VALLEY COUNTY
COMPREHENSIVE PLAN

VALLEY COUNTY,
IDAHO

Adopted: June 25, 2001
Revised: January 27, 2003
Revised: April 10, 2006
Revised: August 23, 2010

SOMEWHERE OFF CABARTON ROAD

Photograph by: Anne Guarino
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CHAPTER 1:  INTRODUCTION

I. EARLY HISTORY OF VALLEY COUNTY
(Portions are from the Valley County Comprehensive Plan, 1978. Reviewed by: D. Petersen.)

1 Prior to the gold rush of the 1860's, Native Americans camped in Round Valley to hunt and to dig and dry camas roots. Packer John Welch, who had contracted to freight supplies from Umatilla Landing on the Columbia River to miners of Idaho City, established a camp on Gold Fork Creek and a brush cabin on Clear Creek in the 1860's. He also established a station near what later became the town of Cascade.

2 During the 1870's, prospectors and miners followed in Packer John's footsteps to scour the valley and surrounding mountains for gold. The Clara Foltz mines opened on Paddy Flat, and other diggings commenced on Boulder and Gold Fork Creeks. Also during the 1870's, two salmon fisheries operated seasonally on Payette Lake.

3 In the late 1870's, the last of the Sheepeater Tribe was removed from Long Valley and Round Valley to a reservation. As the gold sources dwindled, a few of the miners took up squatter's rights. James Horner built a cabin on Clear Creek in 1881. Other miners settled on the Payette River. In 1883, S.M. Sisk, a young miner from New York, settled near the old town site of Crawford. Later the same year, L.S. Kimble came from Illinois and began to cut trees at Tamarack Falls. A year later he moved to the site of VanWyck and opened the region's first blacksmith shop. After Kimble came W.D. Patterson, T.L. Worthington, L.M. Gorton, John DeHaas, E.A. Smith and many others who contributed to the development around VanWyck, Crawford and Alpha.

4 In the 1880's, a man named Maxey came to Round Valley to fatten hogs on the camas roots. Caroline Jarvis bought his homestead in 1888. Then in 1892, W.A. “Billy” Bacon, who came to Boise in 1863, married Sarah Jarvis and built a log cabin to begin his homestead in Round Valley.

5 In 1886, Jack Jasper established a homestead near what is now Roseberry. He estimated then that there were about thirty families in the valley. The Mark Cole and Blankenship families arrived in 1888 and, with Jack Jasper and the Pottengers, founded Roseberry. Also in 1888, the first post offices in Valley County were opened: at VanWyck, on March 14, with L. Kimble as postmaster; and, at Alpha, on July 12, with James Horner as postmaster.

6 In 1889, Louis McCall took squatter's rights on Payette Lake. Other settlers in the area were the Yorkes, Albert Gaekel, Louis Heacock and Arthur Rowland. Their homesteads were the nucleus of what would later become the town of McCall.

7 A post office opened at Lardo in 1889 with John Lane as postmaster. Also, W.H. Boydstun established a freight stop at Lardo to service the increased mining activity at Warren Meadows.
An 1890 postal service map for the territory of Idaho shows post offices at Lardo, VanWyck and Alpha. That year, another post office opened at Crawford with James Biers as postmaster. The 1890 census stated 538 people resided in the VanWyck precinct, and 110 resided in the Alpha precinct.

Land survey maps drawn in the 1890's show four schools: one at Alpha and three in the Crawford-VanWyck area. Pioneer testimony tells about a fifth school located on Timber Ridge near McCall. The maps also point out sawmills at Warner's Pond and on Gold Fork Creek, as well as a small reservoir near VanWyck. And, in 1896, the Warren Dredge Co. opened a sawmill on Payette Lake.

The Wain family, who settled above Payette Lake, was the first Finnish family in Valley County. Next came the Koskellas, Haralas and Lahtis in 1895 to settle near Gold Fork. In their wake came Edvart Poro, Edward Rimakangas, Mikko Hentila and the Syrjamaki family, until a sizeable Finnish community existed east of Lake Fork. They quickly organized a school, and in 1901 formed the Finnish Mutual Fire Insurance Co. The Elo post office opened in 1905 with Pastor Eloheimo as postmaster. Soon after, the Finnish church and cemetery were erected at the old stopping place of Spink. The Finnish community continued to grow until the 1930's when Finns and their descendants in Long Valley numbered 400.

The 1890's were a period of strife for the new settlers. Ranchers from south of Long Valley annually brought their large herds of cattle to graze in Long Valley. The homesteaders resented the intrusion and retaliated on several occasions by slaughtering the outsiders' cattle. This tension existed for some years until the U.S. Forest Service began to regulate grazing.

Although gold was first discovered in the Thunder Mountain area in 1893, enthusiasm for the
area didn't begin until 1902, when W.H. Dewey began mining on a large scale. As many as 3,000 miners swarmed into the region seeking their fortunes. As a result, the town of Roosevelt evolved, only to be destroyed by an immense landslide in 1908. Because the area had never lived up to mining expectations, activity there died out soon after the landslide.

13 Probably the most important event in the Valley County area in the twentieth century was the coming of the railroad. In 1914, the Union Pacific completed its track from Emmett to McCall, making commercial logging profitable. Logging then became, along with farming and ranching, the economic mainstay of Long Valley for many years. Towns distant from the railroad, such as Alpha, Crawford and Roseberry, soon lost their vitality and died. Towns near the railroad, such as Cascade, Donnelly and McCall, thrived and became the population centers of Valley County. Elo, Thunder City, Pearsol, Norwood and Spink eventually lost their activity to the three major towns. There were numerous private mills located throughout the county in the 1900’s. In October of 1977 the last log went through the Boise Cascade Corporation’s sawmill on Payette Lake in McCall – in May of 2001 Boise Cascade Corporation’s sawmill in Cascade was closed.

14 In 1917, Valley County was created by the Idaho State legislature. Prior to that, it had been part of Boise County and Idaho County, both of which were created when Idaho was a territory. The portion of Boise County appears to have been in the North Fork of the Payette River drainage. The portion of Idaho County appears to have been in the Salmon River drainage.

15 In 1948, the Cascade Dam was completed on the Payette River. The reservoir was created for retention of water for irrigation and flood control. The back waters from this dam covered some of the best farming and ranch land in the valley and caused the rerouting of Highway 55 over Little Donner. It also caused many families to be relocated, some of them against their will. Since then the reservoir has been renamed Lake Cascade and has become a renowned fishery and recreational water.

II. PLANNING PROCESS

1 This is the proposed updated comprehensive plan for Valley County. It is designed to update the 1978 Valley County Comprehensive Plan ("1978 plan"), and to guide the growth and development of Valley County during the coming years.

2 The 1978 plan stated: "Idaho is feeling the pressures of rapidly increasing population as more Americans discover the need to escape the crowds, crime and confusion of highly congested population centers...because Idaho offers a quality of life better than most states... ." Despite a slight population decline in the 1980's, that statement applied to Idaho again in the 1990's and into the 21st Century. Valley County is sharing in the pressures and rewards of that growth, and its citizenry is interested in ensuring that the quality of life does not decline as the population continues to increase.

3 This plan contains many of the same goal statements and objectives as the 1978 plan. The will of the community has not changed significantly in twenty years on some topics, such as those addressed in the chapters on transportation and special sites. New chapters or sections have been added to address property rights, education, natural resources and community design. The direction taken on some topics has changed somewhat from the direction of the 1978 plan.
III. PURPOSE OF THE VALLEY COUNTY COMPREHENSIVE PLAN

1 The purpose of the Comprehensive Plan is not to control land, but to prevent uses of land harmful to the community in general. The natural beauty and open characteristics of the county can, without reservation, be described as a major reason why land development is rapidly increasing in the county. The purpose of this plan and analysis is to guide development so as not to harm the characteristics which attracted it here in the beginning.

2 This plan is not a zoning ordinance or a blueprint for specific development. Instead, it presents a number of broad development guidelines. These are intended to be used as a general guide for the provision of public facilities, the adoption of implementing ordinances, considering changes in land use, and decisions regarding future development.

3 The strategy of the Plan is summarized in the goal statements, objectives, and the proposed land use maps. They are broadly phrased, meaningful concepts which should be applied to every decision pertaining to the growth of Valley County. They provide direction to the planning processes of both the public and private sectors, with guidelines for making consistent and rational decisions for Valley County's future development. Human interest shall be considered in the balance of ecosystem decisions.

4 This Comprehensive Plan was developed in accordance with the guidelines set forth in the Idaho State "Local Land Use Planning Act", as amended.

5 Idaho Code Section 67-6502 regarding Comprehensive Plans is as follows:

PURPOSE—The purpose of this act shall be to promote the health, safety, and general welfare of the people of the State of Idaho, as follows:

(a) To protect property rights, while making accommodations for other necessary types of development such as low-cost housing and mobile home parks.

(b) To ensure that adequate public facilities and services are provided to the people at reasonable cost.

(c) To ensure that the economy of the state and localities is protected.

(d) To ensure that the important environmental features of the state and localities are protected.

(e) To encourage the protection of prime agricultural, forestry and mining lands for the production of food, fiber and minerals.

(f) To encourage urban and urban-type development within incorporated cities.

(g) To avoid undue concentration of population and overcrowding of land.

(h) To ensure that the development on land is commensurate with the physical characteristics of the land.

(i) To protect life and property in areas subject to natural hazards and disasters.
(j) To protect fish, wildlife, and recreation resources.

(k) To avoid undue water and air pollution.

(l) To allow local school districts to participate in the community planning and development process so as to address public school needs and impacts on an ongoing basis.

6 This Plan is an important legal document intended to serve as the basis for subsequent decisions and regulations within Valley County. Implementing ordinances relating to zoning and land use shall conform with this Plan. Ongoing development and changes in use shall be consistent with this Plan.

