

# Valley County Planning and Zoning

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



Phone: 208-382-7115  
Email: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

---

**STAFF REPORT:** Amendment to the Valley County Comprehensive Plan and Valley County Code  
**HEARING DATE:** December 1, 2025  
**TO:** Board of County Commissioners  
**STAFF:** Cynda Herrick, AICP, CFM  
Planning and Zoning Director

---

The Valley County Board of County Commissioners will hold a concurrent public hearing on proposed revisions to the following:

CP 1) Valley County Comprehensive Plan  
VC 2) Valley County Code.

CP 1) The Comprehensive Plan was last revised on November 26, 2018. The proposed revisions include updated information on various statistics, tables/graphs, agencies and other information. These changes also include updated future land use maps and Impact Area maps. The Comprehensive Plan presents historical background and an analysis of current conditions.

VC 2) Ordinance 2025-07 Valley County Code: Revisions to Title 6, 9, 10, and 11 will include, but are not limited to, the following:

- Upgraded standards to protect water quality.
- Application of Valley County Code to all areas of unincorporated Valley County.
- A rezone of all lands in the previous McCall Impact Area to Multiple Use (MU).
- Driveway standards for Fire Code.
- Updates to Wildland Urban Interface Codes.
- Updates to Floodplain Codes.

**On October 23, 2025, the Planning and Zoning Commission recommended approval of the updates to the Comprehensive Plan and the amended Valley County Codes with the following changes based on public testimony and submittals.**

The following changes to the posted draft Comprehensive Plan include the following:

- 1) Page 95: Insert "each city's future land use maps should be considered when making decision." After "Beginning in 2026, all three impact areas will be administered by Valley

- The notice, draft Comprehensive Plan, and draft ordinance were posted online at the Valley County meeting dashboard on October 28, 2025. These were also placed on a separate webpage "Upcoming Comp Plan & Ordinance Hearing" with links located on both the Planning and Zoning Department page and the Board of County Commissioners page on October 29, 2025.

3. Agency Responses received after the PZ Commission Public Hearing on Oct. 23, 2025:

Peter Jackson, CFM, Idaho Department of Water Resources, stated IDWR takes no exception to the minor change of removing the City of McCall Impact Area from VCC 11-1-3. (October 29, 2025)

Art Troutner, Valley Soil & Water Conservation District, submitted suggested revisions in a letter dated June 30, 2023. The District is pleased that many of the recommendations, particularly those that strengthen protections for water quality, have been incorporated into the draft Comprehensive Plan and Valley County Code. Although not every suggestion was used, the updated standards represent a meaningful improvement. Thus, the District supports the proposal. (November 12, 2025)

Robert S Giles, City of McCall Mayor, stated the updates will directly affect the areas surrounding McCall's city limits, and, by extension, the shared economy, environment, and community character. The proposed plan appears to primarily update a Comprehensive Plan but does not provide a vision statement, forward-looking strategies, specific goals, or actionable implementation tools other than described in Chapter 14. It lacks clear policies, strategies, or programs necessary to achieve measurable outcomes. The Future Land Use Map needs more specificity. The past two decades of regional planning collaboration were omitted. Allowing one-acre lots anywhere in the County produces a suburban development pattern, increases sprawl, and is not a financially sustainable model given public services needs versus tax base generated. They appreciate the inclusion of some updated standards; however, these positive steps are minor changes. The County's reliance on performance-based zoning is now rare among counties experiencing growth pressures. Disadvantages are unpredictability, lack of policy linkage, inequity, design and character gaps, an administrative burden, and difficult to forecast needed infrastructure. Recommendations are: 1) Continue to apply the 2018 McCall Area Comprehensive Plan or incorporate it into the proposed Plan; 2) Administer the existing McCall Impact Area with an overlay; 3) Initiate a Comprehensive Plan rewrite; and 4) evaluate the long-term effectiveness of the performance-based zoning with clear zoning districts or overlays and standards. (November 21, 2023)

4. Responses Received from the Public after the PZ Commission Public Hearing on October 23, 2025.

**Responses in Favor of Proposed Changes:**

- Improved water quality standards are needed throughout Valley County.
- While revisions do not capture all concerns, they reflect meaningful progress and demonstrate a commitment to enhance safeguards for water quality and watershed health.
- Preference to have properties under Valley County Codes, for example, for commercial uses within the Impact Areas and for camping on lots that is not allowed under current McCall Impact Area Code.
- Support for the addition of "Strive to become a Dark Sky Reserve" objective. Additional wording is recommended including updating the Outdoor Lighting Ordinance, initiating

educational efforts; and initiating communications with land management agencies and landowners to build support for this designation.

- 1) Bailey Family, owners of parcel RP18N03E053321, November 4, 2025
- 2) Lenard D. Long, Representing Friends of Lake Cascade, November 10, 2025
- 3) Becky Gillette and Eric Young, November 21, 2025

### **Responses Opposed to Proposed Changes:**

- Changes are inadequate and should not be adopted without more review and input.
- Valley County should engage in a multijurisdictional planning process with additional data collection
- The proposal lacks community input; process must include going out into the communities and more robust public outreach.
- A complete revision of the Comprehensive Plan is needed, using professional assistance.
- The Vision should be to retain the rural, agricultural, and ranching character.
- Desire for zoning designations instead of a multiple use designation.
- The multiple use zoning results in inconsistency, incompatibility, and fuels conflicts between various users.
- Multiple Use sounds flexible and reasonable but is vague, open-ended, and potentially destructive to the very character that makes Valley County special. This allows almost any activity without clear limits or predictable guidance.
- Sustainable growth should begin at city centers and extend outward.
- The Plan does not have implementation strategies to reach the desired goals.
- The Plan lacks specificity, is vague, and not enforceable.
- Concerns with the Future Land Use Maps within the Comprehensive Plan; they should be removed. No community engagement was held to create these maps. The maps promote increased development.
- The Plan does not include firm language to encourage growth near current infrastructure, which would reduce long-term costs for residents, decrease wildfire risks, protect open spaces, and preserve waterways, riparian, and wildlife corridors.
- The proposed change in VCC 9-4-2 Policy changes the purpose of the plan from preserving “the open characteristics and scenic beauty” to “guide development” and refer to the plan as “a general guide”. This emphasizes future development over preserving agricultural land and allowing nonfarm development in rural areas only when it does not interfere with agriculture.
- The proposed change creates tension with 9-4-2 and increases LLUPA and legal risk. Recommended changes are listed by Roger Bradshaw.
- This change reframes the Plan as a development-enabling tool rather than a preservation-oriented blueprint.
- The reason that so many people want to live and spend time in Valley County is because of its natural scenic beauty, open spaces, forests, rivers, lakes, and recreational opportunities. These must be a primary focus of the Comprehensive Plan.
- Addressing discontinuous urban sprawl will be costly to existing residents when public safety issues arise due to water quality degradation or transportation deficiencies.
- New development should carry its fair share of infrastructure expenses.
- The rush to rezone impact areas will facilitate urban sprawl.
- The existing process has resulted in sprawling development proposals, commercial and storage development along Highway 55, gridlock, insufficient infrastructure, and unaffordable living.

