

Valley County Planning and Zoning Commission

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Ken Roberts, Chairman
Carrie Potter, Vice-Chair

Brad Mabe, Commissioner
Ben Oyarzo, Commissioner
Heidi Schneider, Commissioner

MINUTES

Valley County Planning and Zoning Commission

May 21, 2026

Valley County Court House - Cascade, Idaho

WORK SESSION – 9:00 A.M.

1. **OPEN:** Meeting called to order at 9:00 p.m. by Chairman Roberts. A quorum exists.

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

2. **PUD 26-001 Red Ridge Village – Discussion with Agencies Regarding Possible Impacts and Mitigations:**

The Planning and Zoning Commission held a work session in order to discuss the PUD. The public was invited to attend. Public testimony was not taken.

Applicant's representatives in attendance:

- Christine Richman, planner with GSBS Consulting, Salt Lake City, Utah
- Nicole Hibbert, DF Development
- Teller Bard, civil engineer with Kimley-Horn and Associates INC, Boise, Idaho,
- Josh Gibbons, traffic engineer with Hales Engineering, Lehi, Utah.

Agency representatives in attendance:

- Ryan Garber, McCall Fire Department
- Valerie Greear, Idaho Department of Environmental Quality Water Quality Engineering Manager;
- Dan Smith, Idaho Department of Environmental Quality Senior Water Quality Engineer;
- Vincent Trimboli, Idaho Transportation Department
- Brandon Flack, Idaho Department of Fish and Game Regional Technical Assistance Manager;
- Regan Berkley, Idaho Department of Fish and Game Regional Wildlife Manager;
- Michelle Groenevelt, McCall Community & Economic Development Director;
- Dave Bingaman, Valley County Recreation Director; and
- Kerstin Deitrich, Valley County Road Department.

In addition to agency comment letters, Commissioners received two spreadsheets for review – a

draft tracking spreadsheet and a spreadsheet prepared by developer responding to previous agency comments.

Adams County - Related Comments

Meredith Fisher, Adams County Planning & Zoning Administrator, was unable to attend but submitted a letter dated May 15, 2026. The primary impact to Adams County is the use of Fish Lake Road as an emergency access route. A portion of the road is under County jurisdiction; a private landowner owns a portion as well. They have met with the applicant and believe reasonable mitigation can be achieved by:

- 1) Fish Lake Road brought up to standards as determined by International Fire Code and Adams County.
- 2) The cost of improvement for Fish Lake Road as well as ongoing maintenance should be the responsibility of the developer.

Director Herrick stated there should be a timeline associated with the road improvement. Chairman Roberts stated the private landowner should be included in these discussions and agreement also. Ms. Richman stated there is an ongoing discussion regarding the limited easement that crosses private property. The easement is in review to determine if emergency egress is included. Ms. Richman stated the plan is to bring the road up to emergency egress standards prior to occupancy of Phase 1. An agreement with Adams County and the private landowner would need to be in place before any work began on right of way. This agreement would be included in the development agreement with Valley County. Josh Gibbons and Teller Bard provided additional information. The roadway would only be for emergency egress only emergency egress. A gate meeting International Fire Code (IFC) standards for emergency egress would be installed; this would be an electronic gate that opens automatically.

Director Herrick inquired if West Mountain Road was to be closed due to an emergency, crash, or construction, would this roadway be available?

Ryan Garber, McCall Fire Department, stated the road would be constructed to access road standards which is 20-ft wide and able to support fire apparatus. The gate would meet IFC requirements. The access and water supply shall be in place prior to vertical development.

Ms. Richman stated that requiring the water supply and emergency egress road completed prior to vertical development is acceptable.

Idaho Department of Environmental Quality - Related Comments

The applicant's representatives provided information and responded to questions from Staff and Commissioners. They have met with DEQ. A central waste water and centralized water system is proposed. The water system would meet Class A classification which is suitable for irrigation reuse. During the non-irrigation system, they are looking at a rapid infiltration system. Water rights would be granted by Idaho Department of Water Resources (IDWR). There would be two wells to provide water for domestic use and fire flow. DEQ will review the sewer system, the recharge mechanism, and the reuse mechanism for the treated effluent. The agencies have established processes and requirements for these. A 12–18-month process is expected; there will be varying stages of approval. The applicant has not done a specific analysis of the aquifer. IDWR is currently issuing water rights; the applicant has seen nothing to suggest there is not adequate water in the aquifer. Ms. Richman confirmed that a lack of water would limit buildout. The intent is to have 100% of units on central systems; however, the largest lots on west side of the development may need to be on individual septic and wells. This possibility has been discussed with Central District Health. Chairman Roberts stated concerns include water quality

and quantity and impact on groundwater. Mr. Bard stated Class A treatment recharge is regulated. They have not determined the best treatment system at this time but the method would be enclosed and self-contained and not an open lagoon.