IV. SCOPE OF THE VALLEY COUNTY COMPREHENSIVE PLAN

1 This Plan applies to private lands and uses, and to some public lands and uses, within the unincorporated portion of Valley County; but, does not apply to those lands addressed in specific City Area of Impact Agreements.

V. REVIEWING THE PLAN

1 It is recommended that the Planning and Zoning Commission review the Plan in order to monitor its implementation and to determine whether changes in the county justify amending or updating the Plan in accordance with Idaho Code 67-6509.
Chapter 2: Population

Background

1. In 1978, Valley County population was estimated to be 4,240 residents. At that time it was expected to grow to 7,480 residents by the year 2000. The 1978 growth projections have been exceeded, with a population of 7,858 in the year 2000.

<table>
<thead>
<tr>
<th>Year</th>
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<tr>
<td>1960</td>
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<tr>
<td>2015</td>
<td>12,618</td>
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<td>2020</td>
<td>13,880</td>
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* 1950 - 1990: U.S. Census  
1997 estimate: Idaho Dept. of Commerce  
2020 projection: Carla L. Olson Planning Consult.

(Population estimates for 2000 and later years do not include impacts from major new development.)

The U.S. Census Bureau estimates were 8,862 in 2008 and 8,726 in 2009.

2. Second homes and tourism become a larger presence each year. Second home owners and visitors do not appear in population statistics, but they add significantly to the seasonal and weekend population of the county.

3. This observation from the 1978 plan was reflected many times during the current planning process:

A...growth in population combined with the knowledge that Valley County is becoming ever more popular as a center of recreation and tourism makes it imperative that planning be instituted to preserve the open characteristics and scenic beauty of the county.

Goal I: Accommodate growth and development while protecting quality of
life within Valley County.

Objectives:

1. Maintain or improve existing levels of service as new growth occurs.

2. Evaluate the likely impact on the costs of services for new growth to ensure it does not create an undue hardship for Valley County residents.

Goal II: Retain the rural/small town character enjoyed by residents and visitors in Valley County.

Objective:

1. Consider the community's stated desire to retain its attractive rural character and existing advantages for the future: “In 2020 Valley County will have more people and more businesses, but will retain the character of small towns in a rural setting.”

CLEAR CREEK STAGE STOP - Photograph from Historical Comprehensive Plan, Overlay, Significant Sites, and Inventory
CHAPTER 3: PRIVATE PROPERTY RIGHTS

1. Valley County adheres to the fifth amendment of the Constitution of the United States, which states: "No person shall .... be deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use, without just compensation."

Goal I: Protect individual private property rights while considering community rights.

Objectives:

1. Design all provisions of the Comprehensive Plan in order to protect both private property rights and the community's rights to have a safe and healthy community.

2. Protect private property from the negative effects of recreational uses (trespassing, property damage, opened gates) and nearby incompatible uses.

3. Protect each citizen in the community from unsafe and unhealthy conditions caused or worsened by activities, uses, structures, buildings or other factors located on someone else's privately owned property.

4. Implement the Plan, in order: "...to ensure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property..."(Idaho Code section 67-6508(a)).

5. Use the following Idaho Attorney General's checklist as an implementation tool:
   a. Does the regulation or action result in a permanent or temporary physical occupation of private property?
   b. Does the regulation or action require a property owner to dedicate a portion of property, or to grant an easement? (If yes, the dedication must be designed to compensate directly for adverse impacts of the proposed development.)
   c. Does the regulation or action deprive the owner of all economically viable uses of the entire property?
   d. Does the regulation or action have a significant impact on the landowner's economic interest in the property as a whole? (If yes, the impact must not be a severe reduction in value.)
   e. Does the regulation or action deny any fundamental attribute of ownership, such as the ability to possess, to exclude others, or to dispose of the property?
   f. Does the regulation or action fail to be supported by a legitimate public purpose?

If the answer to any of the above question is "yes" the implementation tool must be limited to ensure private property rights are not compromised to the degree financial compensation from the county to the landowner would be required.
BACKGROUND

1. Natural Resources such as water, wildlife, timber, and mineral resources have been a significant positive impact for Valley County. They have provided an important benefit to the economy and to recreation.

2. Water quality in Lake Cascade and Payette Lake has been found to be declining. Lake Cascade is of particular concern. Since declining water quality in Lake Cascade and Payette Lake have caused particular concern, some water quality practices have been implemented in order to make improvements.
   a) The Idaho Department of Environmental Quality has prepared the Cascade Reservoir Watershed Management Plan Phase II - Total Maximum Daily Load (TMDL) Plan to improve Lake Cascade water quality. That plan was created in order to reduce phosphorous and chlorophyll in the reservoir.
   b) The Big Payette Management Plan and Plan Implementation Program is a voluntary management plan that has been prepared in order to preserve and enhance Payette Lake water quality.
   c) The Valley Soil and Water Conservation District is actively working with Valley County landowners on Best Management Practices (BMPs).
   d) Valley County has adopted the Idaho Department of Environmental Quality “Catalog of Stormwater BMPs for Idaho Cities and Counties” along with a Valley County specific addendum table to assist local agencies and developers with the selection, design, installation and maintenance of BMPs to reduce stormwater pollution. The handbook presents general guidelines and is voluntary.
   e) Wellhead Protection ordinance was implemented as an overlay in the Land Use Ordinance.

Goal I: Conserve and manage groundwater and surface water in all its forms in order to prevent depletion or pollution.

Objectives:

1. Orient watershed management practices toward the improvement and maintenance of ground and surface water quality throughout Valley County.

2. Take an active role, regarding water quality and quantity, by participation in the revision of the plans of the National Forests and Bureau of Reclamation.

3. Encourage open space buffers adjacent to rivers and creeks in order to preserve riparian areas.

4. Promote agricultural practices which protect and improve water quality and the expansion of those practices.
5. Protect the recreational value of the county's water bodies and water courses.

6. Protect important riparian areas by:
   a) Promoting the designation and mapping of critical areas.
   b) Promoting the preservation of riparian habitats and stream conditions.
   c) Promoting the rehabilitation and enhancement of degraded riparian habitat and stream conditions.

7. Encourage improvement of irrigation water management practices which conserve water and reduce ground and surface water pollution or contamination.

8. Promote the use of geothermal resources for recreation or commercial usage.

9. Encourage the retention of existing wetlands in order to protect water quality and establishment of new wetlands.

Goal II: To protect fish and wildlife as natural resources of critical importance in Valley County.

Objectives:
1. Valley County shall encourage:
   a) Preservation, protection, and enhancement of wildlife and fish.
   b) Preservation of open space buffers adjacent to rivers and creeks for wildlife and fish habitat.
   c) Preservation of historical wildlife movement corridors.

2. Valley County shall take an active roll in the revision of the National Forests' plans and Bureau of Reclamation’s Resource Management Plans.

Goal III: To maintain sustainable commercial harvesting and use of renewable timber land resources.

Objective:

   1. Take an active role in the revision of the National Forests' plans to improve forest health.

Goal IV: To assure mining remains a viable element in Valley County's economy.

Objective:

   1. Encourage mining if it meets environmental standards and complies with water quality goals.

Goal V: To protect vegetation as a valuable resource in Valley County.

Objective:

   1. Promote the protection of vegetated areas in Valley County from the intrusion of invader species plants and noxious weeds by supporting noxious weed eradication.
CHAPTER 5: HAZARDOUS AREAS

BACKGROUND

1 Valley County is in Seismic Design Category D of the earthquake classification system as shown in the 2006 International Codes (Residential, Building, Energy Conservation). The Goose Creek Fault follows the course of West Mountain running north and south through the county -- it junctions with another fault running east and west near Lake Cascade. Valley County should collaborate with the Forest Service in developing a hazardous area study.

2 Avalanches and landslides are conditions present in the county, but they occur mostly in the back country on isolated National Forest lands. Forest Service aerial photographs show that a landslide once occurred near Little Donner Summit. A massive landslide destroyed the town of Roosevelt in the Thunder Mountain mining area. Further information is needed to complete an understanding of the landslide and avalanche hazards and how it affects the county.

3 Serious flooding is not a problem in Valley County. However, along the Payette River and its smaller tributaries, occasional high water during spring run-offs flood limited areas along the river. Valley County has adopted the Flood Damage Prevention Ordinance and Section 4.02 in the Valley County Land Use and Development Ordinance, which limits development in flood prone areas.

4 Soil testing and higher standards for the use of on-site sewage disposal systems must be met in order to avoid ground water contamination. Development that does not have sewage treatment facilities must take measures to mitigate any adverse conditions that could lead to surface or underground contamination.

5 Valley County has adopted a Wellhead Protection Ordinance that applies county-wide and a Drinking Water Protection Plan in the Impact Area for the City of Donnelly.

6 Various levels of radon gas are found in the county.

Goal I: To protect the health and safety of Valley County residents and visitors from the impacts of natural hazards.

Objectives:

1. Encourage appropriate agencies to disseminate information about radon gas with measures to reduce the risk to human health.

2. Continue Valley County's participation in the Federal Emergency Management Agency's (FEMA) flood insurance program.

   a) Promote the program by providing information to the public, realtors, title companies,
and lending institutions.

b) Promote the enhancement of the County's very favorable rating in FEMA's Community Rating System, which allows property owners to obtain flood insurance at discount rates.

3. Retain existing regulations that prohibit or control construction, development, and filling in designated flood prone areas.