- Failure to align with other long-range planning documents for Valley County.
- Lack of planning will increase homeowner costs and property taxes; damage watersheds and contaminate water sources; diminish wildlife and the environment, the reason people want to live in McCall.
- The PZ Commission recommended approval on a split, 3-2 vote; this is a cause for alarm.

- 1) Jeannie Carpentier, October 30, 2025, November 24, 2025
- 2) Rebecca and Scott Hurd, November 23, 2025
- 3) Sheree Sonfield, 664 Woodlands DR, November 23, 2025
- 4) Bryan Donaldson, 19 Thunderbolt PL, November 22, 2025
- 5) Brent and Christine Thayer, 7 Thunderbolt PL, November 23, 2025
- 6) Roger L. Bradshaw, 3771 West Mountain Road, November 24, 2025
- 7) Kris Crookham, November 24, 2025

#### **Undetermined / Mixed:**

- Understands the need for the updates to the Comprehensive Plan regarding the legislatively required changes to the McCall Area of Impact.
- There has been no education nor collaboration with the public for this update; the legal notice in the newspaper is insufficient for seeking public input.
- This should be referred back to PZ Commission **OR**, if facing a deadline to approve due to the change in Areas of Impact, then delete the future land use designation maps on pages 92-94.
- Much greater public engagement and input is needed before the proposed Future Land Use Maps should be used to guide land use and development.
- The maps should factor in other County planning documents.
- The broadly-covered shading shows state, other public lands, and outside Valley County as highlighted for residential development.
- In many cases agricultural lands are shaded for future residential land use.
- Agricultural land and open space is valued.
- The residential areas shown on the maps do not take into account riparian waterways and preserving water quality.
- The maps do not consider or provided for wildlife travel or mitigation corridors. Wildlife resources support the recreation economy. This will create greater conflicts between humans, agriculture, and wildlife.
- Opposition to the revision of VCC 9-4-2 Policy. Changes should not be made until greater review and public input is received.

- 1) Michelle Rentzsch, 51 Trabert Lane, November 18, 2025
- 2) Marshall Haynes and Peggy McMillian, November 21, 2025

**STAFF COMMENTS:**

The Board should review the P&Z Commission records as attached. They list all work sessions and public submittals.

The Planning and Zoning Commission has spent years working on the update to the Comprehensive Plan and has worked with various groups. The ordinance amendments implement portions of the updated Plan and anticipate more changes in the near future. It was important to get water quality controls in place.

**ATTACHMENTS:**

- Idaho Code 67-6508 Planning Duties
- Proposed Changes in Separate Documents
  - DRAFT Comprehensive Plan
  - DRAFT Valley County Code 9-5-2
- PZ Commission Facts and Conclusions
- PZ Commission Meeting Minutes – October 23, 2025
- Comparison of Valley County Impact Report and City of McCall's Area of Critical Concern completed by Staff (PZ Commission Exhibit 1)
- Comparison of City of McCall Code and Valley County Code by Staff (PZ Commission Exhibit 2)
- PZ Staff Report for October 23, 2025
- All Responses, including Exhibits from October 23, 2025

**END OF STAFF REPORT**



# Idaho Statutes

Idaho Statutes are updated to the website July 1 following the legislative session.

## TITLE 67

### STATE GOVERNMENT AND STATE AFFAIRS

#### CHAPTER 65

##### LOCAL LAND USE PLANNING

67-6508. PLANNING DUTIES. It shall be the duty of the planning or planning and zoning commission to conduct a comprehensive planning process designed to prepare, implement, review, and update a comprehensive plan, hereafter referred to as the plan. The plan shall include all land within the jurisdiction of the governing board. The plan shall consider previous and existing conditions, trends, compatibility of land uses, desirable goals and objectives, and desirable future situations for each planning component. The plan with maps, charts, and reports shall be based on the following components as they may apply to land use regulations and actions unless the plan specifies reasons why a particular component is unneeded.

(a) Property Rights - An analysis of provisions which may be necessary 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 and analysis as prescribed under the declarations of purpose in chapter 80, title 67, Idaho Code.

(b) Population - A population analysis of past, present, and future trends in population including such characteristics as total population, age, sex, and income.

(c) School Facilities and Transportation - An analysis of public school capacity and transportation considerations associated with future development.

(d) Economic Development - An analysis of the economic base of the area including employment, industries, economies, jobs, and income levels.

(e) Land Use - An analysis of natural land types, existing land covers and uses, and the intrinsic suitability of lands for uses such as agriculture, forestry, mineral exploration and extraction, preservation, recreation, housing, commerce, industry, and public facilities. A map shall be prepared indicating suitable projected land uses for the jurisdiction.

(f) Natural Resources - An analysis of the uses of rivers and other waters, forests, range, soils, harbors, fisheries, wildlife, minerals, thermal waters, beaches, watersheds, and shorelines.

(g) Hazardous Areas - An analysis of known hazards as may result from susceptibility to surface ruptures from faulting, ground shaking, ground failure, landslides or mudslides; avalanche hazards resulting from development in the known or probable path of snowslides and avalanches, and floodplain hazards.

