure to park the snowcat under, adding gravel to the access lane and portions of the parking area, and additional signage are also proposed. The 638-acre site, spanning RP12N04E052405 and RP12N04E060015, is addressed at 1011 Cabarton RD, and located in Section 5 and Section 6, T.12N, R.04E, Boise Meridian, Valley County, Idaho. Action Item.

11. **CUP 24-20 Fee Multiple Residences with Pond and Gravel Sales Extension Request:** Dustin Matthew Fee is requesting an extension for a conditional use permit approving four residences on one parcel, pond excavation, and the sale of excess materials. Homes would be constructed by December 31, 2033. Excess materials excavated from the pond would be sold by December 31, 2030. Access would be from a shared driveway onto Highway 55, The existing home is addressed at 13698 Highway 55. The 20-acre parcel, RP17N03E152316, is located in the NE ¼ Section 15, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item

12. **CUP 26-031 Trailhead Storage CUP 20-36 Amendment:** James Harrison is requesting a conditional use permit to amend CUP 20-36. The amendment would expand the area of the CUP from the current 10-acre portion of a parcel to include the entire 24.1-acre parcel. This would allow the applicant to install a sign along Highway 55. No additional buildings are proposed. The site, RP16N03E036611, addressed at 11 Coho LN, is located in the SESW Section 3, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

E. FACTS AND CONCLUSIONS – Action Items**:**

- CUP 26-027 Perpetua Laydown Yard
- CUP 26-028 Rocky Mountain Storage South

Agenda subject to change.
Valley County adheres to ADA requirements. If anyone requires an accommodation, please contact our office prior to the meeting.