4. Encourage uses in floodplains which will incur or cause minimal damage if there is flooding.

5. Participate with Avalanche Forecast Center.

6. Continue to require engineering for all structures, except utility buildings, to protect against damage from earthquakes.
CHAPTER 6: SPECIAL AREAS AND SITES

BACKGROUND

1 Wildlife habitat and historical buildings and sites are valuable.

2 The traditional economies of timber, mining and agriculture, which have contributed so much color to the region's culture and past, have already been affected or are presently being affected by a changing economy. The increase of a recreation-based economy has resulted in rapidly advancing second-home and subdivision development as well as cultural and life-style changes in the region. Consequently, residents of the county have begun to see the need for preserving some remnants of an original way of life, which is quickly fading from memory. A partial inventory of historical buildings and sites is as follows:

| Roseberry Museum and Store | Finnish Church and Cemetery and Spink |
| Long Valley Massacre Site (Cascade) | Sheepeater Massacre Site (Warm Lake) |
| Slick Rock (Lick Creek Road) | Thunder Mountain Mining Area |
| Monumental Rock | Vinegar Hill |
| Edwardsburg (mining town) | Stibnite (mining town) |
| School at old site of Elo | Eagle’s Nest (West of Donnelly) |
| Round Valley Schoolhouse | Reed Ranch |
| Gold Fork, Vulcan, Hot Creek, Molly’s, Cabarton and Boiling Spring (Hot Springs) | Brundage Lookout |
| No Business Lookout | Fisher Creek Halfway House (N. Fork of Payette) |
| Powerhouse Site (Lake Fork) | Old Water-powered Flour Mill at Lardo |
| Halfway House at Hendricks Homestead | Lakesport, Idaho |
| Thunder City Site (SE of Cascade) | SITPA Facilities at Cougar Mountain & McCall |
| R.L. Wisdom Grave (SW of McCall) | Roosevelt and Roosevelt Lake |
| Chinese Placer Mining (Poorman Boulder Creek) | Private Eagan’s Grave (Soldier Bar) |
| Record Size Englemann Spruce (NE Payette Lake) | Three Fingers Smith Grave (Elk Creek Road) |
| Pioneer Cemetery (Yellow Pine) | Knox Ranch Way Station (Thunder Mountain Road) |
| Hennessy Cabin (Johnson Creek) | Alpha Cemetery & Grange (South of Cascade) |
| Albert Holm Cemetery | Billy Kline Grave (on Warm Lake Road) |
| Halfway House on road to Burgdorf and Warren | Lone Grave West of McCall on road to Abbot Ranch |
| Snowbank Radar Site | Tom Moore Grave (on Skunk Creek Road) |

3 Wildlife habitat, waterways, and water bodies are features that merit protection and improvement.

Goal 1: To identify, protect and maintain historically significant buildings and sites within Valley County.

Objectives:

1. Promote continued identification and mapping of cultural and historical resources within the county.

2. Promote establishment of buffer zones surrounding historically significant buildings and sites.

3. Explore ways to provide incentives for owners of historically significant buildings to preserve and maintain them.
Goal II: To recognize the waterways and water bodies in Valley County as special areas.

Objectives:

1. Encourage formation of a citizens group to develop a specific plan for the North Fork of the Payette River between Payette Lake and Lake Cascade.

2. Work with local, state and federal agencies to provide improvements to waterways within the county.

3. Encourage retention of vegetation along specific waterways.

Goal III: To recognize important wildlife habitats.

Objectives:

1. Consider the needs of fish and wildlife in policies and regulations for the preservation of water quality.

2. Include consideration of the needs of the fisheries and wildlife resources of the areas in specific plans for the North Fork of the Payette River, and other watercourses or water bodies.

3. Consider the effects on wildlife ecosystems in development and special area protection decisions.
CHAPTER 7: TRANSPORTATION

BACKGROUND

1. The 1978 plan called State Highway 55 (Highway 55) the transportation lifeline of Valley County. It remains the only arterial highway in the county. It runs north and south through Long Valley connecting Cascade, Donnelly and McCall; and, provides the only major outlet to urban areas north and south of the county. The Idaho Transportation Department has long range plans for three alternate routes and one reroute of Highway 55 in Valley County. The three alternate routes are around McCall, Donnelly, and Cascade. A reroute of Highway 55 in the Smith's Ferry area was funded but has been pulled.

2. Due to the rugged mountainous terrain, many east-west routes intersecting Highway 55 are not passable year-around. A route to Yellow Pine is maintained year-around when funding is available. The Warm Lake Road to Stanley is used extensively when passable during the summer months.

3. Interconnected with Highway 55, the Valley County Road Department maintains 779 miles of roadway. Of these roadways, 233 miles are paved – the remaining 546 miles are gravel.

4. Ribboning the county are numerous graded and drained, improved and unimproved roads used primarily for logging, mining and access to private property as well as recreational activities. These roads provide access through Forest Service lands. All RS2477 public rights-of-way,
The Functional Classification Map of roads in Valley County is adopted by Valley County and the Idaho Transportation Department. The map is updated every five years. The most recently adopted Functional Classification Map shall be incorporated as a part of this plan. The map designates the roads classified as arterial and collector roads. The map is located in Chapter 16.

Three public airports are available for general aviation use in Cascade, Donnelly and McCall. Other public airports are located in the back country and are operated by the State Department of Aeronautics. Charter flights are available to various points for passengers and freight. There are numerous private grass airstrips.

Bus service is available daily along Highway 55. There is also a regional transit bus that makes numerous daily trips between McCall, Donnelly, and Cascade.

A railroad line previously hauled product between Cascade and Emmett. The Idaho Historical Railroad currently provides sightseeing tours for passengers between Cascade and Smith's Ferry on the Thunder Mountain Line.

It's important to realize that one of Valley County's major expenses is the road system. This expense is currently paid by the highway-users gas tax and timber receipts. Maintenance of our transportation system at its current level of service is totally dependent upon continuation of revenues comparable to our historic level of timber receipts. Valley County has adopted the Roadway Capital Improvement Program Cost Estimates and a Master Transportation Plan.

The City of McCall has an approved master plan for developing pedestrian pathways in the city limits. The City of McCall has built a number of pathways that will eventually be linked together into a cohesive pathway system. The City of Donnelly has an approved master plan for developing pedestrian pathways in the city limits, and now is working on developing the pathway system. The City of Cascade is working on a pathway master plan. It has built a recreational pathway along the Payette River in the city limits. The Valley County Pathways Committee has developed a concept master plan that outlines key potential pathway corridors to create a valley-wide pathway system.

**Goal I: To improve county-wide transportation.**

**Objectives:**

1. Maintain the comprehensive county wide transportation plan.

2. Encourage coordination of road construction and maintenance decisions between the various agencies with jurisdiction.

3. Encourage improving road conditions and better road maintenance, rather than construction of new roads.

4. Encourage the three cities to maintain extensions of county collector roads to county standards or better.

5. Seek to balance protection of the public investment in airports with private property rights and the importance of quiet in our communities.

7. Continue to utilize a Road Surface Management System to prioritize future improvements.

8. Encourage participation of developers in Capital Improvements to roads by requiring them to contribute property or funds through Road Development Agreements.

Goal II: To ensure that roadways in new development are properly planned for good circulation, will provide for future expansion needs, and are aesthetically pleasing.

Objectives:

1. Discourage new development of permanent dead-end roads.

2. Encourage underground utilities in new developments.

3. Use design techniques for new development along Highway 55 and major collectors in order to reduce turning movements and preserve the safety and future capacity.

Goal III: To seek continued improvements for State Highway 55.

Objectives:

1. Secure the preparation and adoption of the Payette River Scenic Byway Corridor Management Plan for State Highway 55 and its proposed alternate routes.
2. Improve design and landscaping standards for the corridor.

3. Encourage shared access points or shared access roads where appropriate.

4. Encourage development to accommodate for designated corridors along future alternate routes.

**Goal IV: To develop a valley-wide pathway system.**

**Objectives:**

1. Endeavor to develop a valley-wide pedestrian pathway system in Valley County that connects to the pathway systems now under planning and development in the City of McCall, the City of Donnelly and the City of Cascade.

2. Work with developers who come forward with new subdivisions and other development projects to obtain easements and finished pathways in areas where the developments overlay key pathway corridors in Long Valley, as identified in the Valley County Concept Master Plan. The objective is to capture opportunities to develop new pathways as part of new developments when the developments overlay key pathway corridors. Easements obtained from developers should be held by Valley County government.

3. The Valley County Pathway Committee should work with the Valley County Road and Bridge Department to collaboratively look for opportunities to incorporate pedestrian and bicycling facilities into the design of road and bridge projects in areas where regional pathways are proposed and elsewhere.

4. The Valley County Pathways Committee should work with existing landowners and subdivision owners to obtain temporary and long-term access agreements to open key pedestrian pathway corridors to the general public. These negotiations should be done in a way that respects landowners’ private property rights. Any temporary or long-term access agreements should be held by Valley County government.

5. Developers should be encouraged to develop neighborhood pathways, bike lanes and/or sidewalks in areas near regional pathway corridors so people living in adjacent neighborhoods can connect to the regional pathway system.

6. The Valley County Pathway Committee should work with the Valley County Road and Bridge Department to create multiple options for financing and maintaining a valley-wide pathway system.

7. Pathway systems should comply with minimum design standards and guidelines as outlined in the Idaho Bicycle and Pedestrian Plan.

8. After new pathways are built in Valley County, the Valley County Pathways Committee should work with the county to create a map and brochure of valley pathways.
9. A uniform signage system for Valley County pathways should be developed, and trailheads with rest rooms should be developed in strategic locations.

10. The objectives of developing a valley-wide pathway system include:
   a. Creating new opportunities for recreation and for people to commute to work or shopping areas without using fossil fuels.
   b. Enhancing public safety for families, children, seniors and others who use pedestrian pathways.
   c. Boosting local economies
   d. Providing transportation links to culturally or historically valuable areas.
   e. Tying together parks, schools, waterways and communities.
   f. Creating opportunities for people to improve physical fitness and healthy lifestyles.
   g. Enhancing our community’s quality of life.
   h. Preserving open space corridors.
CHAPTER 8: HOUSING AND COMMUNITY DESIGN

BACKGROUND

1 Most housing development is in the form of second-home construction for recreation purposes. This type of development has changed the county's land-use pattern from agricultural to rural residential. The effects are both positive and negative.
   a) During the early stage of recreation home development, the out-of-area owner contributes substantially to 1) tax revenues; 2) construction expenditures for both labor and materials; 3) increased property values and tax base; and, 4) other expenditures made in the area. All of this is done without placing an undue strain on local institutions and facilities.
   b) As the developments become more permanent, new demands will be placed on local institutions and services. As lot owners retire and move into their second homes, greater needs for access, lighting, fire, and police protection will be required. Those demands cause the costs of government to increase.

