

## **Conditions of Approval – June 11, 2026**

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.
5. The final plat shall be recorded within two years, or this permit will be null and void.
6. Sanitary Restrictions must be removed by Central District Health prior to recording the final plat when individual lots are proposed.
7. A letter of approval is required from McCall Fire District.
8. Consider this approval of a variance from the requirement of a full-blown Wildland Urban Interface Fire Protection Plan.
9. Fertilizer on lawns shall be wildlife friendly and not contribute to degradation of water quality.
10. Shall place addressing numbers at the residence and at the driveway entrance if house numbers are not visible from the road. Said numbers shall contrast with their background and be at least three and one-half inches (3 ½-in) height.
11. Standard Plat Notes shall be included on the final plat.
12. CCR's, if recorded, shall include Standard Conditions of Approval for CCRs.
13. A Development Agreement will 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. The Development Agreement will include the following:

**Condition of Approval  
Development Agreement (DA) Outline for Road Mitigation  
- Pine Creek South**

**Purpose:**

To establish terms and responsibilities for road construction, mitigation of impacts, and future utility placement prior to recordation of the final plat.

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**1. Tiered Mitigation Approach**

The DA will address road impacts based on two distinct scenarios:

**Scenario 1 – Initial Access for Four Future Parcels**

- **Scope:** Four future development parcels; each of the future development parcels would have a new DA with a developer. Also allows 4 residential units; 1 on each parcel.
- **Mitigation:**
  - Consider construction impacts of the internal road to existing off-site roads.
  - Determine proportional contributions for road improvements, including temporary measures during construction and pavement.
- **Responsibility:** Developer of Pine Creek South.

## **Scenario 2 – Secondary Access for Woodlands Subdivision Expansion**

- **Scope:** Use of the roads (Stockton, Shiela, Fox Ridge, Deinhard) as secondary access to serve up to 176 residential homes in the east area of Woodlands Subdivision in the City of McCall.
- **Mitigation:**
  - Based on a **traffic impact study** conducted at the time the road becomes secondary access.
  - Developer contribution should be a **proportional share of impact**.
  - Mitigation may be **phased** based on development schedule.
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## **2. Other Key Considerations**

### **1. Utility Placement Timing**

- Electricity, water, and sewer connections should be coordinated with road construction.
- Responsibilities and timing for installation must be clearly defined.

### **2. Future Assigns / Transfers**

- Any obligations under the DA should be **assignable** to subsequent owners or developers (e.g., Pine Creek South or northern developments).

### **3. Performance Bonds**

- Require financial security to ensure road construction, utility installation, and mitigation obligations are fulfilled.

### **4. Road Acceptance**

- County or city must **review and approve the road** for future maintenance.
- Specify conditions for acceptance (e.g., construction standards, inspections, warranty period)

### **5. Alternative Routes** such as Stock DR, Shiela, Fox Ridge and Deinhard.

### **Standard Final Plat Notes**

- Floodplain Note:  
FEMA FIRM panel(s): # \_\_\_\_\_ FIRM effective date(s): \_\_\_\_\_  
Flood Zone(s): Zone \_\_\_\_\_ Base Flood Elevation(s): \_\_\_\_\_ (NAVD'88)  
Flood Zones are subject to change by FEMA & all land within a floodway or floodplain is regulated by Title 9 and Title 11 of the Valley County Code.
- "Declaration of Installation of Utilities recorded as instrument # \_\_\_\_\_."  
(shall reference electrical, phone, and fiber; along with a fire tank maintenance)
- "Declaration of Private Roads recorded as instrument # \_\_\_\_\_." (if applicable)
- "Shared Driveway Maintenance Agreement recorded as instrument # \_\_\_\_\_."  
(if applicable)
- "Wildfire Urban Interface Protection Plan recorded as instrument # \_\_\_\_\_."
- "Development Agreement recorded as instrument # \_\_\_\_\_."
- "CCR's recorded as instrument # \_\_\_\_\_."
- "The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."
- "All lighting must comply with the Valley County Lighting Ordinance."
- "Only one wood burning device per lot."
- "Surrounding land uses are subject to change."
- Note wetlands and riparian area overlays as "no build" area.
- "Easements recorded as instrument # \_\_\_\_\_." (show all easements)

### **Plats with Irrigation Water or within Irrigation District/Company Boundaries:**

- This subdivision is subject to the provisions of Idaho Code Section 31-3805 (1) regarding the delivery of irrigation water.

### **Standard Condition of Approval for CCR recommendation, if recorded:**

1. Shall address lighting, noxious weeds, septic maintenance, wildfire prevention, prohibiting yews in landscaping, dogs being a nuisance to adjacent agricultural uses, and limit each lot to one wood-burning device.
2. Shall provide for long-term maintenance of requirements identified in the Wildland Urban Interface Fire Protection Plan and memorialize any buried tanks and their continued maintenance.
3. Should address whether short-term rentals will be allowed per the HOA.

**FINDINGS OF FACT AND CONCLUSIONS OF LAW BEFORE  
THE VALLEY COUNTY PLANNING AND ZONING COMMISSION**

**SUBJECT: SUB 26-005 Pine Creek Ranch South**

**INTRODUCTION**

This matter came before the Valley County Planning and Zoning Commission on May 14, 2026. The Commission reached a quorum. Commission members in attendance were Ben Oyarzo, Carrie Potter, Heidi Schneider, and Chairman Ken Roberts.

The public hearing was closed, and the matter was tabled to June 11, 2026, at 4:00 p.m.

This matter came before the Valley County Planning and Zoning Commission on June 11, 2026. The Commission reached a quorum. Commission members in attendance were Brad Mabe, Carrie Potter, Heidi Schneider, and Ken Roberts.

Pine Creek Ranch LLC requested a conditional use permit for a subdivision that will contain four-development parcels on 90.87 acres. Permanent public rights-of-way with privately maintained 28-ft wide gravel roads would be platted with the potential to provide emergency access to development within the city of McCall. The site would be accessed from Stockton Court, a public road. The site, addressed at 389 Stockton Court, is parcel RP18N03E154641 in the S ½ Section 15, T.18N, R.3E, Boise Meridian, Valley County, Idaho

The applicant was represented by Craig Groves, Gregg Tankersly of Crestline Engineers, Rob Pair of Crestline Engineers, and Mathew Parks of Clark Wardle LLP.

**FINDINGS OF FACT**

Having given due consideration to the application and evidence presented at the Public Hearing, which is summarized in the Minutes of the Commission's meetings dated May 14, 2026, and June 11, 2026, the Valley County Planning and Zoning Commission hereby made the following findings of fact:

1. The application and submittal information presented at the public hearing meets all the requirements of the Valley County Ordinances as codified in Title 9 of the Valley County Code.
2. The site is within the City of McCall Impact Area.
3. That the existing use of the property is Single-Family Residential Lot with a residence.
4. That the land use categorization in Valley County Code (Table 9-3-1) is as follows:
  - 2. Residential Uses (c) Subdivision for single-family subdivision.
5. That the surrounding land uses are City of McCall boundary with area zoned as Civic (Barbara R Morgan Elementary School and Payette Lakes Middle School) and R4 (Low Density Residential: maximum density of 4 dwelling units per acre – Woodlands No. 2 and Fox Ridge Subdivision and bare land); Single-Family Residential Subdivision (West Place Recorder's Plat); and Agricultural (Bare Forestland).

6. That the proper legal requirements for advertisement of the hearing have been fulfilled as required by the Valley County Land Use and Development Ordinance, Valley County Code, and by the Laws of the State of Idaho.
- A neighborhood meeting is not required for a 4-lot subdivision (VCC 9-5H-1.D).
  - Application Submittals:
    - The application was received from the applicant on February 23, 2026. The WUI short-form was submitted on February 24, 2026.
    - A traffic impact study from September 2025 based on developing the entire 158 acres containing approximately 492 homes was submitted on May 6, 2026.
    - A draft WUI plan that was previously submitted to the City of McCall for both the 90-acre and 68-acre parcels was submitted on May 12, 2026 (Exhibit 6).
  - The City of McCall was sent the application for review on March 10, 2026, and April 14, 2026. The application was emailed to City Clerk BessieJo Wagner, Community & Economic Development Director Michelle Groenevelt, City & Sustainability Planner Meredith Todd, Planning & Building Specialist Rachel Santiago-Govier, GIS Program Manager Yoram Terleth, and McCall Airport Manager Emily Hart.
  - The matter was postponed to May 14, 2026, per Valley County Codes 7-1-9 and 10-1-4
    - VCC 7-1-9 requires a minimum 45-day notice to the City of McCall for development requests within the McCall Area of Impact.
    - VCC 10-1-4 requires subdivision applications for property within one mile outside the limits or impact area of any incorporated city be submitted to city for review. If no recommendation is given by the city council within 45 days of receipt of an application, it will be assumed that there are no issues.
  - Legal notice was posted in the *Star News* on March 19, 2026; March 26, 2026; April 23, 2026; and April 30, 2026.
  - The applicant was notified of the postponement on March 12, 2026. Potentially affected agencies were notified of the postponement on March 12, 2026 (by email), and March 13, 2026 (by mail). Neighbors within 300 feet of the property line were notified of the postponement by mail sent March 13, 2026.
  - On April 22, 2026, the applicant, surveyor, engineer, potentially affected agencies, the City of McCall, and neighbors within 300 feet of the property line were noticed that the meeting start time was 4:00 p.m.
  - The site was posted on April 21, 2026. The meeting time on the sign was corrected to 4:00 p.m. on April 22, 2026.
  - A public hearing was held on May 14, 2026.
  - The public hearing was closed. Commissioners directed Staff to write a proposal that included tiered conditions of approval with options
7. Written testimony was submitted; people testified in favor and in opposition during the public hearing. A comment letter was received from the City of McCall. See the staff reports and minutes of the meetings.

## CONCLUSIONS

The primary purpose of this application is to create a permanent 80' wide public right-of-way with a privately maintained gravel access road. The roadway surface would be 24-ft wide with 2-ft wide gravel shoulders. This would create connectivity to a parcel to north and fulfill the requirement for secondary access should that parcel be developed. An additional road would also provide access.

Based on the foregoing findings, the Valley County Planning and Zoning Commission concludes as follows:

1. Valley County must follow the laws of the State of Idaho and those identified in the Valley County Code.
2. Valley County has opted to substitute traditional zoning with a multiple use zone in which there is no separation of land uses.
3. Valley County has one mixed use zone that is a performance-based ordinance which promotes mitigation of impacts.
4. The proposed use is in harmony with the general purpose of Valley County ordinances and policies and will not be otherwise detrimental to the public health, safety, and welfare.
5. The proposed use is compatible with surrounding land uses. This application had a positive compatibility rating in accordance with Valley County Code Appendices 9-11-1.
6. The proposed use will increase the value to the general public.
  - Additional access for emergency services and traffic circulation.
  - The proposed connections would provide essential secondary emergency access to areas that are currently difficult or impossible for emergency services to reach, thereby improving overall public safety.
  - Plat includes road right-of-way width for a detached pathway for use by pedestrians and bicyclists, a desirable and well-used public amenity in the McCall area.
7. The proposed use will increase the value of private property.
  - The value of the parcel will increase due to the additional building sites.
8. The proposed use will not have an undue adverse impact on the environment.
  - Wetland areas will be delineated and marked as "no-build" areas.
  - Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.
  - Fertilizer on lawns shall be wildlife friendly and not contribute to degradation of water quality.
  - Future building would be required to meet the standards of Valley County Code 9-6-6 Riparian Overlay.
9. The proposed use will not have an undue adverse impact on government services.
  - A development agreement will be required for mitigation of a proportional share of off-site impacts.
  - The proposed connections would provide essential secondary emergency access to areas that are currently difficult or impossible for emergency services to reach, thereby

- improving overall public safety.
  - Engineering plans would be required for review as well as a maintenance or development agreement.
  - Any future development of the four parcels beyond a single-family residential use, would require a new traffic impact study paid for by the future applicant.
  - Any future development of the four parcels beyond single-family residence, would require approval of new development agreements.
  - All structures will be reviewed for FAA 7460-1 submission requirements at the time of building permit due to the proximity to the McCall Municipal Airport.
  - Electricity, water, and sewer connections should be coordinated with road construction to reduce future costs to governmental services.
  - Financial guarantees will be required to ensure road construction, utility installation, and mitigation obligations are fulfilled.
  - Construction standards must meet Valley County Standards.
10. The proposed use is consistent with the Valley County Comprehensive Plan.
- The Plan promotes development near existing infrastructure.
  - This project is in the City of McCall Impact Area where the Comprehensive Plan recommends development occur.
  - Chapter 13 Land Use Goal II is to increase the economic value of privately owned land in Valley County.
11. Valley County should provide varying lot sizes and a mix of housing types.
12. The density is acceptable and meets all standards in the Valley County Code.
- Additional developments will require approval of new subdivision(s).
13. The proposed use has been thoroughly and adequately evaluated. Mitigation measures can effectively ameliorate impacts to adjacent land uses through the conditions of approval.
14. Approval from other agencies will be required prior to recording the final plat.
15. Variation from VCC 9-5A-6: UTILITIES and VCC 10-5-1 STREET AND UTILITY IMPROVEMENTS are part of the permit. No utilities are proposed at this time and the plat shall be marked.
- Direct Access Required: All lots or parcels, for or within conditional uses, shall be provided, or shall have direct access to, utility services including telephone, electrical power, water supply, and sewage disposal.
    - Each future development parcel has direct access.
  - Probability Of Water Supply: Probability of water supply, as referred to in subsection A of this section, can be shown by well logs in the general area or by a determination of a professional engineer, hydrologist, or soil scientist.
    - potable water is not being proposed at this time.
  - Individual Septic Systems: If individual septic systems are proposed to show compliance with sewage disposal requirements in subsection A of this section, sanitary restrictions must be lifted on every lot prior to recordation unless it is designated as a lot where a

building permit will never be issued for a residential unit, such as pasture lot, common area, open space, or a no build lot.