(h) Public Services, Facilities, and Utilities - An analysis showing general plans for sewage, drainage, power plant sites, utility transmission corridors, water supply, fire stations and fire fighting equipment, health and welfare facilities, libraries, solid waste disposal

sites, schools, public safety facilities and related services. The plan may also show locations of civic centers and public buildings.

(i) Transportation - An analysis, prepared in coordination with the local jurisdiction(s) having authority over the public highways and streets, showing the general locations and widths of a system of major traffic thoroughfares and other traffic ways, and of streets and the recommended treatment thereof. This component may also make recommendations on building line setbacks, control of access, street naming and numbering, and a proposed system of public or other transit lines and related facilities including rights-of-way, terminals, future corridors, viaducts and grade separations. The component may also include port, harbor and other related transportation facilities.

(j) Recreation - An analysis showing a system of recreation areas, including parks, parkways, trailways, river bank greenbelts, beaches, playgrounds, and other recreation areas and programs.

(k) Special Areas or Sites - An analysis of areas, sites, or structures of historical, archeological, architectural, ecological, wildlife, or scenic significance.

(l) Housing - An analysis of housing conditions and needs; plans for improvement of housing standards; and plans for the provision of safe, sanitary, and adequate housing, including the provision for low-cost conventional housing, the siting of manufactured housing and mobile homes in subdivisions and parks and on individual lots which are sufficient to maintain a competitive market for each of those housing types and to address the needs of the community.

(m) Community Design - An analysis of needs for governing landscaping, building design, tree planting, signs, and suggested patterns and standards for community design, development, and beautification.

(n) Agriculture - An analysis of the agricultural base of the area including agricultural lands, farming activities, farming-related businesses and the role of agriculture and agricultural uses in the community.

(o) Implementation - An analysis to determine actions, programs, budgets, ordinances, or other methods including scheduling of public expenditures to provide for the timely execution of the various components of the plan.

(p) National Interest Electric Transmission Corridors - After notification by the public utilities commission concerning the likelihood of a federally designated national interest electric transmission corridor, prepare an analysis showing the existing location and possible routing of high voltage transmission lines, including national interest electric transmission corridors based upon the United States department of energy's most recent national electric transmission congestion study pursuant to sections 368 and 1221 of the energy policy act of 2005. "High-voltage transmission lines" means lines with a capacity of one hundred fifteen thousand (115,000) volts or more supported by structures of forty (40) feet or more in height.

(q) Public Airport Facilities - An analysis prepared with assistance from the Idaho transportation department division of aeronautics, if requested by the planning and zoning commission, and the manager or person in charge of the local public airport identifying, but not limited to, facility locations, the scope and type of airport operations, existing and

future planned airport development and infrastructure needs, and the economic impact to the community.

(r) When considering amending, repealing, or adopting a plan, the local governing board shall consider the effect the proposed amendment, repeal, or adoption of the plan would have on the source, quantity, and quality of ground water in the area.

Nothing herein shall preclude the consideration of additional planning components or subject matter.

History:

[67-6508, added 1975, ch. 188, sec. 2, p. 515; am. 1992, ch. 269, sec. 2, p. 831; am. 1994, ch. 212, sec. 1, p. 669; am. 1994, ch. 245, sec. 2, p. 765; am. 1995, ch. 181, sec. 4, p. 666; am. 1995, ch. 305, sec. 1, p. 1054; am. 1996, ch. 201, sec. 1, p. 622; am. 2007, ch. 186, sec. 2, p. 543; am. 2011, ch. 89, sec. 2, p. 193; am. 2014, ch. 93, sec. 4, p. 255; am. 2025, ch. 129, sec. 10, p. 669.]

**How current is this law?**



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

**SUBJECT:** Revisions to Valley County Comprehensive Plan and Valley County Code

## **INTRODUCTION**

This matter came before the Valley County Planning and Zoning Commission on October 23, 2025. The Commission reached a quorum. Commission members in attendance were Brad Mabe, Ben Oyarzo, Carrie Potter, Heidi Schneider, and Chairman Ken Roberts.

The Valley County Planning and Zoning Commission held a public hearing on proposed revisions to the Valley County Comprehensive Plan and the Valley County Code.

The Comprehensive Plan was last revised on November 26, 2018. The Comprehensive Plan presents historical background and an analysis of current situations.

The proposed revisions to the Comprehensive Plan include updated information on various statistics, agencies and other information. These changes include updated future land use maps and updated Impact Area Maps.

Proposed changes to Valley County Code include, but are not limited to the following:

- Upgraded standards to protect water quality.
- Application of Valley County Code to all areas of unincorporated Valley County.
- A rezone of all lands in the previous McCall Impact Area to Multiple Use (MU).
- Driveway standards for Fire Code.
- Updates to Wildland Urban Interface Codes.
- Updates to Floodplain Codes.

## **FINDINGS OF FACT**

Having given due consideration to the application and evidence presented at the Public Hearing, which is summarized in the Minutes of the Commission's meeting dated October 23, 2025, the Valley County Planning and Zoning Commission hereby made the following findings of fact:

1. Previous work sessions were held as listed below. Members of the public were able to listen in person or via meeting recordings available on the Valley County website.

August 19, 2021	Sept 9, 2022	April 16, 2024
December 16, 2021	November 17, 2022	June 18, 2024
January 19, 2022	February 21, 2023	July 16, 2024
March 1, 2022	April 18, 2023	August 29, 2024
April 19, 2022	June 15, 2023	October 30, 2024
June 9, 2022	January 23, 2024	February 25, 2025
Sept 1, 2022	February 12, 2024	August 28, 2025

2. That the proper legal requirements for advertisement of the public hearing have been fulfilled as required by the Valley County Land Use and Development Ordinance, Valley County Code, and by the Laws of the State of Idaho.
  - Legal notice was posted in the *Star News* on September 25, 2025, and October 2, 2025.
  - Potentially affected agencies were notified on September 19, 2025.
  - All property owners within the McCall Impact Area were notified by letter and fact sheet sent on September 24, 2025.
  - The fact sheet was sent to post offices and libraries in Cascade, Donnelly, McCall, and Yellow Pine to be posted onsite.
  - Notice signs were posted at 10 locations entering the McCall Impact Area on October 2, 2025.
  - The notice, draft Comprehensive Plan, and draft ordinance were posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on September 19, 2025.
  - An updated draft ordinance was posted online on October 7, 2025.
  - A public hearing was held on October 23, 2025.
3. Fifteen people commented during public testimony on the proposal. Written and emailed comments were also received. See meeting minutes and Staff Report.