2 The major housing issue raised during the 2003 Comprehensive Plan update was affordable housing for full-time residents -- the same holds true for the current Comprehensive Plan update. A number of concerns were also raised about the pattern of new residential and non-residential development in the county.

HOUSING MARKET AND NEEDS ASSESSMENT

3 To address concerns about housing affordability, Valley County commissioned, through the Upper Payette River Economic Development Council, the Housing Market and Needs Assessment for Valley and Adams Counties, dated July 1, 2005, prepared by Melanie Rees, Rees Consulting. The assessment identified a shortage of affordable housing as evidenced by:
   • Rapidly increasing housing prices – Housing prices have escalated by 62.9% in the Cascade area, 73.9% in the Donnelly area and by 95.7% in the McCall area between the average sale price of a home in 2004 and the average list price in 2005 (sales data not available)
   • Rents increased roughly 35% to 50% from 2000 to 2005.
   • Limited availability – Rental vacancy are low with waiting lists. Homes are selling for close to or exceeding asking price indicating a sellers market.
   • Unfilled jobs – most employers interviewed indicate they have had difficulty filling jobs as a direct result of housing.
   • Housing is not affordable for many residents, with many residents spending more than 30% of their income on housing.
   • Housing prices and rents exceed what a typical family can afford.
   • Mobile home parks, typically a good source of affordably priced housing, are disappearing and RV parks are being used to house employees instead of tourists.

4 The Needs Assessment states that in order to address the housing shortage, construction of new units specifically targeting low to middle income households will be required. At least 45% of the new homes constructed in Valley County should be occupied by residents rather than used as seasonal/vacation homes. Of these primary homes, the Needs Assessment goes on to state, 40% of the new units should be affordable to low income households (80%Annual Median
Future Housing Needs and Growth
5 The Needs Assessment identified a striking need for affordably priced housing in Valley and Adams Counties. Traditionally the economy in Valley County has been resource based. Changing market forces, such as the opening of the Tamarack Resort in Valley County, the growth of the McCall area, and a national trend of people moving to more rural areas, have had a tremendous impact on Valley County. As these market forces continue to evolve, we can expect to see a deepening of the problems we have begun to experience with respect to affordably priced housing.

6 The existing home ownership rate in Valley County at 78.9% exceeds the state and national averages at 72% and 66% respectively. It is a goal of Valley County to maintain and promote a high rate of homeownership, while still encouraging the provision of rental opportunities. Affordability is slipping out the reach of younger Valley County residents and non-homeowners. As stated above, the Needs Assessment identified a price escalation between the average sale price of a home in 2004 and the average list price in 2005 (sales data not available) of 62.9% in the Cascade area, 73.9% in the Donnelley area and by 95.7% in the McCall area. Meanwhile, average annual pay per worker in Valley County only increased by 1.8% overall between 2001 and 2003, the most recent years for which data are currently available.

7 The Needs Assessment identified an existing need for 217 units of affordably priced housing, and a projected demand for an additional 200 units over the next two years in Adams and Valley Counties. These units are needed to address the needs of working families and individuals in the area earning 130% of Area Median Income (AMI) and below. This estimate of need does not include the need for senior and special needs populations.

8 According to the US Department of Housing and Urban Development (HUD), Area Median Income for a family of four in Valley County is $49,900. A commonly accepted methodology for measuring housing affordability is that the cost of housing should not exceed 30% of income. Therefore, a family of 4 earning the median income in Valley County could afford a home priced at around $140,000 or less.

9 During the “Tamarack Boom” housing was expensive and unavailable. At the time of this update, housing has become more affordable and available. However, prices and availability will continue to fluctuate as the economy rises and falls.

Goal I: To encourage an adequate supply and variety of affordable and quality housing types for the local residents including current and future, working and retired.

Objectives:

1. Encourage local employers to provide worker housing.

2. Encourage affordable housing to be located in a wide range of locations.
   a. Develop an ordinance to define a permitting process for countywide utilization of
Accessory Dwelling Units (ADU’s) that addresses areas with septic and private wells as well as those with central water and sewer.

3. Applications for development of manufactured home communities shall be treated in the same manner as for site-built homes.

4. Adopt a Community Housing Policy and amend existing relevant regulations to support the policy.
   a. Maintain the “contract for services” with the Valley-Adams Regional Housing Authority, if funding is available.
   b. Amend Land Use and Development Ordinance, Valley County Subdivision Ordinance, etc.
   c. Continue to work with other jurisdictions to create and support Community Housing through a shared Housing Authority or other similar entity.

5. Encourage economic, ethnic and social diversity in neighborhoods.
   a. Integrate Community Housing on-site in new developments.
   b. Establish policies to allow ADU’s in residential subdivisions for the purpose of adding affordable housing for workforce housing, the elderly, and families in transition.

Goal II: To encourage existing subdivisions to improve their standards for infrastructure and public services.

Objectives:

1. Encourage developers that propose expansion or redevelopment of existing subdivisions to improve infrastructure and services.

2. Encourage neighborhoods to participate in local improvement districts or other improvement districts.

3. Encourage infilling of existing subdivisions which meet current standards, where infrastructure is provided, and when services are nearby.

Goal III: To encourage innovative and attractive designs for new development, preservation of the rural flavor of the region, and protection of special areas.

Objectives:

1. Encourage landscaping standards which mitigate potential impacts.

2. Encourage clustering of buildings within developments when it will preserve special areas, scenic views, or open space.

3. Encourage the preservation of views and rural openness as design considerations.
4. Promote sign regulations which ensure signage will be attractive and not excessive.

5. Encourage developers to promote the scenic aspects of existing water courses, forests, and natural topography as design considerations.

6. Discourage the use of continuous berms in scenic areas.

7. Encourage mitigation and reclamation of impacts created by hillside grading.

8. Adopt design standards for commercial and industrial development that provides buffering and screening around their perimeters.

9. Promote buffers and screening between agricultural and non-agricultural uses.

10. Valley County shall not adopt or enforce zoning, community development or subdivision regulations or ordinances which disallow the plans and specifications of a manufactured home community solely because the housing within the community will be manufactured homes.

Goal IV: To encourage new development in or near the existing cities and communities in Valley County.

Objectives:

1. Encourage industrial and commercial services to locate within the cities and within their areas of impact.

Goal V: Provide a variety of quality housing types for current and future working and retired residents.

Objectives:

1. Encourage or provide for affordable housing.

   Actions:
   a. Adopt a Community Housing Policy
   b. Amend land use ordinance to support the provision of Community Housing
   c. Work with other jurisdictions to create and support Community Housing through a shared Housing Authority or other similar entity.
   d. Execute a “contract for services” with the proposed Central Idaho Regional Housing Authority (CIRHA).

2. Encourage economic, ethnic and social diversity in neighborhoods.

   Actions:
   a. Integrate Community Housing on-site in new developments.
CHAPTER 9: ECONOMIC DEVELOPMENT

BACKGROUND

1. The economy of Valley County has been dependent upon the government, timber, mining, and agriculture. With major segments of the economy being seasonal employers, high unemployment has been a part of the traditional economic pattern. The single most important fact about the economy of Valley County is that the economic pattern is in a state of change.

   a) Limited supplies of private timber and restrictive government land-use policies have resulted in a dramatic decline of the timber industry. Declines in timber harvest creates a hardship on the county. These "forest funds" play an important role in funding county schools and roads. The timber industry has always been crucial to the economy in Valley County. The Boise-Cascade Sawmill in Cascade was removed in the summer of 2002.

   b) Mining has had good and bad years. In the 50's the leading industry was mining. In the late 90's reclamation was begun on the Stibnite mine. The effect of mining on the current economy has become negligible due to the inability to comply with restrictive government land-use policies.

   c) The size and number of farms maintained for agricultural purposes has decreased and croplands are being purchased and developed to satisfy the demands for recreation housing. Agriculture has declined as an employer from 168 jobs in 1980 to 133 jobs in 1996.

2. Tourism has become more influential to the local economy. Retail and services are now the top employment category, with government second, and construction third.

3. Total civilian employment in the county grew 22% from 1985 to 1995. McCall is the top work destination for Valley County employees, with unincorporated Valley County second, and Cascade third.

4. The Valley County Economy: A Regional Input/Output Model was developed by the University of Idaho and submitted to Valley County on November 6, 2000. The model was adapted from economic surveys and a social assessment. Linkages between industries are shown. The study also shows that the economy of the county is shifting based on the changes in national preferences and the resulting national policy changes. Timber is becoming relatively less important and recreation is becoming a larger part of the local economy. The model is available for review at the Valley County Extension Office and the Planning and Zoning office.

**Goal I:** To promote and encourage activities which will maintain a strong, diversified economy.

**Objectives:**

1. Encourage joint economic development and marketing efforts.

2. Consider the long-term impacts and benefits on the local economy and environment of each proposed new commercial and industrial activity.

3. Maintain the important role of the timber industry, tourism, outdoor recreation, mining, and agriculture in the local economy.
a) Encourage management of our Federal Lands to improve both forests and ecosystem health, which will provide a sustainable yield of forest products.

b) Support "multiple use" on public lands.

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* Source: U.S. Bureau of Economic Analysis
  ? = subdata not given by U.S. Bureau of Economic Analysis but is included in Total amounts.
CHAPTER 10: RECREATION and OPEN SPACE

BACKGROUND

1 Valley County is considered a recreation paradise. It is ideally suited for nearly every form of outdoor activity. Occupying the geographical center of the state, Valley County, with the exception of a few level spaces along the main rivers, is a high and rugged area ranging from rolling wooded plateaus to 10,000-foot peaks on the Middle Fork of the Salmon River. The Boise, West, and Salmon River Mountains are the principal mountain chains. Beautiful Long Valley lies in the western portion of the county and numerous lakes, rivers, springs, cliffs, and meandering creeks enhance the region. Perhaps the county's most valued recreational assets are its breathtaking scenic attractions.