- In the future on the development parcels, central sewer is proposed.
  - Easements Or Rights Of Way: Easements or rights of way shall be set aside or dedicated for the construction and maintenance of utilities in accordance with the provisions of the subdivision ordinance.
    - This is provided in the application.
  - Utility Plan: A utility plan showing the schedule of construction or installation of proposed utilities shall be a part of the conditional use permit.
    - No utilities are provided at this time. Utilities will be placed when the future development parcels are developed.
  - VCC 10-5-1: STREET AND UTILITY IMPROVEMENTS Installation Required: Public street, utility, conduit for fiber optics, and other off site improvements, as hereinafter listed, shall be installed in each new subdivision at the subdivider's expense or at the expense of the party agreeing to install the same, in accordance with the minimum standards set forth below prior to the acceptance of any final plat for recordation, except as provided in subsections C and D of this section. A right of way permit will be required (see section 5-7-2 of this code).
    - Will be provided at the time that the parcels are developed.
  - Declaration Of Installation Of Utilities: A declaration of installation of utilities shall also be recorded. The declaration shall describe the utilities that will be placed by the subdivider, verify when the utilities will be installed and state that Valley County will have no responsibility for the installation or maintenance of utilities. If all utilities are not installed prior to recordation of the plat, a note shall be placed on the face of the plat that states: **"Utilities have not been installed at the time of recordation of this plat"**.
16. Existing wetlands, including a reservoir and ponds, are present on the property and have been delineated. Impacts necessitated by road construction would be permitted through the U.S. Army corps of Engineers. The property has an existing water right.
17. A Traffic Impact Study (TIS) was completed in September 2025 based on developing the entire 158 acres containing approximately 492 homes. A revised TIS will focus on 176 units on 68 acres located in the City of McCall. The final report will address the Stockton 90 secondary access allocating 10% of the traffic generated to exit out of Stockton Court. Any future subdivision of one or more of proposed development parcels would require a new TIS.
18. Kerstin Dettrich, Valley County Road & Bridge Director, stated there are no provisions in place that would discourage addition of 'emergency access' roadway connections, assuming all roadways are constructed to Valley County and McCall Fire standards. The proposed connections would provide essential secondary emergency access to areas that are

currently difficult or impossible for emergency services to reach, thereby improving overall public safety. Engineering plans would be required for review as well as a maintenance or development agreement.

19. Ryan Garber, McCall Fire & EMS, stated the plans attached to the application appear to meet the standards for access roads; however, site verification by MFPD or Valley County Roads Department is recommended before issuance of final plat.
20. Emily Hart, McCall Airport Manager, stated 389 Stockton CT is 1.16 miles from end of Runway 16. East edge of proposed development is 1.4 miles from end of Runway 16. Development Parcels 1-4 are all in the Horizontal Surface. Pre-screening is recommended for required FAA 7460-1 submission for both proposed lots / building envelopes and notice of proximity to the McCall Municipal Airport.
21. City of McCall stated the city recognizes the importance of coordinated review for development with the McCall Impact Area to ensure consistency with long-range planning objectives, infrastructure capacity, and orderly extension of municipal services. They made the following comments received on May 4, 2026:
  - The proposed road will connect with the city's roadway network. The City received an application for a new PUD for the parcel to the north of this development proposing 176 new dwelling units currently named "Woodlands 3". A Traffic Impact Study has not been completed. Even though they support interconnected street networks and coordinated access planning, they have questions regarding timing, surfacing, and maintenance.
  - The proposed road sections appear to meet the city's gravel road standards, except for a missing geotextile fabric layer. But this is not a concern until they are annexed into the city and they would have to reconstruct to a paved surface. They are also off-center of ROW. This road would act as the secondary access to a prop
  - The subdivision lacks specificity and predictability; therefore, the city is not currently supportive of the application.
22. West Place subdivision is a Recorder's Plat that provided multiple future access points to this parcel. The plan was to continue Stockton CT, Sheila DR, and Knights RD for future access.
23. VCC 7-1-5: APPLICATION FOR ANNEXATION REQUIREMENT:  
When property located within the McCall impact area is contiguous to the City of McCall and the owner or their agent desires to change the principal land use, the owner must first apply for annexation into the city. A property owner may not purposefully circumvent this requirement by creating a strip of undeveloped land, as determined by the administrator of Valley County. If the annexation is denied, then the owner may proceed with an application to Valley County in accordance with this agreement.
  - This is not a change in the principal land use. The site currently has a residence on-site.
  - The current land use of the site is residential. The proposed use is also residential. Thus, a land use change is not requested and VCC 7-1-5 does not apply.
  - Applicant was recently denied annexation into the sewer district.
24. VCC 7-1-10: PUBLIC IMPROVEMENT STANDARDS:  
All public improvements within the City of McCall impact area should be designed and constructed according to the city standards for future annexation consideration when

appropriate. Valley County should consider adopting City of McCall public improvement standards for use within the impact area if changes or annexation are requested. City of McCall water and sewer service may be available subject to City of McCall service extension policies and city code requirements being met. All costs associated with upgrading or extending main lines and/or connecting to city services will be paid by the landowner or developers according to the city code and fee schedule.

- An 80' right-of-way with pathway is proposed to connect with a similar ROW in the city.
- Sewer in this area is provided by Payette Lakes Recreational Sewer and Water District.
- Water would require annexation into the city of McCall.

25. VCC 10-4-4: STREETS:

B. Arrangement Of Streets: The arrangement of streets in a subdivision shall either:

1. Provide for the continuation or appropriate projection of existing streets in surrounding areas; or
2. Conform to a plan for the neighborhood approved or adopted by the commission to meet a particular traffic, circulation or topographic condition.

F. Street Layout: Street layout shall provide for reasonable development of adjoining areas and the entire neighborhood, and shall provide for the following:

1. Adequate access within a public right of way to adjoining lands when there may be future development.

- This development provides for continuation of streets to adjoining lands.

27. Wildland Urban Interface Protection Plan information:

| DATE              | SUBMITTAL                                                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| February 23, 2026 | Application submitted to Staff. Did not include a WUI plan.                                                                                                                                                               |
| February 24, 2026 | WUI short-form submitted by Crestline Engineers INC                                                                                                                                                                       |
| March 11, 2026    | Mara Hlawatschek, Valley County Wildfire Mitigation Director, stated the proposal does not meet the requirements for exemption to VCC 10-7-2. Thus a full WUI plan is required.                                           |
| May 11, 2026      | Mara Hlawatschek, Valley County Wildfire Mitigation Director, revised previous comments and stated once the parcels are further developed or proposed for residential development, a WUI plan is recommended. (Exhibit 1) |
| May 12, 2026      | Crestline Engineers INC submitted the Draft WUI plan that was previously submitted to the City of McCall for both the 90-acre and 868-acre parcels. (Exhibit 6)                                                           |

- A Wildland Urban Interface Fire Protection Plan (short form) was submitted. (A site specific WUI will be submitted for each future development parcel.

## ORDER

The Valley County Planning and Zoning Commission, pursuant to the aforementioned, orders that the application of Pine Creek Ranch LLC for SUB 26-005 Pine Creek Ranch South Subdivision as described in the application, staff reports, correspondence, and minutes of the meetings be approved.

**Special conditions applied to the proposed use are:**

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
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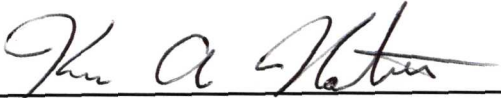
**NOTICE OF FINAL ACTION AND  
RIGHT TO REGULATORY TAKING ANALYSIS**

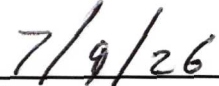
The Applicant is hereby notified that pursuant to Idaho Code §67-8003, an owner of real property that is the subject of an administrative or regulatory action may request a regulatory taking analysis. Such requests must be in writing and must be filed with the Valley County Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

**Please take notice** that if this is a decision of the Planning and Zoning Commission it can be appealed to the Valley County Board of Commissioners in accordance with Valley County Code 9-5H-12. The appeal should be filed with the Valley County Planning and Zoning Administrator within ten days of the decision.

**Please take notice** that if this is a decision of the Board of County Commissioners it is a final action of the governing body of Valley County, Idaho. Pursuant to Idaho Code §67-6521, an affected person i.e., a person who has an interest in real property which may be adversely affected by the issuance or denial of the application to which this decision is made, may within twenty-eight (28) days after the date of this Decision and Order, seek a judicial review as provided by Chapter 52, Title 67, Idaho Code, after seeking reconsideration within 14 days in accordance with Valley County Code 9-5H-13 and Idaho Code §67-6535 .

**END FACTS AND CONCLUSIONS**

  
\_\_\_\_\_  
Valley County Planning and Zoning Commission Chairman

  
\_\_\_\_\_  
Date

# Valley County Planning and Zoning Commission

PO Box 1350 • 700 South Main Street  
Cascade, ID 83611-1350



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Email: [cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)

Ken Roberts, Chairman  
Carrie Potter, Vice-Chair

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

## MINUTES

Valley County Planning and Zoning Commission  
May 14, 2026  
Valley County Court House - Cascade, Idaho  
PUBLIC HEARING - 4:00 p.m.

**A. OPEN:** Meeting called to order at 4:06 p.m. by Chairman Roberts. A quorum exists.

|                                    |         |
|------------------------------------|---------|
| PZ Director – Cynda Herrick:       | Present |
| PZ Commissioner – Brad Mabe        | Excused |
| 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 |

**B. MINUTES:** Commissioner Schneider moved to approve the minutes of March 31, 2026; April 9, 2026; and April 21, 2026. Commissioner Potter seconded the motion. Motion passed unanimously.

### C. OLD BUSINESS:

- 1. SUB 25-003 Tamarack Resort Phase 3.7 Buttercup Villas – Final Plat:** Tamarack Resort Two LLC is requesting is requesting final plat approval. The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit. Original approval was for 10-lot single-family residential lots, an open space lot, and recreational easements. Clearwater Court (private) would be extended to access these lots. The site is a 4.3-acre portion of parcel RP00515006000B in the NESW Section 32, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Not a public hearing. Action Item. *Postponed from March 12, 2026, on request of applicant.*

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 reports, displayed plat and the GIS map on the projector screen, and summarized the following exhibits:

- Exhibit 1** – Paul Ashton, Parametrix and Valley County Engineer, recommended approval of the grading and drainage plans and drainage calculations. (April 1, 2026)
- Exhibit 2** – Paul Ashton, Parametrix and Valley County Engineer, did not review the final plat. (May 7, 2026)

Chris Kirk, planning consultant for Tamarack Resort, concurred with staff report and conditions. He responded to questions from Commissioners. The recreational easement is for residents and is an existing bike trail that will be relocated. The easement accesses Tamarack property and eventually State Land. Sanitary restrictions will be lifted prior to final plat recordation.

Chairman Roberts closed the public hearing. The Commission deliberated. LIDs and development agreement requirements were discussed.

Commissioner Schneider moved to approve the conditional use permit and preliminary plat for SUB 26-004 Orange Sky Subdivision with the stated conditions. Commissioner Oyarzo seconded the motion.

There was addition discussion on the standards of approval as listed in the Staff Report. The proposal meets the minimal standard requirements for lot size, density, and access to a public road. Chairman Roberts had concerns regarding Standard No. 3 referring to adverse impact to adjoining properties. However, Valley County Code does allow one-acre splits. He stated Idaho State law requires residences must hook up to sewer if a sewer district ever has service in this area. There was further discussion on this matter.

Commissioner Schneider amended the motion to include the following condition of approval:

**COA:** Must hook up residences to central sewer and/or water when available in the area.

Commissioner Oyarzo seconded the amended 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.