Valerie Greear, Water Quality Engineering Manager, and Dan Smith, Senior Water Quality Engineer, both of Idaho DEQ, provided information and answered questions. They each are involved in the engineering and discharge permits for water and wastewater infrastructure. There are many steps involved in the permitting process. The process includes a facility plan, preliminary engineering report, construction plans, and a technical financial and managerial document for long-term operation of a facility. Concurrently there will be a permit application for the discharge, irrigation reuse, and rapid infiltration process. The applicant will be required to show that there will be no significant impact on groundwater. Focus will include nitrates, viruses, coliform, and phosphorus. There will be a long-term groundwater monitoring requirement, operating plan, and operating manual. All this must be in place prior to recommending removal of sanitary restrictions. The applicant of privately owned systems must demonstrate how a minimum of one year worth of expenses will be maintained. Prior to releasing sanitary restrictions, DEQ wants to see the “backbone infrastructure”, including treatment plant, lift stations, and main collection system for wastewater and wells, storage tanks, etc. for drinking water. The lag between release of sanitary restrictions, building permits, and occupied homes was reviewed; this is included in the design process. The reuse permit process and requirements were discussed. There must be no impact to groundwater. Irrigation must be “just what the crops need” and not exceed the amount of nitrates and phosphorus that the plants can use. Class A water will be sufficient for the proposal. Chairman Roberts asked if there is expertise within DEQ to make recommendations on nitrate and phosphorus or would it be appropriate to have the applicant address this; he does not want to add to the problems on Lake Cascade. Ms. Greear stated she will get back to the Commission with an answer after further review. As part of the reuse and rapid infiltration permitting process, DEQ will ask for additional information including a phosphorus absorption study to determine how much phosphorus the rapid infiltration basins will be able to handle. The permit will establish a concentration limit for nitrogen and probably also for phosphorus. Director Herrick asked the applicant if the intent for the Class A wastewater will be for irrigation, land application, or for infiltration. Mr. Bard responded that the effluent will be treated to the same quality regardless of the method. Ms. Richman stated that Kimley-Horn will be doing multiple studies regarding phosphorus loading as part of the DEQ application process.

There was further discussion between Commissioners, Ms. Richman, and DEQ representatives regarding the long-term operator of the wastewater system. Ms. Richman stated they will take DEQ’s advice for a third-party licensed operator instead of the homeowner association.

Recommended COA – The wastewater system shall have a third-party operator that is not the homeowner association.

Commissioners asked if DEQ has any oversight of Valley County's transfer site. Ms. Greear stated that would not be in her purview. Chairman Roberts stated requirements and capacity does need to be addressed. Director Herrick stated Valley County recently expanded the facility. She will find out what permit(s) required for any further expansion.

Idaho Transportation Department – Related Comments

Mr. Gibbons, representing the applicant, stated Hales Engineering completed the traffic impact study (TIS). There have been coordination meetings with ITD, City of McCall Staff, Valley County Staff, and Valley County Engineer (Parametrix). An updated TIS was completed recently. The City of McCall’s recommended for a revised TIS in five years (2031) is a

reasonable request. The updated study, revised due to previous comments, clarifies reasonings for assumptions, updated models, and added crash data history. New recommendations include

- 1) A dedicated left turn for eastbound traffic at the Highway 55 and Deinhard Lane intersection,
- 2) Northbound and southbound turn lanes at the intersection of Highway 55 and Johnson Lane, and
- 3) Wider radius on curves on West Mountain Road.

The TIS did not analyze Smylie Lane or southbound traffic on West Mountain Road from the site as they do not believe much traffic will go that way. Valley County has stated that at some point Smylie Lane will be paved. New traffic counts and analysis should occur at that time.