## **CONCLUSIONS**

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

1. Valley County must follow the laws of the State of Idaho and those identified in the Valley County Code.
2. Valley County has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses.
3. Valley County has one mixed use zone that is a performance-based ordinance which promotes mitigation of impacts.
4. The decision to change the impact area boundaries was made by the Board of County Commissioners.
5. The Planning and Zoning Commission considered a County-wide Comprehensive Plan update and ordinance changes which would also affect properties within the McCall Impact Area.
6. The Comprehensive Plan is a living document, frequently revised, that is used as a guideline to establish ordinances and modify Valley County Code.
7. The Comprehensive Plan presents historical background and an analysis of current situations.

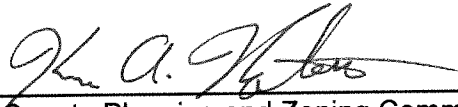
8. The proposed revisions to the Comprehensive Plan include updated information on various statistics, agencies and other information. These changes include updated future land use maps and updated Impact Area Maps.
9. Proposed changes to Valley County Code will improve water quality throughout Valley County.
10. Proposed changes to Valley County Code will improve fire safety throughout Valley County.
11. Changes to the proposed ordinance and Comprehensive Plan were made in response to comments from the public.
12. The Commissioners deliberated and stated the following conclusions.
  - Commissioner Mabe stated the Comprehensive Plan is a living document that will change and be revised regularly. A revised plan is needed now so the County and the PZ Commission can operate and have guidelines for changes to Valley County Code. He does not believe there were a lot of new items or concerns presented that the Commission has not yet considered. Commissioner Mabe stated that there were no issues that would stop him from approving the drafts. However, the County certainly does need to continue getting public input from people throughout the County.
  - Commissioner Potter stated the Commission has been transparent in the process of reviewing the Comprehensive Plan. There have been multiple workshops, agency reviews, and many hours reviewing the Plan over the past two years. Public input has been taken into account. In reference to the City of McCall' comments, the proposal includes strengthen environmental protections such as shoreline and water quality protections. The multiple use zoning does not mean unrestricted development, but the continued use of conditional use permits by the Commission. Commissioner Potter believes this process provides a clear pathway for managing growth without governmental overreach. The Commission is protecting private property rights of both current and future property owners.
  - Commissioner Schneider wants the public to understand that the Comprehensive Plan is a guiding document; it is not where rules are stated. The Comprehensive Plan is used to establish rules and ordinances. The proposed future land use maps are not zoning maps.
  - Chairman Roberts was not supportive. The Multiple Use zone in Valley County started in the 1970's. It has been effective but has now outlived its useful life. The community is changing and there is greater pressure placed on certain industries in this County. The leapfrog development will have detrimental impacts. More vision and foresight in planning for 10 or 30 years from now is needed in Valley County. . Chairman Roberts understands that the Comprehensive Plan is a guiding, living document; however, the Commission should make sure that it represents the will of the community at the time. He does not believe the draft Comprehensive Plan is ready for review by the County Commissioners.
  - Commissioner Oyarzo did not explain his reasoning for his decision.
13. Commissioner Potter moved to recommend approval of the revised Comprehensive Plan and Ordinance with the identified changes to the Board of County Commissioners. Commissioner Mabe seconded the motion

14. Commissioner Mabe, Commissioner Potter, and Commissioner Schneider voted in favor of the motion. Commission Oyarzo and Chairman Roberts voted in opposition. The motion passed.

### **ORDER**

The Valley County Planning and Zoning Commission, pursuant to the aforementioned, recommends approval of the revised Comprehensive Plan and Ordinance with the identified changes to the Board of County Commissioners, as described in the staff report, correspondence, and minutes of the meeting.

### **END FACTS AND CONCLUSIONS**

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

Date: 11/13/2025

# Valley County Planning and Zoning Commission

PO Box 1350 • 219 North Main Street  
Cascade, ID 83611-1350



Phone: 208-382-7115  
Email: [cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)

**Ken Roberts, Chairman**  
**Carrie Potter, Vice-Chair**

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

## MINUTES

Valley County Planning and Zoning Commission  
**October 23, 2025**  
Valley County Court House - Cascade, Idaho  
PUBLIC HEARING - 4:00 p.m.

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

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

## **B. NEW BUSINESS:**

### **1. Revisions to Valley County Comprehensive Plan and Valley County Code:**

The Comprehensive Plan was last revised on November 26, 2018. The proposed revisions include updated information on various statistics, agencies, and other changes. These changes include updated future land use maps and Impact Area Maps. The Comprehensive Plan presents historical background and an analysis of current situations.

Proposed changes to Valley County Code include, but are not limited to the following:

- Upgraded standards to protect water quality.
- Application of Valley County Code to all areas of unincorporated Valley County; a rezone of all lands in the previous McCall Impact Area to Multiple Use (MU).
- Driveway standards for Fire Code.
- Updates to Wildland Urban Interface Codes.
- Updates to Floodplain Codes.

The Commission's decision will be a recommendation to the Board of County Commissioners. This is an Action Item.

Chairman Roberts introduced the item and gave a short explanation of tonight's legislative process for those in the audience (minimum of 22 people in person with additional people listening to the live recording).