*Short recess to 6:02 p.m.*

5. **SUB 26-005 Pine Creek Ranch South Subdivision - Preliminary Plat:** Pine Creek Ranch LLC is requesting a conditional use permit for a subdivision that will contain four-development parcels on 90.87 acres. Permanent public rights-of-way with privately maintained 28-ft wide gravel roads would be platted with the potential to provide emergency access to development within the city of McCall. The site would be accessed from Stockton Court, a public road. The site, addressed at 389 Stockton Court, is parcel RP18N03E154641 in the S ½ Section 15, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. *Postponed from April 9, 2026.*

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 site, GIS map, and plat on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Mara Hlawatschek, Valley County Wildfire Mitigation Director, stated since developable lots are not proposed at this time, A WUI plan is not currently recommended. Once the parcels are further developed or proposed for residential development a WUI plan is recommended. (May 11, 2026)
- **Exhibit 2** – Kerstin Dettrich, Valley County Road & Bridge Director, responded to a May 13, 2026, email from Laurence Huie. (May 14, 2026)
- **Exhibit 3** – Paul Ashton, Parametrix and Valley County Engineer, described requirements for further review and approval. (May 7, 2026)
- **Exhibit 4** – Craig Groves submitted an application statement. (May 11, 2026)
- **Exhibit 5** – Craig Groves submitted Payette Lakes Recreational Water and Sewer District's (PLRWSD) technical memos from April 30, 2025, and June 28, 2021. (May 11, 2026)
- **Exhibit 6** – Gregg Tankersley, Crestline Engineers INC, submitted the Draft Wildland Urban Interface Fire Protection Plan (WUI) that was previously submitted to the City of McCall for the subject property and the adjacent 68 acres. (May 12, 2026)
- **Exhibit 7** – Sonja and Mark Engibous, full-time residents of The Woodlands, are opposed. (May 8, 2026)
- **Exhibit 8** – Brad and Tracy Brault, 669 Koski Drive, are opposed. (May 10, 2026)

- **Exhibit 9** – David and Jessica Argon are opposed. (May 13, 2026)
- **Exhibit 10** – Shealyn and Andre Mascheroni, Woodlands Drive, are opposed. (May 13, 2026)
- **Exhibit 11** – Pat and Kim Allen, 650 Stockton Drive, are opposed. They submitted their compatibility evaluation. (May 12, 2026)

Director Herrick stated some exhibits are over one page in length. Therefore, the Commission must determine whether they will be accepted into the record. Submitted exhibits over one page are from both the public and from the applicant. Commissioners agreed that they would accept all 11 exhibits into the record, waiving the one-page limitation.

Staff used the GIS map to show the overall area and the site. The proposed road would provide secondary access for circulation and emergency access for a parcel within the City of McCall. Future development would require a subdivision application and plat. If the Pine Creek South Subdivision plat is approved, each development parcel would be allowed to have one single-family residence. However, the intent is for future development of the four proposed development parcels.

The WUI plan was discussed. Ms. Hlawatschek originally stated a full-blown plan was required. After further review and discussion, she has determined that one is not necessary at this time.

Chairman Roberts asked for the applicant's presentation.

Gregg Tankersly, Crestline Engineers, McCall, represented the applicant. Director Herrick did a good job explaining the project. The proposed design would minimize impacts and conserve environmental features, including wetlands. It would provide a permanent public road right of way for emergency purposes. Any developments with more than 30 properties are required to have multiple access points according to Fire Code. This proposal is a result of the 90-acre parcel not being annexed into the sewer district. The parcel to the north is within both city limits and Payette Lakes Recreational Water and Sewer District (PLRWSD) boundary. It did not make sense to create one-acre lots when existing zoning suggests a higher density and sewer is available nearby. The Impact Area boundary was also recently modified, and the jurisdiction was changed to Valley County. The applicant and representatives met with Valley County Planning and Zoning and Road Department Staff as well as McCall Fire prior to submittal of this application. This proposal does not connect to The Woodlands. That would be permitted by the City of McCall. Impacts to the road system would be minimal at this time. There would only be four homesites until future applications are submitted and approved for additional development. The draft WUI plan (**Exhibit 6**) was not part of the application as it was created for a much larger project. They have studied the impacts of potential wildfires in the area. It may not make sense to implement this draft WUI in entirety due to change in number and size of lots.

Road construction timeline is not set; the plat would preserve the right to construct it. Construction may be dependent on approval of other application(s). Utilities would not be added at this time. The proposed road location is in the same location as presented to the sewer district. An 80-ft road right-of-way is proposed instead of the 70-ft minimum to provide room for a separate pedestrian pathway.

Chairman Roberts opened the public hearing and asked for proponents.

Kyle Kirby, McCall, is local business owner and supports the secondary access road. This is an important part of infrastructure planning. This proposal would help with housing needs.

Chairman Roberts asked for undecided. There were none.

Chairman Roberts asked for opponents.

McCall Keller, 751 Stockton Drive, the developer has stated his plans to send 100% of construction traffic down Stockton Drive. There are many young kids that live on and use Stockton Drive; the road was not designed to handle greater traffic. This proposal would result in Stockton Drive becoming a construction thoroughway for 20+ years.

John Riggins, 662 Koski Drive, was concerned about the overall development that would result if this proposal is approved. How can the road be a secondary access road if is not going to connect to roads within The Woodlands. Negative impacts include dust, noise, and traffic; there would be cumulative and incremental impacts.

Doug Campbell, 648 Brady Drive, stated neither a developer nor existing owners should harm the other's private property rights. The proposed gravel access may or may not satisfy the definition of a secondary access road with an "all weather surface". If constructed, the road should be paved, not gravel. There is need for an integrated solution; the current process is adversarial between City of McCall and Valley County. A team consisting of McCall, Valley County, and community citizens would lead to an amicable solution. Safety is most important consideration. The Woodlands was developed without any secondary access; having 118 homes on one access road is not safe. This was either an oversight or negligence.

Marcia Witte, 669 Woodlands Drive, stated the application is incomplete. There was no traffic impact study despite the proposed connections to a proposed 176-unit subdivision and to The Woodlands. A WUI was not submitted. The connectivity has not been approved nor supported by the City of McCall. The proposal is not good for the County as there would be no improvements to existing county roads. It is not clear the applicant would ever be required to contribute given the piecemeal approach to development in which each piece may not meet a threshold for proportional impact that merits road improvement. The application contained no details regarding an enforceable maintenance agreement for the proposed road. The application does not appear to meet standards of approval of Valley County Code 9-5-2B3. The road does not seem to result in increase in value of private property. The increased traffic would result in undue adverse impacts on adjoining properties. The project may create undue adverse impacts on governmental services if the proposed road is not maintained and if Stockton Drive needs further maintenance and improvement as a result of this project. The developer purchased property with the intent to build a large subdivision in an area that does not have adequate road access. He is trying to squeeze the traffic through two local streets in quiet neighborhoods that were not built to accommodate this volume of traffic. This is counter to the Valley County Comprehensive Plan goal of retaining the rural and small-town character. The proposal presents a disjointed approach to planning and is counter to the Comprehensive Plan goal of managing growth and development while protecting quality of life with a specific objective of fostering collaboration with other regional partners and neighboring communities to address growth and development effectively. There are impacts across both jurisdictions, however, this process is a disjointed, piecemeal approach to planning.

Donna Bush, 659 Brady Drive within The Woodlands, stated there is not a clear and complete picture on how the development will affect the area. There would be long-term consequences for city and county residents. A traffic impact study was not submitted. The roads within The Woodlands were not designed for heavy traffic, especially in the winter. Impacts do not stop at jurisdictional boundaries. The entire development and both parcels should be reviewed together.

Melissa Daniels, 656 Brady Drive within The Woodlands, was confused if the Commission is considering this a four-lot subdivision or a parcel with an 80-ft road right-of-way for access to

other parcels. The ramifications are different. It is known that the applicant wishes to further develop the parcel, not just a total of four homes. It is a piecemeal approval to approve a road before future development plans are known.

Mark Engibous, 646 Brady Drive, was also unclear how adding 176 additional units and one roadway helps the access problem. He concurred with sentiments of neighbors opposed to the project, particularly safety. Emergency services will use the shortest route; this would not be Stockton Drive / Blvd.

Pam Wissenbach, 280 May Road, stated this access road may not be needed as the City of McCall has not approved the proposal for the adjacent property owned by the applicant. The proposal would change the rural feel in the West Place neighborhood. Stockton Drive is in poor shape with blind spots. There are too many unknowns in this application, including future development.

Mike Wisenbach, 280 May Road, concurred with previous opposition. Approval would result in adverse undue impacts. Planning should take into cumulative impacts the application would have; however, there is not enough information to determine possible cumulative impacts.

Karl Lindstrom, 650 Woodlands Drive, concurred with previous comments in opposition. The primary purpose of this application is to meet the secondary access requirements for The Woodlands 3 proposed application. The application should include impacts to existing Woodlands 1 and 2. The McCall City Council said the County does not listen to the City Council nor Staff. Both jurisdictions should work together. Mr. Groves does have a right to develop the property he owns; however, this project is too broad.

Dave Carter, 656 Douglas Drive in The Woodlands, referred to the recent severe reduction in the McCall Area of Impact boundary. There is not enough information to make a decision. He previously met with Mr. Groves but never got anything concrete. If approved, the County should require rigorous paperwork and cash in escrow to make sure things are completed.

Pat Allen, 650 Stockton, stated Stockton Drive was created by plowing a roadway. Stockton Drive has not been improved and is very rough. The County plows about three times per year. He is concerned about the impact including the heavy proposed construction vehicles. What will the development lots be used for in the future. The proposed high density and increased traffic will affect the area.

Todd McKenna, 659 Douglas Drive, concurred with previous comments. Unlike the surrounding developments, this proposal would affect other neighborhoods in the area.

Dawn Matus, 618 Woodlands Drive, stated there are lots of reasons to be uncomfortable with the future impacts of this proposal. An impact study should be done as there is much reference to future residential construction. The Commissioners have been asked to approve the foundation for future development.

Chairman Roberts asked for rebuttal from the applicant.

Director Herrick stated, for the record, that she met with City of McCall Staff, including Stewart, Groenevelt, and Todd, approximately a month ago; Valley County Road Director has also.

Mathew Parks of Clark Wardle LLP, Boise, represented the applicant and stated that people have raised valid concerns. This application is for four lots; it is not for a development within the City of McCall. The jurisdictions do need to work together. A future development would require

an addition hearing and more details. The applicant is working with the City of McCall to see how the road connection will work. This road will not connect to the Woodlands unless approved by the City of McCall. An 80-ft road right-of-way would be needed in the future. Opponents addressed planning and safety. As indicated by the McCall Fire Department, this road will help safety concerns.

Mr. Parks responded to questions from Commissioners and stated that this is a unique situation due to multiple jurisdictions, including Valley County, City of McCall, and PLRWSD. The road could be used for recreational use or to future develop the four development parcels even if the parcel to the north does not receive development approval by the City of McCall. If additional development is not approved in the McCall parcel, the constructed roadway would likely be much smaller but would still provide connectivity.

Possible septic system sites are not currently being monitored for the four proposed development parcels. Future development would require additional applications to either Valley County or the City of McCall. There is currently one residence on the parcel. The roadway could provide emergency access for the existing Woodland developments. Director Herrick pointed out existing stubbed access points for future development.

Mr. Parks stated the proposal would benefit the community by providing access and connectivity. Long-term buildout is planned. Connections to PLRWSD sewer services are currently limited to one hook-up per acre. The applicant is trying to address concerns of the various agencies.

Craig Groves, applicant, responded to questions from the Commissioners. If the application submitted to McCall is denied or not accepted, he will need to sell the parcels. Therefore, he would need to construct the road to access these parcels. The road would exceed minimum Valley County Road Standards.

Mr. Tankersly, Crestline Engineers, responded to questions from Commissioners. He has been working on this project site since 2021. A traffic impact study (TIS) was provided to the City of McCall. It was further refined and based on the development proposal for entire development and both parcels owned by the applicant. The current proposal to McCall has been reduced to 68 acres in City of McCall; the third version of TIS is being worked on. To provide water, the property would need to be annexed into the City of McCall. A water model has been done and included fire hydrants; an updated model is in the process. Annexing into the city does not make sense for the 90-acre [SUB 26-005] since the site cannot currently get sewer services. Therefore, development would be limited to a minimum of one-acre lots.

Director Herrick stated that Valley County Code says a conditional use permit is good for one year or up to five years. Proposed condition of approval currently states the plat is to be recorded within two years. Road construction could either be built or financially guaranteed.

Rob Pair, Crestline Engineers, stated that the ground water monitoring for spring 2026 may not be accepted by Central District Health; another year of monitoring may be required. Sanitary restrictions were discussed further. For now, sanitary restrictions would be in place. The four future development parcels would need sanitary restrictions to be released if ever developed.

Chairman Roberts closed the public hearing. The Commission deliberated. Director Herrick described a similar conditional use permit for Herrick Court [CUP 20-32] that permitted a 70-ft road right-of-way for access to larger parcels. The plat has not been finalized.

Commissioner Schneider stated it is hard to separate if the approval would be for a right-of-way for future development versus a shared roadway to four parcels. The conditions of approval would look very different for each.

Chairman Roberts stated a possible condition of approval would be to reserve the right of the PZ Commission to add conditions.

Commissioner Potter stated the impact to neighbors is different for the two scenarios.

Commissioner Schneider stated a secondary access is needed for safety of the neighborhoods. She agreed that the two scenarios would have different impacts and result in different development agreements.

Director Herrick recommended the Commission look at this application as it is proposed, a secondary access to future development in McCall. If that development does not get approval, the applicant plans to sell the four parcels for development by someone else. The road would be an ingress-egress road for secondary access for a future development within the City of McCall. It would be a 80-ft wide right-of-way, 24-ft graveled road with 2-ft shoulders, until such time the area is annexed into City of McCall or a future development application is submitted. At this time, the roadway would be reviewed again. Director Herrick stated the Commission can recommend specific items to be within the development agreement. The Valley County Road Director and Engineer will review the traffic impact study and number of trips in the area.

The overall area was reviewed on the GIS map. The condition of roads in the area was discussed; it is likely no roads within West Place Subdivision are built to County standards at this time. Commissioners concurred that significant improvements to Stockton Drive would be required. Would Stockton Drive need to be improved to Valley County Standards? Not all the lots would be using Stockton Drive at this time.

Chairman Roberts asked if the Commissioners want more information at this time. Commissioner Potter has enough information and stated a development agreement would be required. There was discussion on a possible condition of "If this road is used for a development within the city of the McCall, these would be our recommendations..."