2 Eighty-eight percent of Valley County is contained in portions of three different National Forests: the Boise, Payette, and Challis. The Frank Church River of No Return Wilderness is also located in Valley County. Just over three percent of Valley County is owned by the State of Idaho. It has more than 75 miles of the Centennial Trail.

3 Hiking, backpacking, mountain biking, Nordic skiing, whitewater rafting/kayaking, and hunting and fishing have increased dramatically in the past twenty years, as has the use of off-road recreational vehicles, motorcycles, all-terrain vehicles, and snowmobiles. Conflicts between different recreational user groups have required special negotiations.

4 Tamarack Resort, a four season resort, including skiing and golf was developed. It provides various recreation opportunities. It is located west from the City of Donnelly.

5 Kelly’s Whitewater Park was developed within the North Fork of the Payette River in the City of Cascade. It provides whitewater for kayaking and is expected to create economic benefits for the entire county. KWP has also provided a new visitor center.

6 There are many developed pathways and trail systems in Valley County. Pathways have been developed in all three incorporated communities: Cascade, Donnelly, and McCall. Trail systems have been marked and signed throughout state and federal public lands. Valley County has also adopted a Master Pathway Plan (see the Transportation Section of this Comprehensive Plan).

7 The University of Idaho has been working with Valley County on an asset map to promote tourism.

Goal 1: To promote and support a viable recreation and tourism program that is in harmony with the Land Use section of this plan.

Objective:

1. Create improvements and add more varied opportunities for indoor and outdoor recreation
for the enhancement of leisure time by people of all ages.

2. Encourage new developments to provide and maintain on-site developed recreational facilities, parks, greenbelts, pathways, or open space.

3. Promote the development of new recreation facilities when they are compatible with Land Use goals.

4. Protect access to public lands.

5. Consider the county's natural resources which are important to recreation, such as open space areas; riparian areas; lakes, rivers and creeks; and, wildlife populations and habitats.
CHAPTER 11: PUBLIC FACILITIES, UTILITIES AND SERVICES

BACKGROUND

1 Government management is divided among several jurisdictions. The county government is the largest governing body, followed by the city governments, and the various districts (listed below). Cascade is the county seat.

2 The county government is the collector of taxes for itself and each of the entities involved. Taxation is based on an ad valorem property taxation system. The twenty local taxing districts which have authority to levy a property tax in all or portions of the county are as follows:

   Valley County
   Special Districts: Mosquito Abatement, Southern Valley County Recreation District
   Cities: Cascade, Donnelly, McCall
   School Districts: Cascade #422, McCall/Donnelly #421
   Cemetery Districts: McCall, Valley
   Fire Districts: Cascade Rural, McCall Rural, Yellow Pine Rural, Donnelly Rural
   Hospital Districts: McCall Memorial, Cascade Medical Center
   Sewer & Water Districts: Payette Lakes, Warm Lake, North Lake, and South Lake

In 2011, a new taxing district for county wide ambulance service will be imposed.

   Quasi-public utilities and services in Valley County include the following:
   - Idaho Power Company
   - Frontier Communications and Midvale Telephone
   - Cable One
   - Southern Idaho Timber Protective Association (SITPA)
   - Irrigation Districts (Lake, Roseberry, Goldfork, Boulder Creek, Squaw Creek, Mahala, Cruzen, Boulder, Center)
   - Central District Health Department

3 Numerous public services are provided in Valley County by both private and public entities. They are constantly in the process of expansion, change, consolidation, or in some cases reduction. Not all of the services offered are addressed in the Plan however, information is available at the Valley County Courthouse, Cascade City Hall, Donnelly City Hall, and McCall City Hall.

4 Police services are provided by the Valley County Sheriff's Department, the Idaho State Police, the Cascade City Police and the McCall City Police. Valley County has an Enhanced 911 emergency system. The Sheriff's Department patrols the unincorporated areas of Valley County and the City of Donnelly. The Sheriff's Department employs a Recreation/Education officer who patrols snowmobile accessible areas and coordinates the marine deputy program during the summer months. The Sheriff’s Department administers Valley County Search and Rescue, which is manned by volunteers. A detention facility is located in Cascade and a
juvenile detention center is located in McCall. Valley County contracts with the Forest Service to patrol areas of the National Forests from May through September. Valley County also has a contract with the Bureau of Reclamation (BOR) during the same months to patrol the BOR lands, campgrounds, and waterways. All agencies, including the Forest Service and Idaho Department of Fish and Game, have mutual aid agreements to assist each other when necessary.

Education in Valley County is the responsibility of two public school districts: the McCall/Donnelly School District No. 421 (Yellow Pine included) and the Cascade School District No. 422. More information is provided in the Education portion of the Plan.

The county has three libraries, one in McCall, one in Donnelly, and one in Cascade. All libraries are supported by city taxes. Residents outside the city limits can pay membership dues for library privileges. The libraries remain viable and are a growing source of information for the entire community and include the following services: public access to the internet, fax and copy services, access to medical journals, legal materials, videos, audio books, periodicals, inter-library loans, back country services, outreach programs, reading programs, and research assistance. Meeting rooms are available at the libraries. A law library is also available to the public at the Valley County Courthouse in Cascade.

Valley County has several fire fighting agencies. Cascade Rural Fire and EMS serves the rural areas surrounding Cascade along with the City of Cascade and is supported with tax dollars. McCall Fire and EMS serves the City of McCall and surrounding rural areas and is supported with tax dollars. The Donnelly Rural Fire Protection Association serves the City of Donnelly and surrounding rural areas within seven miles and is supported with tax dollars. Additional resources through mutual aid agreements are the Forest Service and SITPA, which fight wildfires in timbered areas when deemed necessary.

In the event of a catastrophic emergency, all of the above mentioned entities, along with the Boise and Payette National Forest Service, the American Red Cross Valley County Chapter, and Valley County have joined into an association called the Valley Interagency Interface Group. This groups meets several times throughout the year to maintain updated emergency response plans and strategies.

Each of Valley County's three cities, Cascade, Donnelly and McCall, have community water and sewer systems. There are also several condominium complexes, subdivisions and church camps with central water systems. The remainder of the county's residents have individual wells. A few subdivisions in the county have central sewer systems and the remainder of rural residents have individual septic systems. Some outlying areas have formed districts, such as Northlake Recreational Sewer and Water District.

Valley County no longer operates a landfill. The Materials Recovery Facility (MRF) serves as a transfer station for trucks that haul solid waste to landfills and recycling centers outside the county. Lakeshore Disposal has an exclusive contract with the county for garbage pick-up service and operation of the MRF. Residents are allowed to haul their own refuse to the MRF for a nominal dumping and processing fee. The MRF is located north of Donnelly and can be accessed from Paddy Flat Road or Spink Lane.
Health and Welfare services in Valley County are diversified. Medical services are provided by the Cascade Medical Center Hospital, McCall Memorial Hospital, several clinics, and specialists such as chiropractors, optometrists, and dentists. The hospitals and clinics also have specialists from the Boise valley who schedule appointments on a regular basis. Emergency medical response and ambulance services are provided by volunteer Emergency Medical Technicians. The Department of Health and Welfare and Central District Health Services are agencies located in McCall that provide assistance for a variety of needs.

Valley County has several excellent veterinary clinics.

Social services are offered through the Western Idaho Community Action Program (WICAP), which is a private non-profit organization. WICAP works with low income households and senior citizens to provide assistance such as low income home energy assistance; emergency services such as food, shelter, clothing, household items, transportation, and personal care items; information and referral; family development; holiday assistance; USDA surplus food distribution; and, senior citizens handyman and outreach program. There are two Senior Centers located in Valley County -- one in Cascade and one in McCall.

Utilities are readily available to Valley County residents. Telephone, cellular telephone, satellite television, and cable television are easily accessible in most populated areas. Homes are heated with electricity, propane, fuel oil, wood, and pellets.

Communications are readily available to residents. There are two weekly newspapers in the County: The Long Valley Advocate and The Central Idaho Star News. The Idaho Statesman is also available on a daily basis throughout the county. Valley County has one local radio station located in McCall.

The criminal justice system in Valley County falls under the jurisdiction of the Fourth Judicial District of the State of Idaho. A judge elected in Valley County serves as a magistrate for the Fourth District. Its authority includes all misdemeanors, juvenile cases, probate cases, preliminary hearings on felonies and small civil cases. Matters beyond its jurisdiction are heard by a Fourth District judge who commutes to Valley County at least monthly.

During the 2007 Idaho State legislative session, the Local Land Use Planning Act was amended to require that comprehensive planning incorporate an additional element to address National Interest Electric Transmission Corridors. The U.S. Department of Energy (DOE) has been tasked with identifying transmission congestion and constraint issues nationwide. A National Corridor designation does not constitute a recommendation or a proposal to build additional transmission facilities, it simply serves to spotlight the congestion or constraints adversely affecting consumers in an area. At the time this Plan was drafted, the DOE issued two draft National Corridor designations; one in the Northeastern States and one in the Southwestern States. The State of Idaho is indirectly affected as several transmission facilities either cross the state or emanate from the state toward the congested area. Idaho Power can provide maps illustrating their current and proposed facilities. Should the Idaho State Public Utilities Commission notify the County of other federally mandated corridors, plans can be updated to reflect further analysis. Idaho Power has provided maps illustrating their current and proposed facilities within Valley County. (See Chapter 16)
Goal I: To establish a Capital Improvements Program.

Objectives:
1. Prevent the effect new growth has on costs for services so that it does not drive up the costs for services to the point where they cause a hardship for Valley County citizens.
2. Recognize that levels of service vary throughout the county and are dependent upon numerous factors.
3. Land purchasers in remote developments shall be furnished a brochure, tailored after Colorado's Code of the West, explaining that levels of services may be limited to their properties.