Director Herrick presented the staff report, displayed the Valley County GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Comparison of Valley County Impact Report and City of McCall's Area of Critical Concern completed by Staff.
- **Exhibit 2** – Comparison of City of McCall Code and Valley County Code by Staff
- **Exhibit 3** – Additional Comments Received by 4:30 p.m. October 21, 2025.
  - These comments included protection of water quality; adding zoning designations instead of a multiple use zone; adding no-wake zones; not requiring turnarounds for driveways; and implementation of Valley Soil and Water Conservation District recommendations.
  - Director Herrick has worked with both Lenard Long of the Valley Soil and Water Conservation District and Friends of Lake Cascade, and Parametrix, the Valley County Engineer, to assist in developing the draft water quality protection ordinance amendments and Riparian Area Overlay.
    - Laurence Huie, S. Samson Trail, October 16, 2025
    - Laura Shealy, 3710 Warren Wagon Road, October 17, 2025
    - Alan Shealy, 3710 Warren Wagon Road, October 19, 2025
    - George Raino, October 20, 2025
    - Eric Young, October 21, 2025
    - William and Marcia Mulder, October 21, 2025
    - Linda Johnson Williams, 3710 Warren Wagon Road, October 20, 2025
    - Dr. Vicki L. Miller, October 21, 2025
- **Exhibit 4** – Email correspondence between Mark Butler, Cynda Herrick, and Lori Clemens regarding the City of Donnelly's Land Use Map and Transportation Map. (October 22, 2025; October 23, 2025)  
Recommendations include:
  - Each city's future land use maps should be considered when making decisions (page 95)
  - Under Goal 1 in Transportation add objective of "Consider each communities adopted Master Transportation Plan." (Page 44)
- **Exhibit 5** – Kris Crookham, Boise and Greenwood Drive, McCall, commented in opposition. (October 22, 2025)
- **Exhibit 6** – Dawn Matus, 608 Woodlands Drive, commented in opposition. (October 23, 2025)
- **Exhibit 7** – Richard and Pamela Bush, 995 S. Samson Trail, commented in opposition. (October 23, 2025)
- **Exhibit 8** – Tyler Harris, 940 Sylvan Creek Road, opposes the plan until the County is able to demonstrate effective enforcement of more stringent codes protecting watersheds. (October 23, 2025)

Director Herrick referred to the Staff Comment within the Staff report stating the Commission should also consider modifying the draft ordinance to allow the construction of a pathway from a building site across a vegetative protection area to the adjacent water body.

There was discussion between Commissioners and Staff. The recently updated impact area boundaries in Valley County were modified as follows:

- Ordinance 2025-04 - new Cascade Impact Area boundary recorded May 19, 2025
- Ordinance 2025-05 - new Donnelly Impact Area boundary recorded May 19, 2025
- Ordinance 2025-06 - McCall Impact Area boundaries, adopted to be effective January 1, 2026

The decision to change the impact area boundaries was made by the elected Board of County Commissioners. Tonight, the PZ Commission is considering a County-wide Comprehensive Plan update and ordinance changes.

Chairman Roberts opened the public hearing and asked for comments.

- 1) Ron Nahas, Eagle, owns a home within the recently removed McCall Impact Area. He supports the recommendations made by the Mayor of McCall. An overlay should be created to keep the current designated zoning around McCall. Much of this area has dirt roads, no fire protection, and no city water. The infrastructure does not exist to add higher density than current zoning. The County should take advantage of what McCall has done. He also owns a ranch on Nisula Road, south of Smylie Lane. He is concerned with the impacts of Multiple Use zoning in regard to his ranch. The proposed Comprehensive Plan does not include any vision for how Valley County should look in the future. The Highway 55 Scenic Byway corridor is not addressed. There is no vision for agricultural lands in the County. Multiple Zoning says that an applicant can ask for whatever the applicant wants. The PZ Commission is tasked with deciding if compatible. There is no confidence in what Valley County will look at in the future during this time of high growth pressure. The Commission should pause and consider where growth should occur.
- 2) Delta James, a City of McCall Staff member, spoke on behalf of the Mayor of McCall. Neither the Mayor nor City Council members were able to attend as the McCall City Council is being held tonight. She referred to the table that compared City of McCall Code and Valley County Code (Exhibit 2). For City of McCall Code, an "A" refers to administratively review, not necessarily allowed while "P" means permitted, i.e. allowed. McCall has concerns about the draft's adequacy and long-term effectiveness. The proposal would replace the 2018 McCall Comprehensive Plan which was jointly adopted by McCall and the Board of County Commissioners. That plan was built through years of collaborative input. The draft Comprehensive Plan lacks clear vision, goals, and implementation tools. Multiple Use Zoning encourages sprawl and undermines the goal to maintain the McCall's small-town character. Continued reliance on the conditional use permit system is outdated, producing unpredictable and inconsistent outcomes. The City of McCall supports updates to driveway safety, stormwater management, riparian and wildfire protection, flood control standards, and increased setback from water bodies. The City of McCall recommends that the County keep or integrated the 2018 McCall Area Comprehensive Plan as the long-range plan for the McCall area. The existing McCall Impact Area Code should be applied with a McCall Area overlay. The County should collaboratively rewrite the County's Comprehensive Plan and Code with the cities and the public. Modern planning principles and zoning tools should be used to provide clear, predictable growth and management. McCall urges the County to adopt a plan that reflects community values, embraces proven planning practices, and builds on regional cooperation.
- 3) Roger Bradshaw, 3771 West Mountain Road, opposes the multiple use land designation

and proposed revision to the Comprehensive Plan. Multiple Use sounds flexible and reasonable but in reality, it is vague, open-ended, and potentially destructive to the very character that makes Valley County special. This allows almost any activity without clear limits or predictable guidance. Land use designations are desired to create stability and help citizens, investors, and planners understand what belongs where. Multiple use invites conflicts and erases the boundaries that protect agricultural and scenic lands from incompatible or high-density development. He is opposed to rapid uncontrolled growth. He does not want the Highway 55 Scenic Byway lined with more intrusive commercial buildings, storage facilities and dirt berms that block the view of the mountains. Nor houses and multi-tenant units dominating mountain sides. The County should remove multiple use zoning and create clearly defined areas.