Chairman Roberts recommended that the Commission direct staff to come up with a proposal to review in writing that includes tiered conditions of approval with options and different levels of approval. Concerns should be incorporated. Tiered approaches would be: 1) if road built, 2) if road only accesses four lots, and 3) if road is used to access development within the City of McCall.

Chairman Roberts stated the Constitution and laws of State and Valley County do permit for development but allow for mitigation of impacts. Is the proposed land use acceptable? The Commission must balance rights of landowners and citizens. Chairman Roberts does not believe that Staff's recommendations and options would be considered new information; thus, additional testimony would not be taken unless new information is added to the record.

Commissioner Potter moved to table SUB 26-005 Pine Creek Ranch South Subdivision to June 11, 2026, at 4:00 p.m. Commissioner Schneider seconded the motion. Motion carried unanimously.

8:12 p.m.

## Valley County Planning and Zoning

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|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>STAFF REPORT:</b>                   | SUB 26-005 Pine Creek Ranch South Subdivision - Preliminary Plat                                                        |
| <b>MEETING DATE:</b>                   | May 14, 2026                                                                                                            |
| <b>TO:</b>                             | Planning and Zoning Commission                                                                                          |
| <b>STAFF:</b>                          | Cynda Herrick, AICP, CFM<br>Planning and Zoning Director                                                                |
| <b>APPLICANT /<br/>PROPERTY OWNER:</b> | Pine Creek Ranch LLC<br>517 E Parkcenter Blvd Apt 203, Boise ID 83706                                                   |
| <b>SURVEYOR:</b>                       | NV5<br>690 S Industry Way Suite 120, Meridian ID 83642                                                                  |
| <b>ENGINEER:</b>                       | Crestline Engineers INC<br>PO Box 2330, McCall, ID 83638                                                                |
| <b>LOCATION:</b>                       | 389 Stockton Court<br>Parcel RP18N03E154641 in the S ½ Section 15, T.18N, R.3E,<br>Boise Meridian, Valley County, Idaho |
| <b>SIZE:</b>                           | 90.87 acres                                                                                                             |
| <b>REQUEST:</b>                        | Single-Family Residential Subdivision – 4 Residential Lots                                                              |
| <b>EXISTING LAND USE:</b>              | Single-Family Residential Lot with a Residence                                                                          |

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Pine Creek Ranch LLC is requesting a conditional use permit for a four-development parcel subdivision on 90.87 acres. The site is located in the City of McCall Impact Area.

The primary purpose of this application is to create a permanent 80' wide public right-of-way with a privately maintained gravel access road. The roadway surface would be 24-ft wide with 2-ft wide gravel shoulders. This would create connectivity to a parcel to north and fulfill the requirement for secondary access should that parcel be developed. An additional road would also provide access.

The owner(s) would be responsible for maintaining both proposed roadways while the right-of-way will be dedicated or deeded to Valley County.

Four development parcels are remnants of the road design process and it is not the intent to provide housing options inside of the development parcels. Development Parcel 2 includes an existing residence, well, septic system, and outbuildings. Each new parcel would have available one single family residence until a new subdivision plat was entitled through a platting process.

Variances from VCC 9-5A-6: UTILITIES and 10-5-1 Street and Utility Improvements are part of the permit. No utilities are proposed at this time and the plat shall be marked.

**9-5A-6: UTILITIES:**

- A. *Direct Access Required: All lots or parcels, for or within conditional uses, shall be provided, or shall have direct access to, utility services including telephone, electrical power, water supply, and sewage disposal.*
- D. *Individual Septic Systems: If individual septic systems are proposed to show compliance with sewage disposal requirements in subsection A of this section, sanitary restrictions must be lifted on every lot prior to recordation unless it is designated as a lot where a building permit will never be issued for a residential unit, such as pasture lot, common area, open space, or a no build lot.*

**10-5-1: STREET AND UTILITY IMPROVEMENTS are requested.**

- A. *Installation Required: Public street, utility, conduit for fiber optics, and other off site improvements, as hereinafter listed, shall be installed in each new subdivision at the subdivider's expense or at the expense of the party agreeing to install the same, in accordance with the minimum standards set forth below prior to the acceptance of any final plat for recordation, except as provided in subsections C and D of this section. A right of way permit will be required (see section 5-7-2 of this code).*
- D. *Declaration Of Installation Of Utilities: A declaration of installation of utilities shall also be recorded. The declaration shall describe the utilities that will be placed by the subdivider, verify when the utilities will be installed and state that Valley County will have no responsibility for the installation or maintenance of utilities. If all utilities are not installed prior to recordation of the plat, a note shall be placed on the face of the plat that states: "Utilities have not been installed at the time of recordation of this plat".*

A Wildland Urban Interface Fire Protection Plan (short form) was submitted. A variance from the requirement of a full plan may be needed since the developer does not intend to create housing options at this time.

**VCC 10-7-4.B.4**

4. *Exceptions: Proposed administrative plats of less than five (5) lots and proposed subdivisions with lands less than twenty percent (20%) "forested" (see definition in section 10-7-2 of this chapter) are exempt from the professional requirement. For proposed subdivisions fitting these descriptions, the developer shall complete the plan (see the fire protection form). The plan for an administrative plat can be approved by the administrator upon receiving an approval letter from the Valley County Wildfire Mitigation director in conjunction with the applicable fire district.*

Existing wetlands, including a reservoir and ponds, are present on the property and have been delineated. Impacts necessitated by road construction would be permitted through the U.S. Army corps of Engineers. The property has an existing water right.

The site is accessed from Stockton Court, a public road.

**FINDINGS:**

1. A neighborhood meeting is not required for a 4-lot subdivision (VCC 9-5H-1.D).
2. Potentially affected agencies were notified on March 10, 2026. Neighbors within 300 feet of the property line were notified by fact sheet sent March 10, 2026. The notice and application were posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on March 10, 2026.
3. The City of McCall was sent the application for review on March 10, 2026, and April 14, 2026. The application was emailed to City Clerk BessieJo Wagner, Community & Economic Development Director Michelle Groenevelt, City & Sustainability Planner Meredith Todd, Planning & Building Specialist Rachel Santiago-Govier, GIS Program Manager Yoram Terleth, and McCall Airport Manager Emily Hart.
4. The matter was postponed to May 14, 2026, per Valley County Codes 7-1-9 and 10-1-4

5. Legal notice was posted in the *Star News* on March 19, 2026; March 26, 2026; April 23, 2026; and April 30, 2026.
6. The applicant was notified of the postponement on March 12, 2026. Potentially affected agencies were notified of the postponement on March 12, 2026 (by email), and March 13, 2026 (by mail). Neighbors within 300 feet of the property line were notified of the postponement by mail sent March 13, 2026.
7. On April 22, 2026, the applicant, surveyor, engineer, potentially affected agencies, the City of McCall, and neighbors within 300 feet of the property line were noticed that the meeting start time was 4:00 p.m.
8. The site was posted on April 21, 2026. The meeting time on the sign was corrected to 4:00 p.m. on April 22, 2026.
9. Additional Applicant Submittal:

Craigs Groves provided information on Traffic Impact Studies (TIS). A TIS was completed in September 2025 based on developing the entire 158 acres containing approximately 492 homes. A revised TIS will focus on 176 units on 68 acres located in the City of McCall. The final report will address the Stockton 90 secondary access allocating 10% of the traffic generated to exit out of Stockton Court. Any future subdivision of one or more of proposed development parcels would require a new TIS. (May 6, 2026)

10. Agency comment received:

Kerstin Dettrich, Valley County Road & Bridge Director, stated there are no provisions in place that would discourage addition of 'emergency access' roadway connections, assuming all roadways are constructed to Valley County and McCall Fire standards. The proposed connections would provide essential secondary emergency access to areas that are currently difficult or impossible for emergency services to reach, thereby improving overall public safety. Engineering plans would be required for review as well as a maintenance or development agreement. (April 2, 2026)

Megan Myers, Valley County Communications Supervisor, and Laurie Frederick, Valley County Cadastral Specialist III, approve of the road name Pine Creek Drive. However, both are concerned with duplication of property addresses along Stockton Drive, Stockton Court, and the proposed Stockton Boulevard. (February 27, 2026; March 2, 2026)

Emily Hart, McCall Airport Manager, stated 389 Stockton CT is 1.16 miles from end of Runway 16. East edge of proposed development is 1.4 miles from end of Runway 16. Development Parcels 1-4 are all in the Horizontal Surface. Pre-screening is recommended for required FAA 7460-1 submission for both proposed lots / building envelopes and notice of proximity to the McCall Municipal Airport. (March 11, 2026)

Mara Hlawatschek, Valley County Wildfire Mitigation Director, stated the proposal does not meet the requirements for an exemption to VCC 10-7-2. Thus, a full Wildland Urban Interface Fire Protection Plan is required. (March 11, 2026)

Brent Copes, Central District Health, stated additional information is required before CDH can comment. (March 27, 2026)

Ryan Garber, McCall Fire & EMS, stated the plans attached to the application appear to meet the standards for access roads; however, site verification by MFPD or Valley County Roads Department is recommended before issuance of final plat. Relevant codes are attached. (March 18, 2026)

Brandon Flack, Idaho Fish and Game Regional Technical Assistance Manager, submitted general recommendations for subdivisions, which include controlling pets, vegetative recommendations, prohibiting feeding of wildlife, riparian barriers around wetlands, pond requirements, and wildlife friendly fencing. (November 21, 2024)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, solid waste, hazardous waste, water quality, ground water contamination, and best management practices. (May 4, 2026)

Michelle Groenevelt, McCall Community & Economic Development Director, responded to questions from Director Herrick concerning annexation. The City of McCall's annexation process would begin with a meeting with the City Planner. The application fee is \$2000, and consideration is based on City Code, the Comprehensive Plan, and State Code provisions. Annexation into the sewer district requires annexation into City limits. (April 16, 2026)

City of McCall stated the city recognizes the importance of coordinated review for development with the McCall Impact Area to ensure consistency with long-range planning objectives, infrastructure capacity, and orderly extension of municipal services. They made the following comments received on May 4, 2026:

1. The proposed road will connect with the city's roadway network. The City received an application for a new PUD for the parcel to the north of this development proposing 176 new dwelling units currently named "Woodlands 3". A Traffic Impact Study has not been completed. Even though they support interconnected street networks and coordinated access planning, they have questions regarding timing, surfacing, and maintenance.
2. The proposed road sections appear to meet the city's gravel road standards, except for a missing geotextile fabric layer. But this is not a concern until they are annexed into the city and they would have to reconstruct to a paved surface. They are also off-center of ROW. This road would act as the secondary access to the Woodlands 3.
3. The subdivision lacks specificity and predictability; therefore, the city is not currently supportive of the application.

11. Public comment received:

Concerns include: 1) purpose of the proposed roads; 2) maintenance agreement; 3) wildfire mitigation; and McCall City Council review. The incomplete applicant is a piecemeal approach to a potentially significant development spanning the City limits and the Area of Impact. Submitted March 17, 2026, on behalf of:

1. Doug Campbell, 648 Brady Drive
2. Dave Carter, 656 Douglas Drive
3. Melissa and Todd Daniels, 656 Brady Drive
4. Mac Keller, 751 Stockton Drive
5. Karl Lindstrom, 650 Woodlands Drive
6. Sheree Sonfiled and Bob Bechaud, 664 Woodlands Drive
7. Pattie Soucek, 615 Woodlands Drive
8. Gary Thompson, 300 May Road

9. Pam and Mike Wissenbach, 280 May Road
10. Marcia Witte, 669 Woodlands Drive

Laurence Huie, 275 S Samson Trail, is concerned about the traffic impacts, increased dust, and road maintenance. Paving the road would be a workable solution. Pictures are attached. (March 31, 2026; April 1, 2026; April 2, 2026; April 13, 2026; May 6, 2026)

There was email correspondence between Director Herrick and Marcia Witte regarding VCC 7-1-5 and requirements regarding annexation. The applicant previously applied for and was denied annexation into the sewer district. Director Herrick stated that the current land use of the site is residential. (April 16, 2026)

Tim Thomas shared three photos near the beginning of the proposed easement from the 90-acre parcel toward the road connection near Fox Ridge Lane. The area appears to be an important wetland for wildlife. Thus, the area should be carefully evaluated and protected as part of the planning process. (April 10, 2026)

Property owners within Fox Ridge Subdivision responded in a letter dated April 10, 2026. Concerns include the lack of information on how many houses would be constructed on the 90 acres; additional future roads; and the intent for the easement from Fox Ridge Lane to this property. Agreeing to add an unknown number of vehicles onto narrow streets frequently used by cyclists, pedestrians, and children seems unwise. Will the County require any type of environmental assessment? Without a timeline for development, it seems premature to approve the application.