Vincent Trimboli stated ITD has received the updated TIS. Additional information on trip capture rates and traffic rates was received last Friday and has not yet been reviewed fully. ITD believes that an agreement on proportional impacts and mitigation can be accomplished. Director Herrick stated that details will be in a development agreement that includes the Board of County Commissioners, Valley County Road Department, and the City of McCall.

City of McCall did submit a letter that includes impacts to intersections within the City of McCall.

Chairman Roberts asked about the traffic volume on Highway 55 between Deinhard Lane and Highway 44; he is concerned about the impact to Highway 55 congestion and safety due to adding another large development in addition to other development occurring. Mr. Trimboli stated that a corridor study between Smiths Ferry and Deinhard has started. The plan is to look at a series of potential mobility and safety improvements. All intersections will be analyzed. The study will determine priorities and type of improvements such as additional turn bays, passing lanes, drainage improvements, shoulder widening, and widening the highway to include a center turn lane between Deinhard Lane and Lake Fork. Improvements would occur over a three to 20-year timeline. A similar study is also occurring on Highway 95, particularly between Payette and Weiser. Mr. Trimboli listed ongoing and planned improvements to Highway 55 including the safety sign in Round Valley, the signal at the Banks intersection, and widening of bridges. Chairman Roberts stated this applicant probably has to help fund a portion of some of the future improvement projects.

Idaho Department of Fish and Game – Related Comments

Ms. Richman stated wildlife and fisheries impacts were considered in the concept plan design. They have talked with IDFG several times, particularly regarding open space and proposed CCRs for both the open areas and residential areas. The draft CCRs will be available for review by IDFG at a future date. IDFG has recommended the applicant also reach out to U.S. Fish and Wildlife Service (USFWS).

Brandon Flack, IDFG Regional Technical Assistance Manager, stated IDFG Staff has met a couple times with the applicant to discuss initial plans. Most IDFG concerns are general in nature. IDFG disagrees with the claims that the area is important winter range for elk or deer. Those animals do migrate through the area but go to lower elevations for the winter. Northern ground squirrels, a threatened species under the Endangered Species Act, are not found at the site. The recommendation to contact USFWS is because IDFG does not have jurisdiction over threatened or endangered species. The impact to downstream water quality and quantity are concerns of IDFG Staff. Private ponds are discouraged due to water quality and quantity concerns. IDFG does not have jurisdiction over the water or land; thus, IDFG collaborates with other agencies and the County to conserve and preserve habitat for fish and wildlife. There is a

mitigation hierarchy. First, if at all possible, avoid impacts. Secondly, minimize impacts. The applicant has done this by clustering development, including natural open space, and implementing best management practices, CCR requirements, landscaping practices, and wildlife friendly fencing. Thirdly, provide compensatory mitigation for the permanent loss of wildlife habitat due to buildings, asphalt, etc. For example, the Avimor developer voluntarily included a wildlife habitat mitigation plan in their development agreement with Ada County. That plan includes an acknowledgement that the project is going to affect habitat, a natural features analysis, and other assessments. The plan created a conservation advisory committee, a conservation and education program, and perpetual compensatory mitigation via a conservation fund. The plan includes construction and timing precautions to minimize effects to wildlife, pest control and invasive weed management plan, a recreation plan, guidelines related to human wildlife interactions, and specifies how the conservation funds are allowed to be used for on-site improvements, community education and outreach, and off-site habitat improvements or land acquisitions and conservation easements. Other developments with Wildlife Mitigation Plans include Dry Creek Ranch and Harris Ranch in Ada County, Bound Creek in Elmore County, and the Mayfield Springs and Mayfield Townsite communities. These all have wildlife habitat mitigation plans with funding mechanisms in place to help offset those impacts.

Regan Berkley, IDFG Regional Wildlife Manager in McCall, stated there are not clearly mapped ungulate migration corridors for this site. Animals do move through this area and use it spring, summer, and fall seasons. In addition to bear-resistant trash cans, a prohibition of feeding wildlife was recommended to the developer similar to restrictions of the City of McCall. Feeding disrupts natural migration patterns.