- 4) Judy Anderson, Nisula Road, commends the County for including some of the language and values recommended by Valley Soil and Water Conservation District regarding water. Water needs to play an important role in land use decisions. Good additions were made under Natural Resources Goal 1 to conserve and manage groundwater and surface water to prevent depletion and pollution. The following objectives were well done, except many include "promote" or "encourage". She question how this will be done. Including water in the decision-making process is critical due to challenges of increasing population, climate change, and decreasing water supply. She supports the addition of drought to the Hazard section. She supports the changes in proposed Ordinance 2025-07 that add additional BMP requirements, a riparian area overlay zone with setbacks, buffer zones, protective vegetation requirements, and a ban on fertilizers near water bodies. She also supports stipulations for stormwater retention and detention basins, swales, and other techniques. However, she would like the following added to the Comprehensive Plan: "Consider septic density studies, especially in areas with vulnerable soils close to water bodies with TMDL listings and that comply with the criteria specified in the IDQ groundwater protection document. Continue the promotion of education on septic maintenance and alternatives to individual septic systems for wastewater management." She also states that the County needs definitive zoning not multi-use. Agricultural needs definitive zoning and incentives for Agricultural Protection Area designation.
- 5) Pamela Bush, homeowner of 10 acres at 995 S. Samson Trail, concurs with Mr. Bradshaw. The future view of the County should be considered. The commercial businesses and storage units along the approach to McCall are undesirable. She has been fighting the storage unit expansion at S. Samson Trail. She asks that the Commission does not allow the area to continue to worsen.
- 6) Mike Wissenbach, 280 May Road, asked for clarification of the administration of the McCall Impact Area. Chairman Roberts and Director Herrick responded. Applications would be submitted to Valley County. The City of McCall would be able to make recommendations for proposals within the McCall Impact Area. Valley County would administrate the Valley County Comprehensive Plan and Valley County Ordinances within the Impact Areas. Mr. Wissenbach responded that he does not support this change and believes the City of McCall has done a great job. In regard to the entire County, he also concurs with previous comments requesting traditional zoning instead of a multiple use zone. The multiple use is no longer effective as conditions have changed from the past decades. A robust Comprehensive Plan is needed to address these changes.
- 7) Clare Dreyer, 1755 Warren Wagon Road, stated she operates a business on Warren Wagon Road since 2015 and has held a McCall Business License the entire time. In 2022, she was required to submit a conditional use permit application to the City of McCall for her business within the McCall Impact Area. The process took two years and she still has no



conclusive evidence that the conditional use permit approval was ever recorded. During the process, her property and business were compared to McCall's Community Development Director's business which was a conflict of interest. Warren Wagon Road was historically the main route to the Warren and Stibnite areas. The road now accesses many vacation homes. She prefers County control of the McCall Impact Area instead of McCall's for businesses that are within the Impact Area. Valley County has been very responsive. She was required to obtain the conditional use permit shortly after the application rates increased substantially; this also happened to some other people. She had to pay \$3,200 for the CUP fee. Hopefully, the County can serve businesses better.

- 8) Rick Spaeth, Boise, stated his family owns property along Eastside Drive. He is unhappy with the changing character of McCall and the building that is occurring. He has conducted a short-term rental business for twenty years within the McCall Impact Area. He has been told he needs a conditional use permit for a short-term rental for greater than 12 people. He previously submitted an application to the City of McCall but was then told he did not need to since he was in the Impact Area. Director Herrick clarified that short-term rentals in the McCall Impact Area do not currently require permits. The PZ office recently contacted known property owners within the Impact in anticipation that short-term rental permits will be likely needed in 2026 from Valley County. The City of McCall requires short-term rentals to obtain a business license; that process is not valid within the Impact Area.
- 9) Dave Simmonds represented the Board of Directors of the Big Payette Lake Water Quality Council (Council), and listed recommendations (Exhibit 9). The County should codify all recommendations of the Valley Soil and Water Conservation District with regard to water quality and watershed protection. The County should defer to City of McCall officials on land use decisions which may impact its source water quality. The County should consider the 1998 Big Payette Lake Management Plan and Implementation Program, which the County signed, recommended the inclusion of all the State administered lands designated for economic development within the Impact Area. The County should adopt planning criteria and Lake Management Districts and Source Water Protection Districts with elected boards that can review, approve, or disapprove permit applications which impact the water quality within their scope. The County should continue this public hearing and hold evening sessions in each community. Zoning designations should be established. The Comprehensive Plan should include recommendations of the Valley County Waterways Plan to establish a 500-ft no-wake zone and restrict watercraft operation in water less than 20-ft in depth on Payette Lake. These recommendations should be codified by amendments to the Waterways Ordinance.
- 10) Jeanne Carpentier, Pioneer Road, stated that the proposed big changes require more data and a longer process. She would like a professional rewrite versus the proposed update of the Comprehensive Plan. She does not support the multiple use zoning designation and wants clear zoning guidelines.
- 11) Marshall Haynes, 13607 Farm to Market Road, stated his family has also ran a backcountry ranch business for almost 40 year. Much of the Comprehensive Plan seems rushed and without public input. He is opposed to the future land use maps on pages 92 – 94 without further input from the public, land owners, and additional analysis of where development should occur. Development should be concentrated near existing infrastructure and services to avoid sprawl and destruction of valuable agricultural and open lands. He is aware of at least one landowner with a large tract of agricultural land who wishes to keep their land in agricultural but the proposed maps show the land as residential. This puts a target on landowner's back by developers. The proposed maps do not consider riparian watershed corridors but support greater damage to waterways by adding development on

septic systems near waterways. The maps would block historical wildlife travel corridors across the valley floor. The current compatibility matrix is a broken system that is not always impartially applied. More time and input is needed to create a better system of protecting the property rights of current residents. Greater coordination with Idaho Transportation Department is also needed to effectively coordinate growth and safe access onto Highway 55. More time for public engagement and additional data is needed. The Boise State University West Central Mountain Resiliency Assessment will recommend strategies for smart growth that should be included within the Comprehensive Plan.