1. Dawn Cardwell and Scott Sword, 633 Fox Ridge Lane
2. Sheri and Jason Class, 174 Fox Lane
3. Heidi and Matt Galyardt and Sandy Schlotterbeck, 637 Fox Ridge Lane
4. Jill and Chris Gaughan, 683 Fox Ridge Lane
5. Joan Heider, 629 Fox Ridge Lane
6. Erin Hurley, 645 Fox Ridge Lane
7. Lindsey and Sam Jensen, 634 Fox Ridge Lane
8. Michelle and Craig Johnson, 609 Fox Ridge Lane
9. Robert and Madeline Johnson, 150 Fox Lane
10. Kelsey and Adam Jorck, 625 Fox Ridge Lane
11. Suzanne Mack and Jason Lawhorn, 166 Fox Lane
12. Jamie Parker, 621 Fox Ridge Lane
13. Fabio Pellizzer, 664 Fox Ridge Lane
14. Craig and Cheryl Rabe, 686 Fox Ridge Lane
15. Bruce and Gail Rankin, 675 Fox Ridge Lane
16. Ed and Karen Taylor, 690 Fox Ridge Lane
17. Ryan Taylor, 155 Fox Lane
18. Shawna and Tim Thomas, 656 Fox Ridge Lane

#### Comments in Opposition – Reasons Given

- Opposition to any public street connectivity between the site and the Woodlands neighborhood. The current quiet cul-de-sacs were not designed to handle a high volume of transit traffic.
- If approved, then the following requirements: 1) Emergency Access Only between the two developments; 2) Physical barriers; 3) all residential and construction traffic for Pine Creek Ranch should be routed through Deinhard Lane or other arterial roads.

- This application should be denied or contingent upon the approval of the Woodlands 3 PUD by the City of McCall. This should not be evaluated as a standalone component of a larger development.
- The application should be denied or deferred until full impacts and intended use of the road are evaluated as part of overall development plan.
- Fails to provide for a cohesive and comprehensive plan and fails to consider the broader impact to existing community and liited infrastructure.
- The application lacks information for the County to determine the full impact on County services and infrastructure as well as full future impact on adjacent property owners.
- A Traffic Impact Study should be required; this should show impact on the proposed gravel road as wells as other roads and intersections including Stockton Court, Stockton Drive, and South Samson Trail. TIS should include both proposed and existing uses.
- A privately maintained gravel road does not meet the access requirements of McCall City Code 9.3.04(K) for a proposed 176-unit development.
- Future maintenance of road is unknown. What are penalties if not maintained? If approved, the road should be paved and maintained by Valley County.
- There should be a viable water supply in case of wildfire.
- The proposal fails to meet the County's approval criteria as it relates to public interest, infrastructure adequacy, and long-term fiscal responsibility.
- The graveled road would be inadequate, particularly for emergency vehicles and construction traffic.
- Impacts of increased traffic in the Woodlands, Fox Ridge, and Stockton Drive areas; these are quiet neighborhood roads with school children, pedestrians, and cyclists in the roadways.
- Negative impacts on existing water users and septic users in the adjacent neighborhoods and downstream.
- A complete wildfire mitigation plan required by Valley County Code was not submitted.
- Negative ecological impacts.
- Long-term planning and community impacts should be considered.
- Alternatives are to have separate infrastructure for access for the applicant's 68-acre and 90-acre parcels that do not connect to the Woodlands or have the 90-acre parcel annexed into the City of McCall so a single jurisdiction can be the governing authority.
- Recent history of development proposals for this property and adjacent property is available from the City of McCall, Payette Lakes Recreational Water and Sewer District, and woodlandsmccall.org.

1. Kristen McCoy, March 30, 2026
2. Iryna and Brian Nelson, 663 Woodlands DR, April 14, 2026
3. Tom and Kathy Kilgore, McCall, April 16, 2026
4. Emma and Clint Barnett, April 22, 2026
5. Ryan Marquez, April 22, 2026
6. Walt Czarniecki, Homeowner within The Woodlands, April 24, 2026
7. Mac Keller, 751 Stockton DR, April 25, 2026
8. Shauna Enders, April 30, 2026
9. Melissa and Todd Daniels, 656 Brady Drive, May 2, 2026
10. Jim and Angela Troy, 668 Koski Drive, May 3, 2026
11. John and Ginger Riggins, May 3, 2026
12. Michael and Pam Wissenbach, 280 May Road, May 4, 2026
13. McCall and Mariah Keller, 751 Stockton Drive, May 4, 2026
14. David and Laura Crawford, May 4, 2026

15. Elva Tores, 631 Stockton Drive, May 4, 2026
16. Chris Connolly, 331 May Road, May 4, 2026
17. Gary S. Thompson, JR, 300 May Road, May 4, 2026
18. Larry Huie, 375 S Samson Trail, May 4, 2026
19. Dave and Lewann Ball, 375 May Road, May 4, 2026
20. Raul De La Rosa and Rocio Garcia, Stockton Drive, May 4, 2026
21. Bob and Kathy O'Neil, 476 Ellis, May 4, 2026
22. Alice Brown, 624 Woodlands Drive, May 4, 2026
23. Sheree Sonfield, 664 Woodlands Drive, May 4, 2026
24. Russell and Janey Royal, 654 Brady Drive, May 4, 2026
25. Scott Durham, 657 Brady Drive, May 4, 2026
26. Dawn Matus, May 4, 2026
27. Louise Laduke, 657 Woodlands Drive, May 5, 2026
28. Nancy Cussler, 652 Woodlands Drive, May 5, 2026
29. Marcia Witte, McCall, May 5, 2026
30. Matt and Heidi Galyardt and Sandy Schlotterbeck, 637 Fox Ridge Lane, May 6, 2026
31. Dave Carter, May 6, 2026
32. Don and Pam Sanda, May 6, 2026
33. Denise and Mark Shepard, May 6, 2026
34. Darin W. Hibler, 601 Woodlands Drive, May 6, 2026
35. Michelle and Craig Johnson, 609 Fox Ridge Lane, May 6, 2026
36. Woodlands Homeowners' Association, May 6, 2026
37. John Gatt, Woodlands residents, May 6, 2026
38. Lynne Hodges, Lisa Lewis, and Thom Lewis, May 7, 2026

12. Physical characteristics of the site: The site is densely wooded with drainages and wetlands.

13. The surrounding land use and zoning includes:

North: City of McCall boundary with area zoned as Civic (Barbara R Morgan Elementary School and Payette Lakes Middle School); and R4 (Low Density Residential: maximum density of 4 dwelling units per acre – Woodlands No. 2 and bare land)

South: Single-Family Residential Subdivision (West Place Recorder's Plat)

East: Agricultural (Bare Forestland)

West: City of McCall boundary with area zoned as R4 (Low Density Residential: maximum density of 4 dwelling units per acre – Fox Ridge Subdivision) and Single-Family Residential Subdivision (West Place Recorder's Plat)

9. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:

- 2. Residential Uses (c) Subdivision for single-family subdivision.

Review of Title 7-1 McCall Area of City Impact, Title 9 - Chapter 5 Conditional Uses, and Title 10 Subdivision Regulations should be done.

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## **TITLE 7 AREAS OF CITY IMPACT - CHAPTER 1 McCALL AREA OF CITY IMPACT**

### **7-1-5: APPLICATION FOR ANNEXATION REQUIREMENT:**

When property located within the McCall impact area is contiguous to the City of McCall and the owner or their agent **desires to change the principal land use**, the owner must first apply for annexation into the city. A property owner may not purposefully circumvent this requirement by creating a strip of undeveloped land, as determined by the administrator of Valley County. If the annexation is denied, then the owner may proceed with an application to Valley County in accordance with this agreement.

#### 7-1-7: ZONING:

The Valley County land use and development ordinance and subsequent amendments thereto as officially adopted by Valley County shall apply within the McCall impact area as set forth in Idaho Code title 67, chapter 65. All permits within the impact area including, but not necessarily limited to, zone changes, variances, records of survey, conditional use permits, special use permits, and planned unit developments, shall be reviewed by the Valley County planning and zoning commission with final approval authority resting with the Valley County board of commissioners.

#### 7-1-9: JOINT REVIEW AND TIME LINES FOR ACTION:

- A. Upon receipt of any development request, permit application or discretionary action submitted to Valley County for developments within the City of McCall area of impact, the county shall deliver a copy of the completed application and supporting documents to the City of McCall at least forty five (45) days prior to any county public hearing or public meeting.
- B. The City of McCall will then have the opportunity to review the application and submit recommendations or opinions. These must be submitted in writing to the Valley County planning and zoning commission on official city letterhead at least seven (7) days prior to the county hearing or meeting date.
- C. All official communications between the city and county pertaining to a development proposal within the City of McCall impact area shall be in writing. If the city does not provide written comment on any particular proposal, then the note, "No comment from the City of McCall", will be entered into the official public record for the affected project.

#### 7-1-10: PUBLIC IMPROVEMENT STANDARDS:

All public improvements within the City of McCall impact area should be designed and constructed according to the city standards for future annexation consideration when appropriate. Valley County should consider adopting City of McCall public improvement standards for use within the impact area if changes or annexation are requested. City of McCall water and sewer service may be available subject to City of McCall service extension policies and city code requirements being met. All costs associated with upgrading or extending main lines and/or connecting to city services will be paid by the landowner or developers according to the city code and fee schedule.

### TITLE 9 LAND USE AND DEVELOPMENT

#### 9-1-10 DEFINITIONS

**Lot Coverage:** That portion of a lot that is occupied by the principal building and its accessory buildings, including overhangs, along with any structures requiring a building permit, and other impervious surfaces, such as driveways, patios, and accessory structures.

#### 9-4-8: TABLE 4-A, STANDARDS FOR PERMITTED USES:

| Use Description  | Building Setbacks (feet) |      |             |      |                        |                |                         |                      |
|------------------|--------------------------|------|-------------|------|------------------------|----------------|-------------------------|----------------------|
|                  | Front                    | Side | Side Street | Rear | Minimum Lot Area Acres | Max. Lot Cover | Minimum Street Frontage | Max. Building Height |
| Residential Uses | 20                       | 7.5  | 20          | 20   | Var.                   | 35%            | 30 ft                   | 35 ft                |

#### 9-5-3: STANDARDS:

##### B. Setbacks:

1. Structures Exceeding Three Feet In Height: The setbacks for all structures exceeding three feet (3') in height are specified herein under the site and development standards for the specific use.
2. Highway 55: All structures shall be set back one hundred feet (100') from the right of way line of Highway 55 unless a more restrictive setback is required within other sections of this title.
3. High Water Line: All residential buildings shall be set back at least thirty feet (30') from high water lines. All other buildings shall be set back at least one hundred feet (100') from high water lines.

4. Front Yards: Front yards shall be determined by the structure establishing the principal use on the property and the location of the access street or road.
5. Encroachment On Yards: No other structure may encroach on the yards determined for the structure establishing principal use.
6. Measurement: All building setbacks shall be measured horizontally, on a perpendicular to the property line, to the nearest corner or face of the building including eaves, projections, or overhangs.

**9-5A-1: GRADING:**

- A. Permit Required: Grading to prepare a site for a conditional use or grading, vegetation removal, construction or other activity that has any impact on the subject land or on adjoining properties is a conditional use. A conditional use permit is required prior to the start of such an activity.
- B. Exemptions: Grading for bona fide agricultural activities, timber harvest, and similar permitted uses herein are exempt from this section.
- C. Flood Prone Areas: Grading within flood prone areas is regulated by provisions of section 9-6-2 of this title and title 11 of this code. A permit, if required, shall be a part of the conditional use permit.
- D. Wetlands: Grading or disturbance of wetlands is subject to approval of the U.S. Corps of Engineers under the federal clean water act. The federal permit, if required, shall be part of the conditional use permit.
- E. Site Grading Plan:
  1. The conditional use permit application shall include a site grading plan, or preliminary site grading plan for subdivisions, clearly showing the existing site topography and the proposed final grades with elevations or contour lines and specifications for materials and their placement as necessary to complete the work. The plan shall demonstrate compliance with best management practices for surface water management for permanent management and the methods that will be used during construction to control or prevent the erosion, mass movement, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development. The plan shall be subject to review of the county engineer and the soil conservation district. The information received from the county engineer, the soil conservation district, and other agencies regarding the site grading plan shall be considered by the planning and zoning commission and/or the board of county commissioners in preparing the conditions of approval or reasons for denial of the applications. The Valley County Engineer or assigns shall approval all site grading and stormwater management plans prior to earthwork being don on-site.
  2. For subdivisions, preliminary site grading plans and stormwater management plans must be presented for review and approval by the commission as part of the conditional use permit application. However, prior to construction of the infrastructure, excavation, or recordation of the final plat, the final plans must be approved by the county engineer or assigns.
  3. For purposes of sizing stormwater basin permanent management facilities (excluding first flush water quality treatment facilities), Drainage Peak Flow Calculations shall use the Soil Conservation Service (SCS) method as preferred, but the Rational Method is acceptable for smaller areas (generally 100 acres or less). See VCC 9-6-6C for requirements that apply to detention basins within the Riparian Area Overlays.
    - a. Public Roads Require: 100-yr storm event for major roads, bridges, etc. and 50-year for all other facilities.
    - b. Private Roads Require: 100-yr storm event for major roads, bridges, etc. and 25-year event for all other facilities.
    - c. Site Development not directly specified shall use the 25-year storm event.
- F. Land Surfaces Not Used For Roads, Buildings And Parking: All land surfaces not used for roads, buildings and parking shall be covered either by natural vegetation, other natural and undisturbed open space, or landscaping.
- G. Stormwater Management Plan: Prior to issuance of building permits, the administrator must receive a certification from the developer's engineer verifying that the stormwater management plan has been implemented according to approved plans.

H. Riparian Area Overlay: Grading within the Riparian Area Overlay is regulated by provisions of section 9-6-6 of this title. A permit, if required, shall be part of the conditional use permit.