Goal II: To assure that new development pays for its own impacts on facilities, utilities, and services.

Objectives:
1. Ensure that necessary infrastructure improvements for new development shall be provided for prior to need. Coordination of utilities and services with land use plans will maximize efficiency and minimize costs.
2. New development shall not be allowed to overload existing services.

Goal III: To promote and protect the livability, vitality, and social needs of the residents of the county.

Objectives:
1. Promote the highest level of fire protection possible given existing and anticipated needs and resources.
2. Ensure the continued functioning of existing irrigation systems.
3. Encourage the development of adequate water and sewer systems that meet current and anticipated needs while protecting the public health.
4. Encourage the development of solid waste disposal systems that safely meet the current and anticipated needs of the county and its municipalities; and, to include the encouragement of recycling.
5. Minimize environmental pollution.
6. Promote cultural enrichment and creative pursuits by establishing appropriate public facilities and services.
7. Achieve coordination and integration of development efforts throughout the county as they are affected by various local, state and federal agencies.
8. Encourage development of uniform codes and ordinances which take into account the area's climate.

9. Establish procedures by which residents will be informed and involved in local government.

10. Cooperate with agencies to reduce the threat of wildland fire to remote areas or private property.

11. Promote the use and development of alternative energy uses.

**Goal IV: Coordinate with providers to develop plans for energy services and public utility facilities for the long-term energy and utility needs of Valley County.**

(Facilities)
1. Promote the development of energy services and public utility facilities to meet public needs.

2. Encourage the enhancement of the capacity and reliability of renewable energy resources.

3. Encourage the multiple-use of utility corridors by utility providers.

4. Support longer term (10 year) conditional use permits to enable utilities to purchase sites well in advance of needing to build substations.

5. Support siting of utility corridors within identified or designated transportation corridors and allow the appropriate placement of facilities on public rights-of-way.

6. Recognize need of siting of utility corridors to ensure that they connect to similar facilities in adjacent jurisdictions.

7. Support the protection of wetlands and other critical areas while recognizing that electric facilities sometimes must cross these areas, and be conscious that access is essential for repair and maintenance of the facilities, so long as impacts are kept to the least amount of impact.

(Sustainability & Energy Efficiency)
1. Promote conservation of energy through support of public education, incentives and other tools that encourage conservation.

2. Adopt and implement guidelines and standards for energy conservation practices.

3. Encourage LEEDS (Leadership in Environment and Energy Design) certification for all public buildings.

4. Create and use incentives for energy-efficient design in private development and construction.

5. Partner with Idaho Power to develop and promote sustainability programs for new construction and development as well as for existing businesses and homes.
6. Encourage the enhancement of the capacity and reliability of renewable energy resources.

(Economic Development)

1. Recognize the need for utility facilities that are sufficient to support economic development.

2. Encourage Idaho Power to make additions to and improvements of electric utility facilities that provide adequate capacity for projected growth.

3. Encourage Idaho Power to work with Valley County to provide periodic update of population, employment, and development projections. The County and Idaho will seek to jointly evaluate actual patterns and rates of growth, and compare such patterns and rates to electrical demand forecasts.

(Other Services and Utilities Goals)

1. Encourage all utilities to be under grounded at the time of development.

2. Designate the general locations and visual impacts of existing and proposed electric facilities.

3. Work to encourage communication and cooperation on landscape, design and locating future facilities to limit visual impacts.

4. Encourage Idaho Power to establish sites for new electric facilities before development occurs and provide sufficient buffers and setbacks from residential use.
CHAPTER 12: EDUCATION

BACKGROUND

1. The McCall/Donnelly School District No. 421 serves the northern part of the county, which includes the Yellow Pine school. The McCall/Donnelly District had five facilities in March of 2010: the Donnelly Elementary School in Donnelly with 118 students (93 students in 2000), the Barbara R. Morgan Elementary School in McCall with 296 students (320 students in 2000), the Payette Lakes Middle School in McCall with 216 students (266 students in 2000), and the McCall/Donnelly High School in McCall with 266 students (340 students in 2000). The Heartland High School is also operated by the McCall/Donnelly School District with an enrollment of 18 students.

2. The Cascade School District No. 422 serves the southern half of the county. The Cascade School District has one facility for K-12 grade. It had 299 students enrolled in March of 2010 (390 students in May of 1999).

3. There are also other education opportunities in Valley County. A number of private schools are located in the City of McCall. The University of Idaho Cooperative Extension Office is located in Cascade and offers continued education for adults -- they also administer the 4-H program. Valley County will continue to promote and educate Valley County residents about financial assistance that is available for attending Junior Colleges in Idaho.
4 WICAP administrates the Head Start program, which is an intensive early childhood education program that is offered county-wide to three and four year old children from low income households and disabled children. Head Start is a family involvement and early childhood development pre-school located in Donnelly.

5 While there is confidence in the quality of the kindergarten through 12th grade education system, educational opportunities for adults are somewhat limited.

Goal I: To promote vocational-technical and other adult educational opportunities in Valley County.

Objectives:

1. Work with the local Job Service office and social service agencies to identify the specific needs and opportunities for local employment, and the skills needed for those jobs.

2. Work jointly with city officials in order to encourage specific training programs in the area.

3. Support efforts to increase hobby-related, enrichment-related and interest-related adult education through a community education program.

4. Encourage the school districts and the county extension office to continue to provide, and to assist others who provide, community education programs.

5. Encourage the office of the Valley County Extension Service and all libraries located in the county to maintain an updated set of pamphlets describing local educational programs, continue to provide satellite education services, continue to offer various computer services, and make available the correspondence courses offered by Idaho's colleges and universities.

Goal II: To maintain or improve the quality of public education facilities.

Objectives:

1. Solicit comments from school districts when new development will impact their district.

2. Encourage the school districts to complete and implement a Capital Improvement Plan.
CHAPTER 13: LAND USE

BACKGROUND

1. This section provides an analysis of existing land use in Valley County. This information, in conjunction with other information about private property rights, population, housing, economy, recreation, etc. will make possible a determination of how extensively land in Valley County has been developed.

2. As shown in the table below, of the 2,354,048 acres of land in Valley County, 2,147,983 acres are under federal, state, or county control. The remaining 206,065 acres are private. It should be noted that over 250 cabins or buildings are on 174 acres of state-lease land, and that these improvements are subject to county building codes, sanitary regulations, and ordinances.

3. The majority of the private land in Valley County is confined to Long Valley, Round Valley, and High Valley on the western edge of the county. Another smaller portion of these private lands are located in the back country around Yellow Pine and the South Fork of the Salmon River. Less than ten percent of the county is available for development or habitation and nearly all of this private land is concentrated in one area of the county.

4. Below is a table outlining land use in Valley County based on the Valley County Assessor's
land classification for tax purposes.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Parcel Count</th>
<th>Assessed Value</th>
<th>% of Total Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural</td>
<td>1,299</td>
<td>$14,440,440</td>
<td>0.32</td>
</tr>
<tr>
<td>Timber</td>
<td>1,094</td>
<td>$18,349,110</td>
<td>0.41</td>
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<tr>
<td>Mines</td>
<td>50</td>
<td>$777,260</td>
<td>0.02</td>
</tr>
<tr>
<td>Residential*</td>
<td>20,333</td>
<td>$4,117,655,990</td>
<td>91.71</td>
</tr>
<tr>
<td>Commercial/Industrial</td>
<td>812</td>
<td>$297,221,120</td>
<td>6.62</td>
</tr>
<tr>
<td>Utilities/Public Services</td>
<td>69</td>
<td>$41,431,464</td>
<td>0.92</td>
</tr>
<tr>
<td>Totals</td>
<td>23,657</td>
<td>$4,489,875,384</td>
<td></td>
</tr>
</tbody>
</table>

* Includes Manufactured Housing

5 Agricultural Lands. The table shows that the Valley County Assessor has assessed a value of $14,440,440 for private lands that are classified as agricultural. Agricultural land types range from irrigated to dry grazing. Not all of this land is being actively worked for agricultural purposes. Producers continually face the following problems in Valley County: limited growing season (60 to 70 days); high acid conditions (soil ph 4-6.5); high water table (limits spring plantings); long winter feeding period; and, occasional summer frosting. Therefore, agricultural lands represent a future potential for subdivision and second-home development. Agricultural lands are valued not only for production, but as open space.

6 Timberlands. The table shows that Valley County has set an assessed value of $18,349,110 for private lands that are classified as timber. Potlatch Land & Lumber, a private corporation, owns a large portion of the timber property in Valley County. It's difficult to ascertain the future status of the timberlands.

7 Residential. The table shows that Valley County has set an assessed value of $4,117,655,990 for private lands that are classified as residential, including manufactured homes. Residential land types include homesite land, recreation land, rural residential tracts, rural residential subdivisions, other rural land, urban residential lots, common areas, condominiums or townhouses, and various improvements to residential uses and lands. Development of subdivisions is at the center of the land-use question in Valley County. Subdivision development for second homes has been progressing rapidly since the 1960's. The major proportion of all past and future development is confined to limited areas of the county. So, development in Valley County, because of geographic and legal limitations, is confined to an area that is less than 8.7% percent of its actual size.

8 Urban. The cities of Cascade, Donnelly, and McCall are classified as urban lands. In matters of land use, the county has no jurisdiction of these lands. The county does share jurisdiction over land surrounding each city, called an "area of city impact." These areas and nature of jurisdiction differ with each city and are outlined in separate city and county ordinances.

9 Mines. The table shows that Valley County has set an assessed value of $777,260 for private lands that are classified as mines and the related mining machinery, tools, and equipment. Most
of the mines are located in the eastern part of the county surrounded by public lands. They are subject to state and federal regulations concerning mining claims.