Mr. Flack responded to questions from Chairman Roberts regarding wildlife habitat mitigation plan and/or a list of things that would be appropriate mitigations. Appropriate minimization methods have been provided to developer including landscaping, wildlife-friendly fencing, trash containers, and outdoor domestic pets. The applicant has not inquired about possible compensatory mitigation at this time. There is a precedent in other places for compensatory mitigation for PUDs, solar, geothermal, and wind developments, data centers, etc. that are permanently removing wildlife habitat. In most of these situations the developer brings this plan as part of a development agreement. A consultant typically writes the plan. The initial funding input is from the developer but the funding mechanism for the conservation fund actually comes from people who live in the community through annual HOA dues. The fund is managed by a third-party manager. A conservation advisory committee includes the developer and HOA representatives.

Commissioner Mabe stated he would be interested in reading an existing wildlife habitat mitigation plan. Director Herrick will obtain some approved plans for review.

City of McCall – Related Comments

Ms. Richman stated they have met with the Mayor, Michelle Groenevelt, the McCall Police Department, and other City of McCall Staff.

Michelle Groenevelt stated City of McCall did submit a letter that includes items to include in a development agreement. Traffic is likely the thing that would impact the City the most. McCall's engineering team has been working with County Staff regarding the TIS. There are three intersections that would fail in terms of level of service; thus, mitigation is required. The three intersections are multi-jurisdictional: City, County, and ITD. As stated earlier, McCall is requesting a five-year update to the TIS as existing conditions will change over time. The city would like the applicant to work with the regional transit organization, especially if work force housing is provided at the development. This would also be a nice amenity for homeowners

and visitors. There is a commitment to work force housing in the application; however, details and tools have not been identified. The development agreement should include these. Ms. Groenevelt replied to questions from Commissioners. The city is working on wildfire mitigation standards and has general standards for mitigation, but have not adopted specific building standards. City Staff have been working with homeowners and HOAs on education and on-ground fire mitigation. PUD regulations allow the ability to require additional requirements, especially areas that are high risk and on the edges of communities. Commissioner Mabe referred to the statement that says the city continues to believe that additional certainty and detail are necessary at the concept stage and ask what specifically is wanted. Ms. Groenevelt referred to the letter and stated bullet points list additional detail desired.

Fire and Emergency Services – Related Comments

Ms. Richman stated they have had several meetings with McCall Fire, Donnelly Fire, and the EMS district. They have identified a need for additional services and additional studies are required.

Ryan Garber, McCall Fire, stated the discussion have involved two main topics:

- 1) Code requirements for infrastructure and development and
- 2) Staffing, buildings, and apparatus needs to provide emergency services.

The next step would be a Public Safety Study to determine staffing requirements for both fire and EMS services and possible funding mechanisms. Growth is limited by State of Idaho Statutes due to limits on levies and property tax funding. The discussions have included how to take on a large development and have adequate staffing.

Ms. Richman recognized the statute limitations on budget growth regardless of the actual increases in taxable value; this is a challenge to County services as well. The ongoing Fiscal and Economic Impact study will calculate the gap and compare when new taxable value come on versus what the service costs might be. She has provided the contact information for the fire and EMS districts and other agencies to BBC Research. There will be more information available at the work session scheduled in June 2026.

Director Herrick explained that Impact Fees were approved for the fire departments. This money is collected at the time of building permit. The funds must be used for capital improvements only, not wages.

Ms. Richman confirmed that there would be fire hydrants throughout the development including the large lots.

Chairman Roberts recommended that the fire department owns the property for additional facilities. Ms. Richman stated one complication to that is that the Valley County Sherrif has requested a Sherrif station within the same facility. No development is proposed in the Donnelly Fire Department service area, only open space.

Commissioners asked how much of land is currently covered by Southern Idaho Timber Protective Association (SITPA). Annual dues would currently be paid to SITPA; how would this development impact SITPA as far as suppression requirements, responsibility, and funding? Ms. Richman will follow up.

Recreation – Related Comments

Ms. Richman stated they have met with Dave Bingaman. Discussions have included trails,

particularly motorized trails and a snowmobile parking area. They are still working on the details, design, and management within the overall snow grooming trail system. Other discussions have focused on public access to the trail system within Red Ridge Village and an additional trailhead. These will be funded through HOA fees to maintain the overall trail system.