**9-5A-2: ROADS AND DRIVEWAYS:**

- A. Roads For Public Dedication And Maintenance: Roads for public dedication and maintenance shall be designed and constructed in accordance with title 10 of this code and in accordance with "Construction Specifications And Standards For Roads And Streets In Valley County, Idaho".
- B. Access Roads Or Driveways: Residential developments, civic or community service uses, and commercial uses shall have at least two (2) access roads or driveways to a public street wherever practicable.
- C. Private Roads: Private roads shall meet the provisions of the Valley County subdivision ordinance and any policies adopted by the board of county commissioners.
- D. Cattle Guards: Cattle guards shall not be installed in public roads within residential developments.
- E. Access To Highway 55: Access to Highway 55 shall be limited at all locations and may be prohibited where other access is available. An access permit from the Idaho transportation department may be required.

**9-5A-5: FENCING:**

- C. Livestock In Residential Development: If livestock are allowed in a residential development, then fencing shall be installed to keep livestock out of public street rights of way. Cattle guards shall not be installed in public roads within residential developments.
- E. Construction And Materials: Fence construction and materials shall be in accordance with commonly accepted good practices to produce a neat appearing durable fence. The location, height, and materials used for constructing a fence shall be approved by the commission and specified in the conditional use permit. Fences required for any conditional use shall be maintained in good repair.
- F. Conditional Use Adjoins Agricultural Uses: Where a conditional use adjoins an agricultural use where animal grazing is known to occur for more than thirty (30) consecutive days per year, the permittee shall cause a fence to be constructed so as to prevent the animals from entering the use area. The permittee shall provide for the maintenance of said fence through covenants, association documents, agreement(s) with the adjoining owner(s), or other form acceptable to the commission prior to approval of the permit so that there is reasonable assurance that the fence will be maintained in functional condition so long as the conflicting uses continue.
- G. Obstruction Of Vision: Sight obscuring fences, hedges, walls, latticework, or screens shall not be constructed in such a manner that vision necessary for safe operation of motor vehicles or bicycles on or entering public roadways is obstructed.

**9-5A-6: UTILITIES:**

- A. Direct Access Required: All lots or parcels, for or within conditional uses, shall be provided, or shall have direct access to, utility services including telephone, electrical power, water supply, and sewage disposal.
- B. Central Water Supply And Sewage Systems: Central water supply and sewage systems serving three (3) or more separate users shall meet the requirements of design, operation, and maintenance for central water and sewage systems in the subdivision ordinance.
- C. Probability Of Water Supply: Probability of water supply, as referred to in subsection A of this section, can be shown by well logs in the general area or by a determination of a professional engineer, hydrologist, or soil scientist.
- D. Individual Septic Systems: If individual septic systems are proposed to show compliance with sewage disposal requirements in subsection A of this section, sanitary restrictions must be lifted on every lot prior to recordation unless it is designated as a lot where a building permit will never be issued for a residential unit, such as pasture lot, common area, open space, or a no build lot.
- E. Easements Or Rights Of Way: Easements or rights of way shall be set aside or dedicated for the construction and maintenance of utilities in accordance with the provisions of the subdivision ordinance.

- F. Utility Plan: A utility plan showing the schedule of construction or installation of proposed utilities shall be a part of the conditional use permit.

**9-5B-2: LIGHTING**

**9-5B-4: EMISSIONS:**

- C. Wood Burning Devices: Wood burning devices shall be limited to one per site. Wood burning devices shall be certified for low emissions in accordance with EPA standards.

**9-5C-2: MINIMUM LOT AREA:**

B. New Subdivisions:

1. Single-Family Residences: New subdivisions for single-family residences shall provide the following minimum lot sizes:
  - a. One acre where individual sewage disposal systems and individual wells are proposed.

- C. Frontage On Public Or Private Road: Frontage on a public or private road shall not be less than thirty feet (30') for each lot or parcel. The lot width at the front building setback line shall not be less than ninety feet (90').

**9-5C-5: SITE IMPROVEMENT:**

- A. Off Street Parking Spaces: Two (2) off street parking spaces shall be provided for each dwelling unit. These spaces may be included in driveways, carports, or garages.
- B. Utility Lines: All utility lines, including service lines, that are to be located within the limits of the improved roadway in new residential developments must be installed prior to placing the leveling coarse material.

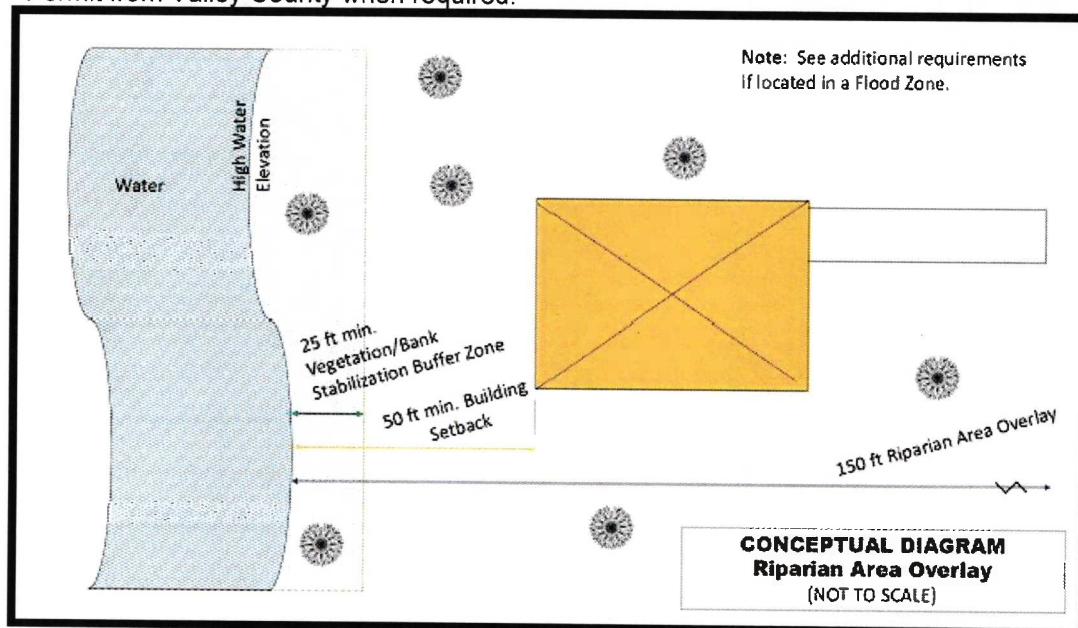
**9-5C-6: DENSITY:**

- A. The density of any residential development or use requiring a conditional use permit shall not exceed two and one-half (2.5) dwelling units per acre, except for planned unit developments or long-term rentals. Long-term rental density can be determined by the Planning and Zoning Commission in regards to compatibility with surrounding land uses and will require a deed restriction.
- B. Density shall be computed by dividing the total number of dwelling units proposed by the total acreage of land within the boundaries of the development. The area of existing road rights of way on the perimeter of the development and public lands may not be included in the density computation.

**9-6-6: Riparian Area Overlay**

- A. Purpose: The purpose of this special overlay is to protect the health and safety of the public, and to minimize damage to property and fragile ecologies by preventing surface and ground water pollution along with protection of waterbodies. It will also serve to protect water quality.
- B. Areas of Application: The standards and procedures for riparian areas shall apply to those lands which are within 150 feet of any lake, pond, river, or year-round flowing creek or stream.
- C. Standards:
1. Setback shall be 50' from high water line for residential buildings and appurtenant structures and 100' for all other buildings and appurtenant structures. If a lot was platted prior to adoption of this standard and there is no area to construct, a variance may be granted by administrators if runoff control measures as prepared by the applicant are recommended for approval by the Valley County Engineer based on stormwater standards.
  2. Prior to any excavation or construction, the property owner, general contractor or the responsible party shall provide proof of stormwater certification training or responsible person training. Training and certification must be on an approved training provider list that can be obtained at the Valley County Building Department.
  3. Stormwater detention basins, retention basins, swales or other techniques shall be used when recommended or required by the Valley County Engineer.
    - a. Basins must be designed and sized to filter or infiltrate runoff from the construction site and permanent drainage.

- b. Basins must be designed to accommodate the "first-flush" volume sized to capture the runoff from the initial rainfall depth most responsible for pollutant loading. The "first-flush" volume design storm depth is defined herein as 0.77-inch of rainfall (24-hour 95th-percentile storm).
  - c. For purposes of sizing stormwater basin permanent management facilities (excluding first flush water quality treatment facilities), Drainage Peak Flow Calculations shall use the Soil Conservation Service (SCS) method as preferred, but the Rational Method is acceptable for smaller areas (generally 100 acres or less)
  - d. The storm duration is a 1-hour event when using the Rational Method, or a 24-hour event when using the SCS method.
  - e. Basin design shall be approved by the Valley County Engineer and inspected by the Valley County building department or other qualified inspectors assigned to such duties. Special inspections may be needed in some instances. The applicant's engineer shall also submit a certification that the approved plan was implemented prior to final occupancy.
  - f. Basin design shall comply with Idaho Department of Water Resources (IDWR) water rights requirements.
4. There shall be no filling or dredging of lake bottoms, rivers, or wetlands without proper jurisdictional permits, i.e. IDWR, USACE, Valley County, etc.
  5. There shall be no excessive clearing of vegetation.
  6. Stormwater harvest and infiltration techniques are encouraged.
  7. Riprap for shoreline protection is allowed with the proper turbidity controls and permits from appropriate jurisdictions (IDWR, USACE, USBR, IDL, etc), including a Floodplain Development Permit from Valley County when required.



## TITLE 10 SUBDIVISION REGULATIONS

### 10-1-6 DEFINITIONS:

**SUBDIVISION:** The division of an original parcel of land by deed, mortgage, deed of trust, or contract of sale which: a) results in more than two (2) subparcels of the original parcel; or b) provides land for a new street, either on the perimeter or across any portions of a parcel of land; or c) the redivision of any lot or parcel that was divided from an original parcel as defined by the subdivision regulations for Valley County, Idaho, adopted April 29, 1970.

### 10-4-3: LOTS:

- A. Size, Depth, Shape, Orientation And Setback Lines: The lot size, width, depth, shape and orientation, and the minimum building setback lines shall be appropriate for the location of the subdivision and for

the type of development and use contemplated. Every lot shall abut upon a street. Corner lots for residential use shall have extra width to permit appropriate building setbacks from, and orientation to, both streets.

- B. Double Frontage And Reverse Frontage Lots: Double frontage, and reverse frontage lots, shall be avoided, except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A screening easement of at least ten feet (10'), and across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery or other disadvantageous use.
- C. Side Lot Lines: Side lot lines shall be within twenty degrees (20°) of right angles or radial to street lines.

#### **10-4-4: STREETS:**

Any parcel of land that is intended to be used, or is actually used, to provide vehicular access to more than one building site, whether said street is public or private and whether the parcel is set aside by deed, easement, or other means, unless an administrative variance is allowed for a shared driveway to adjacent properties, all having the required frontage on an existing street if in a platted subdivision or a legal parcel, is in the best interest of all parties involved due to unusual circumstances or topographic reasons, as determined by the administrator. Administrative variances cannot be given for more than three (3) building sites and shall at a minimum require the shared driveway to be built to the satisfaction of the fire department and have a shared driveway agreement.

- A. Conformance With Adopted Standards And Policies: The classification, ownership, design and location of all streets shall conform to adopted standards and policies, and shall be considered in their relation to existing and planned streets, topographic conditions, to public convenience or safety, and in their appropriate relation to the projected traffic demand of the land to be served by such streets.
- B. Arrangement Of Streets: The arrangement of streets in a subdivision shall either:
  - 1. Provide for the continuation or appropriate projection of existing streets in surrounding areas; or
  - 2. Conform to a plan for the neighborhood approved or adopted by the commission to meet a particular traffic, circulation or topographic condition.
- C. Arterial Or Major Collector Streets: Where a subdivision abuts or contains an existing or proposed arterial or major collector street, the commission may require frontage streets, backage streets or similar treatment necessary for adequate protection of residential properties and control of access.
- D. Railroad Or Limited Access Highway Right Of Way: Where a subdivision borders on or contains a railroad right of way or limited access highway right of way, the commission may require a street approximately parallel to and on each side of such right of way, at a distance suitable for the appropriate use of the intervening land.
- E. Reserve Strips: Reserve strips controlling access to streets shall be prohibited, except where their control is placed in the county under conditions approved by the commission.
- F. Street Layout: Street layout shall provide for reasonable development of adjoining areas and the entire neighborhood, and shall provide for the following:
  - 1. Adequate access within a public right of way to adjoining lands when there may be future development.
  - 2. Streets intersecting at right angles, or as nearly as possible, to meet the requirements of the county road standards.
  - 3. Half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with the other requirements of this title, and where the planning commission finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided. In all other instances where a half street is adjacent to an undeveloped tract, the other half of the street shall be platted within such tract.
  - 4. No street names shall be used which will duplicate or may be confused with the names of existing streets in any city or in the county area. Street names shall be subject to the approval of the commission.
  - 5. If street trees are to be installed, the minimum standard shall be forty feet (40') to sixty feet (60') apart. No shrubbery, fencing, or other obstruction exceeding three feet (3') in height will be allowed within a forty foot (40') sight distance triangle at the street corner, except for traffic control signs and street lighting, unless specifically authorized by the board.