10 Commercial/Industrial. The table shows that Valley County has set an assessed value of $297,221,120 for private lands that are classified as commercial/industrial. Commercial/industrial land types include rural commercial tracts, rural industrial tracts, rural commercial subdivisions, commercial/industrial uses inside city limits, commercial/industrial condominiums, commercial/industrial improvements, construction/farm/logging machinery, tools, and equipment, retail stock, and advertising signs. The major sources of income in the county are from lumber and wood products, retail businesses, services such as hotel and health, and government. The highest private sector growth is occurring in retail, real estate, and hotel enterprises. Incomes from government jobs have also increased. A large percentage of commercial/industrial activities are located inside city limits. The majority of the commercial/industrial uses that are located in county jurisdiction are residential businesses with a few retail and tourist businesses plus the various business located in the tourist hubs and villages.

11 Utilities. The table shows that Valley County has set an assessed value of $41,431,464 for private lands that are classified as utility. These utility systems include Idaho Power, Frontier Communications, and the railroads.

12 Land-use patterns in Valley County have radically altered during the past decades away from the traditional agricultural-use pattern to one of recreation home and subdivision development. This rapidly evolving pattern, which places more demands on the environment and community than the former one, creates the need for a thoughtful response from the community to prevent future damages to the environment and community which attracted development here in the beginning.

LAND USE DESIGNATIONS

Four land use designations apply to Valley County. Maps showing the four land use designations are exhibits located in Chapter 16. These general designations will be more specifically defined in the ordinances adopted to implement the land use and development related portions of the Plan. Land Use in Valley County is multiple use.

1. Rural: The rural designation applies to all real property in the unincorporated areas of Valley County unless designated otherwise. The rural designation applies to all privately owned land; and, to those public lands and uses on public lands which are deemed to be subject to Valley County's planning jurisdiction. Commercial and industrial uses are allowed in rural areas, but are encouraged to locate in cities and city areas of impact, villages, and tourist hubs.

2. Cities and City Areas of Impact: This designation applies to all real property within incorporated city limits or within adopted areas of impact. Most commercial and industrial uses and multi-family residential uses may locate within this designation. Uses and development standards shall be governed by the cities or, in the areas of impact, by the adopted Area of Impact Agreement.

3. Villages: This designation applies to all real property within the small unincorporated communities known as Yellow Pine and Lake Fork. Boundaries of each village are shown on the land use map. Commercial and industrial uses may be allowed in the villages in locations
found to be compatible with nearby uses and with the existing village character. The mapped village boundaries are advisory only and more specific plans may be adopted.

4. **Tourist Hubs:** This designation applies to all real property shown on the land use map for the tourist services located in the areas known as: Tamarack Ski Resort, Smith's Ferry, Clear Creek, West Mountain Lodge, Tamarack Falls Store, Big Creek, Roseberry, Deadwood, Goldfork Hotsprings, Silver Creek Plunge, and Warm Lake. Expansion of services should be encouraged to locate in the tourist hubs. The mapped boundaries are advisory only and are expected to be flexible.

![POISON CREEK CAMPGROUND](image)

**Goal I:**  *Retain the rural atmosphere of Valley County by protecting its natural beauty and open characteristics and preserving its historical and scenic beauty.*

**Objectives:**

1. Encourage those land use practices that protect and reserve the best agricultural land for agricultural use.

2. Promote the control of despoilers of natural beauty by:
   a) Promoting rural fire protection.
   b) Promoting protection and improvement of waters ways.
   c) Improving aesthetic values by maintaining minimum stream flow and holding lake and reservoir levels high.
   d) Control particulate, noise, light, and air pollution.

3. Discourage scattered, sprawling, haphazard suburban development by:
   a) Controlling suburban development on open foothills.
   b) Continuing to implement land use planning in order to avoid conflicts with non-compatible uses.
   c) Encouraging development in timbered areas and in compact subdivisions thus facilitating
better use of utilities, road maintenance, police, and fire protection.

4. Emphasize natural beauty when designing projects, such as bridges, roadways, commercial buildings, subdivisions, and homes.

5. Promote coordination and communication among the federal, state, and county agencies and private land owners.

6. Relate future county development to natural site advantages and limitations such as soil, slope, water table, view, flood hazards, and wind direction. Recognition of such factors will produce optimum development and prevent hazardous and costly conditions from developing.

**Goal II: Increase the economic value of privately owned land in Valley County.**

**Objectives:**

1. Increase the production of land consistent with recommended BMPs.

2. Guide marginal land and wasteland into more profitable uses depending upon the basic resources and the local situation by:
   a) Selecting better crops -- plan well-adapted varieties.
   b) Considering establishment of forestry plantings, wind-breaks, and attractive shrubs and trees.
   c) Developing attractive residential areas in select locations.
   d) Developing more recreational areas.

**Goal III: Develop a policy of clean-up and fix-up.**

**Objectives:**

1. Encourage roadside beautification and the beautification of existing buildings.

2. Promote the removal of dilapidated, useless buildings, yet preserving those of historical value.

3. Promote the removal of unsightly debris.

4. Encourage the removal of diseased and dying trees.

5. Encourage owners to plant hardy trees, shrubs, and flowers for windbreaks and scenic purposes.

6. Promote spring clean up days in cooperation with the cities.
ORDINANCES

Adoption of the Comprehensive Plan (Plan) will not ensure its success. The goals and objectives outlined in the Plan will only be realized if the necessary tools for implementation are fully utilized. The following are means of implementing the Plan and must be maintained if the Plan is to accomplish the desired results.

1. **Land Use and Development Ordinance.** Following adoption of the Plan by the Board of County Commissioners, the Valley County Land Use and Development Ordinance shall be updated, based on this Plan, by the Planning and Zoning Commission and proposed to the Board of County Commissioners for adoption. A new chapter may be reserved for Junk Vehicles.

2. **Subdivision Ordinance.** A revision of the existing Valley County Subdivision Ordinance shall be prepared by the Planning and Zoning Commission and proposed to the Board of County Commissioners for adoption.

3. **Sign Ordinance.** A revision of the existing Valley County Sign Ordinance shall be prepared by the Planning and Zoning Commission and proposed to the Board of County Commissioners for adoption.

MISCELLANEOUS PROGRAMS AND PLANS

1. **Capital Improvements Program.** A Capital Improvements Program may be drafted to assist the planning effort and to provide a bridge between the goals of the Plan and the annual budgeting process.

2. **Specific Plans.** Specific plans may be adopted or revised as necessary to achieve the goals of this Plan.

   (a) The Plan calls for a Payette River Scenic Byway Corridor Management Plan for the Highway 55 corridor.

   (b) Specific plans for Lake Fork and Yellow Pine may be adopted to address the unique concerns of unincorporated areas that function as villages. The specific plan for Lake Fork may include design standards tailored to that area.

   (c) Continue using the Road Surface Management Plan to prioritize road improvements.

   (d) Other specific plans may be found necessary in the future.
CHAPTER 15: DEFINITIONS

Agricultural Land: Private land in Valley County used for the production of food or fiber.

Buffer Zone: An area designed to provide attractive space or distance, obstruct undesirable views or generally reduce the impact of adjacent development.

Capital Improvement Plan: A plan adopted pursuant to Idaho Code Chapter 67 that identifies capital improvements for which development impact fees may be used as a funding source.

Capital Improvement Program: A plan or system under which funds are allocated during the budget process in order to acquire or construct capital improvements that are identified as long range goals.

Centennial Trails: Existing trails that run the length of Idaho that were designated as the Centennial Trail in celebration of Idaho's 100th birthday.

Civilian: Non-military (workforce).

Code of the West: The Code of the West is an informative document written by John Clark, a County Commissioner in Larimer County, Colorado. The document states that life in the country is different from life in the city. County governments are not able to provide the same level of service that city governments provide.

Community: An interacting population of various kinds of individuals in a common location.

Encourage: To foster, sustain and promote.

Goal: Broadly phrased meaningful concepts that should be used as a guide for development decisions and community action. They are statements of what ought to exist in a community or what is desired to be achieved in the future. Goals should be applied to every decision pertaining to growth in Valley County.

Greenbelt: A belt of parkways, parks, paths, riparian areas, or farmland that is within or circles a development or community.

Home-Based Business: A business owned and operated by the occupant of a residence, located on the same lot or parcel as the residence, which retains the residential character. Restrictions will be applied to ensure the residential character is retained. The specific limitations on home-based businesses will be addressed in the Land Use and Development Ordinance, when the new ordinance is adopted as part of the implementation of the Comprehensive Plan.

Level of Service: This phrase applies to the degree or amount of services provided by the county, cities, and quasi-public services such as electricity, cable and telephone. Level of Service is dependent upon numerous factors such as location, type of use, amount of use, and historical use. Levels of Service vary throughout the county.
Manufactured Home: A structure with a Department of Housing and Urban Development (HUD) label certifying that it was constructed in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974.

May: Language implying discretionary application.

Objective: An effort that is directed toward an action. A means of accomplishing a goal.

Open Space: A portion of real property devoid of buildings and other physical improvements, except where accessory to the provision of recreation or fish and wildlife habitat improvements, or any natural break which serves one of the following functions:
- Provides relief from monotonous building arrangements.
- Conserve or preserve natural, historic, and other amenities with social or cultural value.
- Maintains the natural water table level or preserves wetlands.

Payette River Scenic Byway Corridor Management Plan: Will protect the intrinsic qualities of a designated scenic byway. State Highway 55 has been designated as the Payette River Scenic Byway by the State of Idaho.

RS2477 Road: Public rights of way on federal land within the context of Revised Statute 2477 and other federal access grants and shall be considered to be any road, trail, access or way upon which construction has been carried out to the standard in which public rights of way were built within historic context. These rights of way may include, but not be limited to, horse paths, cattle trails, irrigation canals, waterways, ditches, pipelines or other means of water transmission and their attendant access for maintenance, wagon roads, jeep trails, logging roads, homestead roads, mine to market roads and all other ways. RS2477 public rights of way are under the jurisdiction of the county.

Rural Residential Land: Those parcels of private land in Valley County which are rural in character and used primarily for residential purposes.