Dave Bingaman, Valley County Recreation Director, concurred with these comments. Outdoor recreation drives development in Valley County and is a major contributor to the local economy. How development affects recreation access should be considered throughout Valley County. Recreational access in this area is limited; anything that can improve and maintain historic access is needed. The addition of the Sunflower Flat access would be great winter and summer access. He requested the Commissioner consider permanent recreational easements. Off-road parking for recreational use is a challenge in the West Mountain Road area. He will provide the Commission with a document that shows what he is requesting from the applicant.

Commissioners concurred that adding additional development leads to more people recreating throughout Valley County. Providing a large public parking area and bathroom facilities will benefit both the community and the applicant. Director Bingaman stated the applicant has assured him that the majority of the trails in the development would be public trails for pedestrians and cyclists. Ms. Richman stated that a fee system is in place to offset the operating costs of the County's parking lots; this new snowmobile parking area would become part of that system.

Director Bingaman stated that impacts to West Mountain Road corridor should be considered. This is an important recreational access point for off-road vehicles to get outside of McCall. Traffic and potential road upgrades should be considered.

Ms. Richman confirmed that the plan is for a permanent easement for the snowmobile parking area; both the homeowner association and Valley County would be parties to the easement(s).

Valley County Road – Related Comments

Kerstin Deitrich, Valley County Road Department Director, referred to the previous memo submitted by the Road Department. Parametrix will review the TIS amendment provided by the applicant; it was submitted very recently. The applicant did add a statement into the amendment that when Smylie Lane is paved, access to the south could be studied with new traffic data.

Pathways along West Mountain Road were not in the 2023 Transportation Plan. Primary concerns will be traffic patterns and coordination with City of McCall and ITD. There was additional discussion on corridors for recreationists and county rights-of-way widths. Widths of rights-of-ways may need to be increased throughout Valley County. From a funding perspective, money must be used for roadwork, not recreation or pathways. Additional discussions between the Road Department, Recreation Department, and Board of County Commissioners are needed for planning.

JUB Engineers has been contracted to do a rapid assessment of the Valley County road network; results are expected soon. Smylie Lane has significant issues and is also a recreation access road. Results will be given to the Red Ridge Village developer. There is a prescriptive easement for West Mountain Road through the area of proposed development. Valley County asks for maximum road right-of-way width based on road classification; 100-ft is required for West Mountain Road. This width has been accommodated by applicant in proposed plan. Director Herrick stated the width needs to be able to accommodate space for pathways. Director Deitrich stated additional discussion County road right-of-way widths is

needed. The road, shoulders, drainage, tree removal, and fence relocations need to be addressed. Director Deitrich asked for additional information from Director Bingaman regarding pathways. A grant has been applied for engineering design for the entire West Mountain Road corridor. It is an important corridor to distribute traffic onto roads in addition to Highway 55.

Idaho Power – Related Comments

The PZ Commission has been given a response letter from Idaho Power. Any system upgrades required would be customer funded to ensure costs are not shifted to existing Idaho Power customers. Ms. Richman stated they have met with Idaho Power personnel several times. Power lines inside the development will be underground. Transmission lines will meet Idaho Power standards.

McCall-Donnelly School District – Related Comments

Ms. Richman previously submitted comments from a meeting with the School Superintendent on March 31, 2026. Feedback on the previous agreement for Tamarack Resort included that it was difficult to count school kids associated with Tamarack. Planning and long-term needs of the school district were discussed. A third elementary school would likely be needed in 10-15 years; a site has not been determined.

Next Steps

PZ Staff will insert agency comments into the spreadsheet. Idaho DEQ and Valley County Recreation Department will provide additional information. Ms. Richman will provide an excel document of the spreadsheet provided by the applicant.

Ms. Richman stated that in addition to meeting with the Adams County Planner, they also have met with Adams County Commissioners, mayors of New Meadows and Donnelly, and St. Lukes. Concerns are similar to other concerns documented, including local housing and housing for the construction workforce.

Ms. Richman will reach out to the local transit company to find out what the criteria for creating a new route.

Ms. Richman stated the public safety plan will be underway soon. The RFP and selection process will be run by the McCall Fire and EMS District jointly. Red Ridge Village is on their June 2nd and June 9th agendas. The water availability plan needs internal approval. Ms. Richman will look at examples of wildlife mitigation plans and compare to their current plans.

The next PZ work session is scheduled for June 25, 2026.

Chairman Roberts adjourned the meeting at 11:42 a.m.