6. Cul-de-sac streets, designed to be so permanently, shall not be longer than nine hundred feet (900') unless specifically approved by the commission and board and shall be provided with a turnaround with a right of way radius of at least sixty feet (60').
- G. Property Lines: Property lines at street intersections shall be chamfered at approximately a forty five degree (45o) angle with a minimum chamfer leg of twenty feet (20') or rounded with a minimum radius of twenty feet (20'). A greater radius or chamfer leg length may be required for collector streets or where the commission deems it desirable, or upon recommendations by the county engineer.
- H. Street Jogs: Street jogs with centerline offsets of less than one hundred twenty five feet (125') should be avoided.
- I. Driveways: Driveways on local streets should be offset a minimum distance of fifty feet (50') from intersections with collector or external streets.

#### **10-4-6: EASEMENTS:**

- A. Utility Easements: There shall be provided easements for the utilities upon and across the front of lots of a width of a minimum of twelve feet (12') (except for entrance service) or as and where considered necessary by the commission.
- B. Stormwater Easement Or Drainage Right Of Way: Where a subdivision is crossed or bounded by a watercourse, drainageway, channel, irrigation ditch, or stream there shall be provided a stormwater easement or drainage right of way conforming substantially with the lines of such watercourse, and such further width or construction, or both, as will be adequate for the purpose.
- C. Drainage: Provisions for adequate drainage shall be made by the subdivider as prescribed by the county engineer in accordance with the manual containing the drainage standards and specifications as adopted by Valley County.
- D. Existing Easements: All existing easements must be shown on the subdivision plat.

#### **10-5-1: STREET AND UTILITY IMPROVEMENTS:**

- A. Installation Required: Public street, utility, conduit for fiber optics, and other off site improvements, as hereinafter listed, shall be installed in each new subdivision at the subdivider's expense or at the expense of the party agreeing to install the same, in accordance with the minimum standards set forth below prior to the acceptance of any final plat for recordation, except as provided in subsections C and D of this section. A right of way permit will be required (see section 5-7-2 of this code).
- B. Acceptance By County: The county shall not accept the dedication of any public rights of way and any easements shown on the plat, together with appurtenant facilities lying therein which the county would have a duty to maintain after dedication, which are not improved, or construction thereof guaranteed in accordance with the provisions of this title or with the policies, standards, designs and specifications set forth in the road and street specifications adopted by Valley County. The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed. All plats shall contain in their notes this statement: "The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."

Dedication of public rights-of-way does not guarantee that the public road will be maintained by Valley County. Public rights of way are allowed with roads that are maintained by homeowners. Public rights of way shall be provided through properties to adjacent lands for the purpose of circulation, when reasonable.

- C. Private Road Declaration: In the event that private roads, streets and ways are shown on a subdivision plat, the width of the right of way must meet specifications set forth in road and street specifications adopted by the board of county commissioners. A private road declaration shall be recorded and state that the county will have no responsibility for the installation or maintenance of the private roads, shall describe who is responsible for maintenance of the private roads, and describe the construction schedule for the private roads. Construction of private roads shall be the responsibility of the subdivider and shall be constructed to the minimum standards as set forth in the road and street specifications for private roads adopted by the county.

D. Declaration Of Installation Of Utilities: A declaration of installation of utilities shall also be recorded. The declaration shall describe the utilities that will be placed by the subdivider, verify when the utilities will be installed and state that Valley County will have no responsibility for the installation or maintenance of utilities. If all utilities are not installed prior to recordation of the plat, a note shall be placed on the face of the plat that states: "Utilities have not been installed at the time of recordation of this plat".

E. Connection To Public Road Required: The county shall not accept any new subdivision unless the streets within the subdivision, whether public or private, are connected directly to an existing public road. In the event the subdivision is not connected to a public road with an approved minimum standard as determined by the Valley County Road Director, then the subdivider shall construct, or guarantee the construction as provided by this title, a connector road to county standards, either private roads or public roads, which shall provide access to the subdivision. All subdivisions shall be required to be accessed by a road system that meets the minimum standard as determined by the Valley County Road Director. When access has historically been provided through the subdivision to other ownerships, the subdivider shall provide for continuation of the public right of way.

#### **10-6-1: STREET DEDICATIONS; GRANT OF RIGHTS OF WAY OR EASEMENTS:**

- A. Filing Of Application Required: Any person wishing to dedicate a street, right of way or easement for the benefit of the public within the unincorporated area of Valley County shall complete and file with the administrator an "application for dedication of street, or grant of right of way or easement".
- B. Placement On Commission Agenda: Upon receipt of the completed application and such other information as he may require, the administrator shall place said application on the agenda of the commission to be considered at its next regular meeting. The application shall be subject to the same time limits prescribed for preliminary plat application.
- C. Proposed Dedication Within One Mile Of Incorporated City: Where such proposed dedication lies within one mile of the incorporated limits of any city, village or town, the application shall be submitted to the proper officials of said city, village or town for their review.
- D. Commission Review: The commission shall review the proposed dedication for conformance with the comprehensive plan and neighborhood plan and shall consider its relationship to all existing and proposed streets and other developments.
- E. Improvement Plans: Improvement plans shall be in conformance with Valley County specifications for pedestrian pathways, roads and streets and shall be subject to the approval of the county engineer.
- F. Commission Recommendations: The commission shall make recommendations concerning the application to the board who may accept or reject the proposed dedication and improvements.
- G. Acceptance By Board: When the board accepts a dedication of land, such acceptance shall be noted in the official minute book of the board, and a deed describing and conveying such lands to Valley County for rights of way or other purposes shall be filed with the county recorder by the applicant.

### **CHAPTER 7 WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN**

#### **10-7-2: DEFINITIONS**

FORESTED: Idaho Code title 38, chapter 1 (Idaho forestry act) defines "forestland" as meaning "any land which has upon it sufficient brush or flammable forest growth of any kind or size, living or dead, standing or down, including debris or growth following a fire or removal of forest products, to constitute a fire menace to life (including animal) or property".

#### **10-7-4: SUBMISSION REQUIREMENTS:**

- A. General: All developers of proposed subdivisions shall provide a wildland urban interface fire protection plan (the plan) for review and approval by the planning and zoning commission with their preliminary plat application or planned unit development submittal. The plan shall be submitted to the

Wildfire Mitigation Director by Planning and Zoning Staff for review and comments to the Planning and Zoning Commission.

- B. Content: The plan shall be based upon a site specific wildfire risk assessment that includes consideration of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, fire protection systems and equipment, defensible space, and vegetation management.
1. Preparation: The plan shall be developed by a "professional" (see definition in section 10-7-2 of this chapter). Professionals can be prequalified by the commission and a list will be maintained at the Valley County planning and zoning office.
  3. Submittal, Implementation And Verification:
    - a. The plan shall be submitted with the preliminary plat application to the Valley County planning and zoning office.
    - b. Planned mitigation work must be completed or financially guaranteed prior to the recordation of the final plat. A schedule for the phased completion of mitigation work may be approved in conjunction with recordation of final plats.
    - c. Verification of completed implementation of mitigation actions will be the responsibility of the jurisdictional structural fire district. Where no structural fire district exists, the Valley County sheriff shall appoint a county representative. Each authority will act in conjunction with the Wildfire Mitigation Director.
  4. Exceptions: Proposed administrative plats of less than five (5) lots and proposed subdivisions with lands less than twenty percent (20%) "forested" (see definition in section 10-7-2 of this chapter) are exempt from the professional requirement. For proposed subdivisions fitting these descriptions, the developer may complete the plan (see the fire protection form). The plan for an administrative plat can be approved by the administrator upon receiving an approval letter from the Valley County Wildfire Mitigation director in conjunction with the applicable fire district.
  5. Cost: The cost and implementation of the plan preparation shall be the responsibility of the applicant.
  6. Plan Retention: The approved plan shall be retained at the Valley County planning and zoning office and the jurisdictional fire district or designated agency where no fire district exists.

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#### **SUMMARY:**

Staff's compatibility rating is a + 24.

**The Planning and Zoning Commission should do their own compatibility rating prior to the meeting (form with directions attached). Be prepared to submit your compatibility rating or state which lines on staff's compatibility rating needs to be changed.**

#### **STAFF COMMENTS / QUESTIONS:**

1. This site is within the McCall Impact Area, the McCall Fire District, and Water District 65K. It is not within an irrigation district nor a herd district.
2. The current land use of the site is residential. The proposed use is also residential. Thus, a land use change is not requested and VCC 7-4-5 does not apply.
3. Mara Hlawatschek, Valley County Wildfire Mitigation Director, has recommended a full Wildland Urban Interface Fire Protection Plan. A variance from this is required.
4. If subdivision is platted, the Board of County Commissioners should consider renaming the existing Stockton Court to reduce confusion between Stockton Drive, Stockton Court, and Stockton Boulevard.
5. This project is in the City of McCall Impact Area where the comprehensive Plan recommends development occur. The road will provide circulation through the county, especially for emergencies.

**Question to P&Z Commission:**

1. Does this subdivision meet the minimum standards in Title 9, Chapter 5, of the Valley County Code in regards to frontage, lot size, etc.? If not, which ones does it not comply with?
2. Does this subdivision meet the minimum standards in Title 10 of the Valley County Code in regards to the access road, etc.?
3. Are impacts being properly mitigated? If not, which impacts are not mitigated?

**Standard of Approval:**

1. Will the application result in an increase in value of private property? VCC 9-5-2(B)(3).
2. Will the approval of the application result in an undue adverse impact on the environment? VCC 9-5-2(B)(3).
3. Will the approval of the application result in an undue adverse impact on adjoining properties? VCC 9-5-2(B)(3).
4. Will the approval of the application result in an undue adverse impact on governmental services? VCC 9-5-2(B)(3).
5. Is the application consistent with the Valley County Comprehensive Plan? VCC 9-5-2(B)(3).
6. Conditional uses may be approved only after a C.U.P. has been evaluated to determine that the impacts can be mitigated through conformance with conditions of approval. VCC 9-5-2(A).

These six standards should be a significant focus of attention during the public hearing and deliberations because they need to be resolved in order to justify approval. VCC 9-5-1(C) directs the decision-making body to encourage conditional uses where noncompatible aspects of the application can be satisfactorily mitigated through development agreements for the costs to service providers and impacts to surrounding land uses. Because mitigation measures are a requirement of approval the applicant needs to understand that he/she will be required to perform some off-site improvements. They are not mandatory but without them the application cannot satisfy the mitigation of impacts requirement and would be denied under the ordinance.

**ATTACHMENTS:**

- Proposed Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Location Map
- Aerial Map
- Image from Google Maps
- Photos taken April 21, 2026, and April 22, 2026
- Assessor Plat – T.18N R.3E Section 15
- Record of Survey 14-212
- City of McCall Zoning Map, February 2026
- Preliminary Plat
- Responses
- Standard Final Plat Notes and Standard Recommended CCRs

### **Proposed Conditions of Approval**

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
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.
5. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.
6. The final plat shall be recorded within two years, or this permit will be null and void.
7. Sanitary Restrictions must be removed by Central District Health prior to recording the final plat when individual lots are proposed.
8. A letter of approval is required from McCall Fire District.
9. Consider this approval of a variance from the requirement of a full-blown Wildland Urban Interface Fire Protection Plan.
10. Fertilizer on lawns shall be wildlife friendly and not contribute to degradation of water quality.
11. Shall place addressing numbers at the residence and at the driveway entrance if house numbers are not visible from the road. Said numbers shall contrast with their background and be at least three and one-half inches (3 ½-in) height.
12. Standard Plat Notes shall be included on the final plat.
13. CCR's, if recorded, shall include Standard Conditions of Approval for CCRs.

### **END OF STAFF REPORT**

# 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](mailto:cherrick@valleycountyid.gov)

Ken Roberts, Chairman  
Carrie Potter, Vice-Chair

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

## MINUTES

Valley County Planning and Zoning Commission  
June 11, 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 Vice Chairman Potter. A quorum exists.

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

**1. MINUTES:** Commissioner Schneider moved to approve the minutes of May 14, 2026, and May 21, 2026. Commissioner Mabe seconded the motion. Motion passed unanimously.

Vice Chairman Potter chaired the meeting.

## C. OLD BUSINESS:

**1. C.U.P. 24-08 White Meadow Subdivision – Final Plat Extension** Happy Mountain Group LLC is requesting a two-year extension of the conditional use permit and final plat approval that expires on June 25, 2026. The 2.86-acre site is parcel RP17N03E330720 located in the NWNE Section 33, T.17N, R.3E, Boise Meridian, Valley County Idaho. Action Item. Not a public hearing.

Vice Chairman Potter introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report.

Staff responded to questions from Commissioners.

Commissioner Roberts moved to approve the final plat extension of C.U.P. 24-08 White Meadow Subdivision for two years. Commissioner Mabe seconded. 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.

- 2. SUB 26-005 Pine Creek Ranch South Subdivision - Preliminary Plat:** Pine Creek Ranch LLC is requesting a conditional use permit for a subdivision that will contain four-development parcels on 90.87 acres. Permanent public rights-of-way with privately maintained 28-ft wide gravel roads would be platted with the potential to provide emergency access to development within the city of McCall. The site would be accessed from Stockton Court, a public road. The site, addressed at 389 Stockton Court, is parcel RP18N03E154641 in the S ½ Section 15, T.18N, R.3E, Boise Meridian, Valley County, Idaho. **Tabled from May 14, 2026.** Action Item.