- 12) John Walker, Executive Director for Quaker Hill Camp and Conference Center at 1440 Warren Wagon Road, stated that the Camp's property is partially within the McCall Impact Area and partially within the City of McCall. The main camp buildings are within the County; the undeveloped, forested area is within the city limits. There continues to be confusion as to who to contact, for example, Valley County Sheriff or McCall City Police.
- 13) John Lillehaug, 1303 Ponderosa Street, McCall, represented the Valley County Fire Working Group as legislative chairman. Changes in Valley County Code were recommended (**Exhibit 10**). He likes the change to driveway requirements for all-weather surface in Title 6 Building Code and would like the wording changed from "should" to "shall". Title 6 should also include a fire-resistant roof definition. He also commented on Title 10 Subdivision Regulations and Wildlife Urban Interface (WUI) Protection Plan. The definition of Fuel Break should be modified to include utilizing topography. The reference to West Central RC&D should be removed as group no longer exists. The definition of Wildfire should be modified. Definitions should be changed to match the National Wildfire Coordinating Group (NWCG) definitions. Valley County Code 10-7-3 should use the *current* International Fire Code adopted by Valley County, instead of a specific date. The Code currently references 2006 International Fire Code. VCC 10-7-4 Submission Requirements should add SITPA and respective Fire Districts to agencies that the WUI Plan should be submitted to for comments. Mr. Lillehaug appreciates that previous comments by the Fire Working Group have been added to the draft Comprehensive Plan.
- 14) Les Roberts, 300 Krahn Lane, was unclear about code changes and impacts to his property. His property is currently zoned "community commercial". Director Herrick stated his current approval will stand with the change to "multiple use". Chairman Roberts suggested that Mr. Roberts contact PZ Staff for specific site questions.
- 15) Peggy McMillian, 13607 Farm to Market Road, was asked by her neighbor Vicki Miller to read part of the letter previously submitted. Vicki Miller objects to the proposed changes that would move away from the County's longstanding protections of productive farmland to elements that favor residential development. The County would be better served by taking additional time to seek agricultural producers' input. Agricultural lands are important in their own rights but also an important component of the County's tourism and outdoor recreation economy. The Miller family owns 320 acres west of Farm to Market that straddle Spink Lane. The irrigated pastureland supports 200+ head of cattle yearly. She would like the family land designated as agricultural on the proposed land use maps, not residential. The land also supports the County's objectives for rural character, open space, and wildlife. Elk and deer are more likely to damage agricultural lands that remain only in pocket parcels. The Comprehensive Plan should include an objective of discouraging residential development that is distant from city infrastructure and services. The more remote locations are more likely to impact agricultural lands due to increased traffic and greater presence of people. She does not want to see leapfrog development continue. More needs to be done for agricultural land protection beyond vague planning and aspirations.

5:23 p.m.

Chairman Roberts closed the public hearing. The Commission deliberated.

Commissioner Mabe stated that the Commissioners have received many comments about the McCall Impact Area; he had hoped to get more feedback from other areas of Valley County, particularly Round Valley, Cascade, or Yellow Pine. The main item of concern is that the Comprehensive Plan does not give a clear vision of what they believe the County will look like in five or ten years. There are concerns about sprawl, growth, multiple use zone versus planned growth, and water quality. Many have requested the time be extended for review of the Comprehensive Plan. Commissioner Mabe stated he looks at the Comprehensive Plan as a living document that will change and be revised regularly. The current version is several years old. A revised plan needs to be in place so the County and PZ Commission can operate and have guidelines for changes to Valley County Code. Much of the feedback is because the revision is also being combined with a significant change to the McCall Area of Impact. The current draft may not be the perfect vision of a plan; the vision will change as the community changes. Commissioner Mabe does not believe there were a lot of new items or concerns presented that the Commission has not yet considered. The Fire Working Group gave clear and actionable feedback. He also appreciates the comments regarding the Boise State University (BSU) Resilience Plan. Commissioner Mabe stated that there were no issues that would stop him from approving the drafts. However, the County certainly does need to continue getting public input from people throughout the County.

Commissioner Potter stated the Commission has been transparent in the process of reviewing the Comprehensive Plan. There have been multiple workshops, agency reviews, and many hours reviewing the Plan over the past two years. Public input has been taken into account. In reference to the City of McCall' comments, the proposal includes strengthened environmental protections such as shoreline and water quality protections. The multiple use zoning does not mean unrestricted development, but the continued use of conditional use permits by the Commission. Commissioner Potter believes this process provides a clear pathway for managing growth without governmental overreach. The Commission is protecting private property rights of both current and future property owners.

Commissioner Schneider wants the public to understand that the Comprehensive Plan is a guiding document; it is not where rules are stated. The Comprehensive Plan is used to establish rules and ordinances.

Chairman Roberts stated that some significant issues were raised by the public. There were a couple mentions of some of the new fire regulations and building codes for homes being problematic for some areas. He counted about four individuals who spoke this evening that were not part of the McCall Impact Area. He drew attention to the comments from Mr. Simmonds regarding the Payette Lakes Water Quality Management Plan that is codified in Idaho Statute; the Commission must be careful not to undermine Idaho law. The comments from the Valley County Wildfire Working Group are good suggestions that probably need to be included. There has been a lot of opposition about the multiple use zoning used by Valley County, both here and during previous public hearings. There have also been multiple comments regarding the speed and rushing of a decision. Chairman Roberts understands that it is a guiding, living document; however, the Commission should make sure that it represents the will of the community at the time. He does not believe the draft Comprehensive Plan is quite there yet. The BSU Resiliency Plan has good intent. That group recently met and will meet again next week. The recommendations of the Resiliency Plan would significantly impact the Comprehensive Plan. Chairman Roberts stated that the revision has been advertised significantly; there have been multiple work sessions. The Comprehensive Plan is a work in

progress and will never be perfect; however, he is not sure if it is ready to go to the Board of County Commissioners.

Chairman Roberts asked Director Herrick how the proposed changes recommended by the Fire Working Group would be incorporated. Director Herrick reviewed **Exhibit 10** and responded that the recommendations would primarily affect Valley County Code Title 10 Chapter 7. These include changes to definitions for “fuel breaks”, “wildland urban interface area”, and “wildfire”. The Fire Working Group also recommended automatically updating the International Fire Code reference in Valley County Code as it currently references the 2006 International Fire Code. However, Director Herrick cautioned that Valley County should continue to review any changes prior to approval and implementation in Valley County.

The Commission and Staff also discussed the Quaker Hill Camp issue mentioned during public testimony. Part of the Camp is within the City of McCall and part is inside the McCall Impact Area. The property owner could apply for annexation into City of McCall or for de-annexation.