Services: Services include essential public services (water, sewer, garbage, transportation, power, telephone) and public services (schools, libraries, jails, etc.).

Shall: Mandatory.

Should: Discretionary

Tourist Hubs: This land use designation applies to all real property shown on the land use map for the tourist services located in the areas known as: Tamarack Resort, Smith's Ferry, Clear Creek, West Mountain Lodge, Tamarack Falls Store, Big Creek, Roseberry, Deadwood, Silver Creek Plunge, and Warm Lake.

WICAP: Western Idaho Community Action Program

Wildlife Ecosystems: The complex of a wildlife community and its environment functioning as
an ecological unit in nature.

Wildlife Habitat: The place or type of site where a wild animal naturally or normally lives and grows.

<table>
<thead>
<tr>
<th>Valley County Phone Directory</th>
<th>Valley County Mailing Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Auditor - Recorder 382-7100</td>
<td>PO Box 1350</td>
</tr>
<tr>
<td>Treasurer - Tax Collector 382-7110</td>
<td>Cascade, Idaho</td>
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<tr>
<td>Prosecuting Attorney 382-7120</td>
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</tbody>
</table>
CHAPTER 16: LAND USE DESIGNATION MAPS

Exhibits I through VII show where each of the four land use designations apply. The four land use designations are described in the "Land Use" element of the plan. Exhibit VII shows the Impact Area for the City of Cascade. The boundaries of the areas designated on the maps for the villages of Lake Fork and Yellow Pine, and for the seven Tourist Hubs, are not precise and should be considered advisory only.

Exhibit I: Exhibit I shows the boundaries of Valley County. It includes the legend for all six land use maps. The shaded area mapped on Exhibit I is a generalized depiction of the populated, developing portion of Valley County not located within National Forests' boundaries. This plan applies to private lands and uses, and to some public lands and uses, within the unincorporated portion of Valley County; but, does not apply to lands addressed in the City Area of Impact Agreements. The Map of Valley County identified as Valley County Idaho Comprehensive Plan Exhibit I and dated June 25, 2001, is hereby adopted as a land use map.

Exhibit II: Exhibit II shows the boundaries of the unincorporated village of Yellow Pine. The boundaries shown are advisory only, and are expected to be flexible. The Map of Valley County identified as Exhibit II and dated June 25, 2001, is hereby adopted as a land use map.

Exhibit III: Exhibit III shows the northerly portion of the county. It shows the McCall, Idaho Area of City Impact, the boundaries of the unincorporated village of Lake Fork (advisory only), and the Rural Area. The village of Lake Fork has been defined as the S1/2 of Section 3 and the N1/2 of Section 10 (excluding Mountain View Acres Subdivision) in T. 17N, R. 3E., B.M., Valley County, Idaho. The Map of Valley County identified as Exhibit III and dated June 25, 2001, is hereby adopted as a land use map.

Exhibit IV: Exhibit IV shows the central portion of the county. It shows the Donnelly Area of Impact; the former Cascade Area of Impact; the Tourist Hubs of Tamarack Falls, Roseberry, Warm Lake and West Mountain Lodge; and, the Rural Area. The Map of Valley County identified as IV and dated June 25, 2001, is hereby adopted as a land use map.

Exhibit V: Exhibit V shows the southerly portion of the county. It shows the Tourist Hubs of Clear Creek and Smith's Ferry; and, the Rural Area. The Map of Valley County identified as Exhibit V and dated June 25, 2001, is hereby adopted as a land use map.

Exhibit VI: Exhibit VI shows the Tourist Hub of Big Creek. The Map of Valley County identified as Exhibit VI and dated June 25, 2001, is hereby adopted as a land use map.

Exhibit VII: Exhibit VII shows the maps (A and B) and designated land uses for the Area of Impact for the City of Cascade. The map shall be used as a Future Land Use Map by the county when making land use decisions.

ROAD FUNCTIONAL CLASSIFICATION MAPS
Exhibits VIII-A, B and C, show the roads in Valley County that have been designated arterial or collector roads. The Map of Valley County identified as Exhibit VII-A, B, and C and dated June 25, 2001, is hereby adopted as a land use map.
APPENDIX A: PUBLIC AND PRIVATE RESOURCES FOR INFORMATION, TRAINING OR FUNDING OR HISTORY

Appendix A can be updated without amending the Plan.

**Associated General Contractors of America, Idaho Chapter**, 1649 West Shoreline Drive, Suite 100, Boise, Idaho 83702 (208) 344-2531, [www.idahoagc.org](http://www.idahoagc.org). Provides information, services and training programs to small and medium size contractors.

**Boise National Forest**, 1249 South Vinnell Way, Suite 200, Boise, ID 83709, (208)373-4100. Supervises the Boise National Forest; provides grants to communities that suffer as a result of declining timber harvests and natural resource information.

**Boise State University** offers assistance to communities in economic development, physical planning and design, community assessments, economic analyses, project feasibility studies, survey research and leadership training:
- Public Affairs Program, Applied Research, 1910 University Drive, Boise, Idaho 83725 (208)426-4370.
- Idaho Economic Development Center, 1021 Manitou, Boise, Idaho 83725 (208) 426-3877.

**Center for Entrepreneurial and Economic Development**, 1904 E. Chicago, Caldwell, Idaho 83605 (208)455-9650. Operates a small business incubator; advises others in starting business incubators.

**Idaho Community Foundation**, 101 S. Capitol, #1702, P.O. Box 8143, Boise, Idaho 83707 (208)342-3535. Provides grants to private nonprofit and public agencies for education, civic projects, community development, environmental preservation, arts and humanities.

**Idaho Department of Commerce**, P.O. Box 83720, Boise, Idaho 83720 (208)334-2631.
- Division of Community Development. Administers Community Development Block Grant program for economic development projects, senior centers, community utilities and facilities, and housing.
- Division of Economic Development. GEM Communities Program. Assists cities and counties with leadership and strategies to improve local economic development efforts.
- Idaho Business Network. Assists businesses in selling their products to government agencies and to large corporations.
- Information Services. Compiles community and county profiles and maintains U.S. Census database information.
- Business Development. Regional specialists are available to work with communities.
- Division of Tourism Development. IDAhost. Offers hospitality training for tourist businesses.
- Division of International Business. Assists businesses in international trade.

**Idaho Department of Fish and Game**, McCall Sub-regional Office, 555 Deinhard Lane, McCall, Idaho 83638 (208)634-8137. Conducts fish and wildlife research and habitat improvement projects.
Idaho Department of Labor, Bureau of Research and Analysis, 317 Main Street, Boise, Idaho 83735-0670 (208)332-3571, lmi.idaho.gov. Compiles data on employment and labor market.


Idaho Heritage Trust, P.O. Box 830, Weiser, Idaho 83672 (208)549-1778, www.idahoheritage.org. Provides grants to preserve historic structures, collections and geological sites.

Idaho Housing and Finance Association, P.O. Box 7899, Boise, Idaho 83707-1899 (208)331-4889, www.ihfa.org. Provides funding for affordable housing opportunities.

Idaho Humanities Council, 217 W. State Street, Boise, Idaho 83702 (208)345-5346, www.idahohumanities.org. Provides grants for projects which increase the understanding of humanities in Idaho.

Idaho Power Company, Community Relations Office, P.O. Box 70, Boise, Idaho 83707 (208)388-2513. Offers assistance with economic development.


Idaho Travel Council, P.O. Box 83720, Boise, Idaho 83720-0093 (208)334-2650. Promotes tourism and conventions.


McCall Arts and Humanities Council, 1001 State Street, P.O. Box 1391, McCall, Idaho 83638 (208)634-7136, www.mccallarts.org.


Petersen, Duane L., PO Box 458, Cascade, ID 83611 (208) 382-4532. Author of historical document published under the following titles: Lonesome Whistle (railroads), 83 Miles of Hell (Stibnite Mine), 3-R’s the Hard Way (old schools), and The Way it Was in Valley County (points of interest).

Private Industry Council, P.O. Box 29, Boise, Idaho 83707-0029 (208)322-7411. Provides
financing for worker training programs.


**Sage Resources** (formerly Ida-Ore Planning and Development Association), 125 E 50th Street, Garden City, Idaho 83714 (208)322-7033, www.sageidaho.com. Ida-Ore is this district’s Economic Development Administration office, a part of the United States Department of Commerce. Funds grants to public entities for economic planning, technical assistance, revolving loan funds and infrastructure improvements.

**Southwest Idaho Cooperative Housing Authority**, 1108 W. Finch, Nampa, Idaho 83651 (208)467-7461. Administers Section 8 rental assistance program for low income families.

**United States Bureau of Reclamation**, P.O. Box 270, Cascade, Idaho 83611 (208)382-4258. Manage the dams at and lands adjacent to Lake Cascade and Deadwood Reservoir.

**United States Department of Agriculture**, Rural Development Division, 2208 East Chicago Ste C, Caldwell, Idaho 83605 (208)459-0761. Offer grants and loans for community facilities, water and sewer systems, and apartment building developments.

**University of Idaho** has several colleges and departments which offer information and services related to community and rural development and technical services:
- Department of Agricultural Economics and Rural Sociology, P.O. Box 442334, Moscow, Idaho 83844 (208)885-6264.
- College of Natural Resources, PO Box 441142, Moscow, Idaho 83844, 208-885-8981
- College of Science, PO Box 443025 Mines 321, Moscow, Idaho 83844, 208-885-6195
- College of Engineering, PO Box 441011, Moscow, Idaho 83844, 208-885-6479

**The Valley County Economy: A Regional Input/Output Model**, University of Idaho, Dept. of Agricultural Economics and Rural Sociology, College of Agriculture, PO Box 442334, Moscow, ID 83844-2334.

**Valley County Planning and Zoning Department**, PO Box 1350, Cascade, Idaho 83611, (208)382-7115. Provide information concerning land use in Valley County.

**VALUED Economic Development Team**, (208)634-2883. Part of the Idaho Small Business Development Center in Boise – act as the satellite office.