Vice Chairman Potter introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Commissioner Roberts stated that Randy Wall attempted to reach him via text. Commissioner Roberts did not open any of the information. Vice Chairman Potter cautioned the public and stated that all communications to the PZ Commissioners must go through Staff, not directly to any Commissioners.

Commissioner Schneider moved to remove SUB 26-005 Pine Creek Ranch South Subdivision from the table. Commissioner Roberts seconded. Motion passed unanimously.

Director Herrick stated there have been a number of requests to reopen the public hearing. At meeting on May 14, 2026, the PZ commissioners decided not to reopen the public hearing and determined the requested information concerning writing the condition of approval from Staff would not be additional information. The Prosecuting Attorney cautioned Staff about reopening public hearings. If the PZ Commission decided to reopen the public hearing; then a future date would need to be determined. Director Herrick confirmed that the applicant has not submitted or changed anything since the meeting on May 14, 2026. Commissioner Roberts and Vice Chairman Potter concurred with the Prosecuting Attorney. The public hearing was not reopened; the Commissioners continued deliberations.

Director Herrick presented the staff report addendum. The proposed conditions of approval remain the same with the addition of #13 regarding development agreements.

There was discussion between Commissioners and Staff regarding the various scenarios presented in the staff report addendum. If only the road is improved, the developer would pay for off-site mitigation. Any development on the parcel to the north would require a separate application process with the City of McCall. The new roadway would provide secondary access and circulation.

Commissioner Roberts stated that the proposal would change the land use to a road access is consistent with Valley County Code. The Commission is not tasked with the question about what a subdivision would look like in the City of McCall. Future development would require additional application(s) and approval(s).

In response to the concerns regarding a Wildland Urban Interface Protection Plan (WUI), the staff report included a table with information and a timeline for clarification. This is not new information. WUI plans would be required for future applications.

Road right-of-way widths were discussed. The proposal includes an 80-ft road right-of-way.

Director Herrick stated the PZ Commission will need to make a finding on Valley County Code 7-1-5 that requires annexation into the City of McCall for an adjacent parcel unless the Commission determines that there is not a change in the principal land use. Commissioners

discussed further. There is currently one residence on the property. The proposed use is residential with a new road. It is not a change in the principal land use.

The Commission reviewed the questions and standards of approval as listed in the Staff Report and Valley County Code.

1. Does this subdivision meet the minimum standards in Title 9, Chapter 5, of the Valley County Code in regards to frontage, lot size, etc.? If not, which ones does it not comply with?

Commissioner Schneider stated the project does meet the minimum standards and is compatible. Further development would require additional applications and approval. It is compatible. Commissioner Roberts concurred and stated the proposed 80-ft road right-of-way is greater than the minimum 70-ft required. Commissioner Mabe agreed that the proposal meets requirements.

2. Does this subdivision meet the minimum standards in Title 10 of the Valley County Code in regards to the access road, etc.?

Vice Chairman Potter stated this was also discussed under Question 1. Commissioner Roberts concurred and stated the Commission is making recommendations for the Board of County Commissioners (Board) regarding the development agreement. The Commission will lean heavily on the expertise of the County Engineer and Road Department to make sure additional traffic on the roads are mitigated through a development agreement. Vice Chairman Potter stated future development would likely require a revised traffic impact study at the time of development. Director Herrick stated that should be inserted in the development agreement.

3. Are impacts being properly mitigated? If not, which impacts are not mitigated?

Commissioner Schneider stated the impacts are being mitigated. Commissioner Schneider would like a recommendation for the development agreement to include a requirement for both paving and pathway if the roadway does provide connection with a future subdivision within the City of McCall. This would help mitigate the traffic and dust on Stockton. Commissioner Mabe and Commissioner Roberts both agreed.

#### **Standard of Approval:**

1. Will the application result in an increase in value of private property? VCC 9-5-2(B)(3).

All Commissioners concurred that the value of the private property would increase due to additional residential building sites.

2. Will the approval of the application result in an undue adverse impact on the environment? VCC 9-5-2(B)(3).

Commissioner Mabe stated nothing would be unusual. Commissioner Roberts stated as long as road building standards, Idaho Statutes, and Valley County ordinances for building a road are met, there would be no undue adverse impact. Commissioner Schneider concurred. Director Herrick stated the new riparian overlay codes would further control impacts to the environment. Vice Chairman Potter stated wetlands will be delineated and marked as "no build" areas.

3. Will the approval of the application result in an undue adverse impact on adjoining properties? VCC 9-5-2(B)(3).

Commissioner Schneider stated this would be mitigated by conditions of approval. The primary concerns heard from the public involved traffic and dust. Paving should occur upon additional development of parcel(s). Commissioner Roberts stated the impact will depend on future development proposals. A traffic impact study would flush out impacts to roads up to and including Highway 55.

4. Will the approval of the application result in an undue adverse impact on governmental services? VCC 9-5-2(B)(3).

Commissioner Roberts stated as long as the development agreement is adequate, impacts can be mitigated. Vice Chairman Potter stated additional connectivity would be an asset for the community. Commissioners concurred that the proposal would provide a secondary access and escape route for emergencies for existing subdivisions. Mandatory requirements exist for Federal Aviation Administration (FAA) form 7460-1 to protect McCall Airport.

5. Is the application consistent with the Valley County Comprehensive Plan? VCC 9-5-2(B)(3).

Commissioner Roberts stated the Commission is charged by Idaho State Statute to encourage development in and around existing areas of residential uses where central water and sewer services exist. The Commission is also charged with retaining the rural atmosphere of Valley County; this application is not proposing building a subdivision out in middle of flat, open pastureland. Vice Chairman Potter the proposal promotes development near existing infrastructure. Director Herrick stated the site is within the existing McCall Impact Area.

6. Conditional uses may be approved only after a C.U.P. has been evaluated to determine that the impacts can be mitigated through conformance with conditions of approval. VCC 9-5-2(A).

Commissioner Roberts believes #6 exists to make sure impacts are mitigated prior to approval.

Agencies have provided comments. Valley County Road Department stated the proposed connection would provide essential secondary emergency access to areas that are currently difficult or impossible for emergency services to reach, thereby improving overall public safety. McCall Fire and EMS stated the plans appear to meet the standards for access roads; however, site verification will be required.

Commissioner Roberts moved to approve the conditional use permit and preliminary plat for SUB 26-005 Pine Creek Ranch South Subdivision with the stated conditions. Commissioner Schneider seconded the motion.

Commissioner Roberts states the question before the Commission is about land use for an access road, not about approval of a bigger subdivision. If the applicant or someone else chooses to apply for a subdivision for a greater magnitude, the application still has to go through the process with the City of McCall and or the Valley County PZ Commission. It is reasonable to have an access road for secondary access or potentially for four lots.

The 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.

## Valley County Planning and Zoning

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**STAFF REPORT:** SUB 26-005 Pine Creek Ranch South Subdivision - Preliminary Plat  
- Addendum

**MEETING DATE:** June 11, 2026

**TO:** Planning and Zoning Commission

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

**APPLICANT /  
PROPERTY OWNER:** Pine Creek Ranch LLC  
517 E Parkcenter Blvd Apt 203, Boise ID 83706

**SURVEYOR:** NV5  
690 S Industry Way Suite 120, Meridian ID 83642

**ENGINEER:** Crestline Engineers INC  
PO Box 2330, McCall, ID 83638

**LOCATION:** 389 Stockton Court  
Parcel RP18N03E154641 in the S ½ Section 15, T.18N, R.3E,  
Boise Meridian, Valley County, Idaho

**SIZE:** 90.87 acres

**REQUEST:** Single-Family Residential Subdivision – 4 Residential Lots

**EXISTING LAND USE:** Single-Family Residential Lot with a Residence

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A public hearing on SUB 26-005 was held on May 14, 2026. The matter was tabled to June 11, 2026. Chairman Roberts recommended that the Commission direct staff to come up with a proposal to review in writing that includes tiered conditions of approval with options and different levels of approval. Concerns should be incorporated. Tiered approaches would be: 1) if road built, 2) if road only accesses four lots, and 3) if road is used to access development within the City of McCall.

The public hearing was closed. Additional testimony will not be taken unless new information is added to the record.

Commissioners should refer to the Staff Report and meeting minutes for May 14, 2026.

### FINDINGS:

1. A properly noticed public hearing was held May 14, 2026. The public hearing was closed and the matter was tabled to June 11, 2026.
  2. Legal notice was posted in the *Star News* on May 21, 2026, and May 28, 2026.
-

## STAFF COMMENTS / QUESTIONS:

1. This project is in the City of McCall Impact Area where the Comprehensive Plan recommends development occur. The road will provide circulation through the county, especially for emergencies.
2. Tiered approaches – See **Condition of Approval - Development Agreement (DA) Outline for Road Mitigation** (attached)

## Question to P&Z Commission:

1. Does this subdivision meet the minimum standards in Title 9, Chapter 5, of the Valley County Code in regards to frontage, lot size, etc.? If not, which ones does it not comply with? *Meet standards, compatible frontage*
2. Does this subdivision meet the minimum standards in Title 10 of the Valley County Code in regards to the access road, etc.?
3. Are impacts being properly mitigated? If not, which impacts are not mitigated?

## Standard of Approval:

1. Will the application result in an increase in value of private property? VCC 9-5-2(B)(3).
2. Will the approval of the application result in an undue adverse impact on the environment? VCC 9-5-2(B)(3).
3. Will the approval of the application result in an undue adverse impact on adjoining properties? VCC 9-5-2(B)(3).
4. Will the approval of the application result in an undue adverse impact on governmental services? VCC 9-5-2(B)(3).
5. Is the application consistent with the Valley County Comprehensive Plan? VCC 9-5-2(B)(3).
6. Conditional uses may be approved only after a C.U.P. has been evaluated to determine that the impacts can be mitigated through conformance with conditions of approval. VCC 9-5-2(A).

These six standards should be a significant focus of attention during the public hearing and deliberations because they need to be resolved in order to justify approval. VCC 9-5-1(C) directs the decision-making body to encourage conditional uses where noncompatible aspects of the application can be satisfactorily mitigated through development agreements for the costs to service providers and impacts to surrounding land uses. Because mitigation measures are a requirement of approval the applicant needs to understand that he/she will be required to perform some off-site improvements. They are not mandatory but without them the application cannot satisfy the mitigation of impacts requirement and would be denied under the ordinance.

## ATTACHMENTS:

- Proposed Conditions of Approval
  - **Condition of Approval - Development Agreement (DA) Outline for Road Mitigation**
- Relevant DRAFT meeting minutes of May 14, 2026

## **Proposed Conditions of Approval**

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.
5. The final plat shall be recorded within two years, or this permit will be null and void.
6. Sanitary Restrictions must be removed by Central District Health prior to recording the final plat when individual lots are proposed.
7. A letter of approval is required from McCall Fire District.
8. Consider this approval of a variance from the requirement of a full-blown Wildland Urban Interface Fire Protection Plan.
9. Fertilizer on lawns shall be wildlife friendly and not contribute to degradation of water quality.
10. Shall place addressing numbers at the residence and at the driveway entrance if house numbers are not visible from the road. Said numbers shall contrast with their background and be at least three and one-half inches (3 ½-in) height.
11. Standard Plat Notes shall be included on the final plat.
12. CCR's, if recorded, shall include Standard Conditions of Approval for CCRs.
13. A Development Agreement will 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. The Development Agreement will include the following:

### **Condition of Approval**

#### **Development Agreement (DA) Outline for Road Mitigation - Pine Creek South**

#### **Purpose:**

To establish terms and responsibilities for road construction, mitigation of impacts, and future utility placement prior to recordation of the final plat.

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#### **1. Tiered Mitigation Approach**

The DA will address road impacts based on two distinct scenarios:

#### **Scenario 1 – Initial Access for Four Future Parcels**

- **Scope:** Four future development parcels; each of the future development parcels would have a new DA with a developer. Also allows 4 residential units; 1 on each parcel.
- **Mitigation:**
  - Consider construction impacts of the internal road to existing off-site roads.
  - Determine proportional contributions for road improvements, including temporary measures during construction.
- **Responsibility:** Developer of Pine Creek South.

## **Scenario 2 – Secondary Access for Woodlands Subdivision Expansion**

- **Scope:** Use of the roads (Stockton, Shiela, Fox Ridge, Deinhard) as secondary access to serve up to 176 residential homes in the east area of Woodlands Subdivision in the City of McCall.
- **Mitigation:**
  - Based on a **traffic impact study** conducted at the time the road becomes secondary access.
  - Developer contribution should be a **proportional share of impact**.
  - Mitigation may be **phased** based on development schedule.
- **Responsibility:** Developer(s) connecting to the secondary access; potentially shared with Pine Creek South if appropriate.

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## **2. Other Key Considerations**

### **1. Utility Placement Timing**

- Electricity, water, and sewer connections should be coordinated with road construction.
- Responsibilities and timing for installation must be clearly defined.

### **2. Future Assigns / Transfers**

- Any obligations under the DA should be **assignable** to subsequent owners or developers (e.g., Pine Creek South or northern developments).

### **3. Performance Bonds**

- Require financial security to ensure road construction, utility installation, and mitigation obligations are fulfilled.

### **4. Road Acceptance**

- County or city must **review and approve the road** for future maintenance.
- Specify conditions for acceptance (e.g., construction standards, inspections, warranty period)

### **5. Alternative Routes** such as Stock DR, Shiela, Fox Ridge and Deinhard.

*(End Conditions of Approval)*  
**END OF STAFF REPORT**