Commissioners and Staff discussed short-term rentals (STR) within the McCall Impact Area. Valley County cannot issue a STR permit or accept a conditional use permit application within the Impact Area until the proposed ordinance is effective. The City of McCall regulates STRs with a business license; this license is not applicable for the McCall Impact Area. An STR currently in the McCall Impact Area is not a permitted business and will need to obtain either an STR permit or a conditional use permit to come into compliance and continue operation. PZ Staff will work with people to make this happen; the Board of County Commissioners will be able to create a timeline for compliance. Existing permitted businesses in the Impact Area will remain permitted businesses.

The staff report included the addition of allowing a 5-ft pathway in the shoreline zone, inclusion of transportation plans, and the consideration of the future land use maps of each of the cities. The Board of County Commissioners will also be able to make changes to the Comprehensive Plan and proposed ordinance.

Commissioner Schneider asked about the Fire Working Group's recommendation to have the WUI plans reviewed by multiple agencies. Director Herrick stated that SITPA and fire districts are sent notice of proposed subdivisions. Commissioner Schneider does not want to give approval or deny authority to multiple parties. The process should be streamlined by having Mara Hlawatschek, Fire Mitigation Program Director, review the WUI plans.

There was further discussion on the Fire Working Group's recommendations. Staff believed the request included adding the State of Idaho's definition of fire-resistant roofs to Valley County Code Title 6. In addition, “should” was changed to “shall” as requested. The requirement to have the respective fire districts approve driveways 150-ft or longer was discussed. If a lot was unable to meet the requirements, then the property owners would go to the Board of County Commissioners for approval of a variance. The driveway needs to be able to support a fire truck and provide a turn-around. An appeal of the fire department's decision would be to the Board of County Commissioners, as Title 6 is not under the purview of the PZ Commission. There was further discussion. The Commission can make a recommendation to direct Staff to clarify requirements prior to review by Board.

There was discussion regarding the proposed Future Land Use Maps. These show general locations, not hard delineations. Part of Vicki Miller's property is shown as residential and part as agricultural. Commissioner Mabe stated he would be happy to change the map as requested for this specific site. Commissioner Schneider and Commissioner Potter stated that the map is not a zoning map. Commissioner Mabe stated that specific feedback was received for a

specific site. Director Herrick stated that the change could be made; Vicki Miller could also request an Agricultural Protection Area designation for her land to prevent development.

Commissioner Potter moved to recommend approval of the revised Comprehensive Plan and Ordinance with the identified changes to the Board of County Commissioners. Commissioner Mabe seconded the motion. There was further discussion on the motion.

Chairman Roberts was not supportive. The Multiple Use zone in Valley County started in the 1970's. It has been effective but has now outlived its useful life. The community is changing and there is greater pressure placed on certain industries in this County. The leapfrog development will have detrimental impacts. More vision and foresight in planning for 10 or 30 years from now is needed in Valley County

Commissioner Mabe, Commissioner Potter, and Commissioner Schneider voted in favor of the motion. Commission Oyarzo and Chairman Roberts voted in opposition. The motion passed. This is a recommendation to the Board of County Commissioners. The Board will also hold a public hearing and take additional testimony.

Chairman Roberts adjourned the meeting at 6:00 p.m.



**Comparison of:**  
**Valley County Impact Report and City of McCall's Area of Critical Concern**

**IMPACT REPORT (from Valley County Code 9-5-3-D)**

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

*Items not addressed in City of McCall 9.7.08 Subdivision or  
Development Within Area of Critical Concern.*

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, buildout, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.
2. Provision for the mitigation of impacts on housing affordability.
3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.
4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.
5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.
6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wet lands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.
7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.
8. Removal of existing vegetation or effects thereon including disturbance of wet lands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.





9. Include practices that will be used to stabilize soils and restore or replace vegetation.
10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.
11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.
12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the affect of shadows from new features on neighboring property.
13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.
14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.
15. Approximation of costs for additional public services, facilities, and other economic impacts.
16. State how the proposed development will impact existing developments providing the same or similar products or services.
17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.
18. What will be the impacts of a project abandoned at partial completion?
19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.
20. Stages of development in geographic terms and proposed construction time schedule.
21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

(Areas highlighted in yellow are the VC Impact Report location for considerations listed in McCall's Area of Critical Concern.)

## **McCall/Valley County Code**

### **9.7.08: SUBDIVISION OR DEVELOPMENT WITHIN AREA OF CRITICAL CONCERN:**

**(A) Designation Of Areas Of Critical Concern:** Hazardous or unique areas may be designated as an area of critical concern by the city council or by the state of Idaho. Special consideration shall be given to any proposed development within, or contiguous with, an area of critical concern to assure that the development is necessary and desirable and in the public interest in view of the existing unique conditions. Hazardous or unique areas that may have been designated as areas of critical concern are as follows:

#### **1. Earthquake fault zone location.**

"Part of the building permit process"

#### **2. Unstable soils.**

"Part of stormwater, site grading, and engineering reports."

"**Impact Report 10** Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping."

#### **3. Unique animal life.**

This would be determined by Fish and Game who is noticed.

#### **4. Unique plant life or major stands of locally important species.**

"This would be determined by Forest Service, Idaho Dept. of Land, or public testimony."

#### **5. Scenic areas.**

"**Impact Report 12.** Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the affect of shadows from new features on neighboring property."

#### **6. Protect significant historical areas or structures, and sacred or prehistoric sites.**

"**Impact Report 13.** Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public



lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character. "

**7. Lakes, wetlands, permanent or intermittent streams.**

"Every application has to show this information, not just areas of critical concern."

"**Impact Report 11** Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas. "

**8. Floodplain.**

"Every application has to show this information, not just areas of critical concern."

"**Impact Report 6**. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wet lands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal. "

**9. Center city (central business district). N/A**

**10. Areas within the area of city impact but outside city boundaries.**

**(B) Environmental Assessment Plan: The commission may require that the developer prepare and submit an environmental assessment along with the preliminary plat application for any development that is proposed within an area of critical concern if it is apparent that the development will have, or may have, a serious impact on any one of those areas.**

Valley County uses the impact report and input from agencies, such as: EPA, Corps of Engineers, Dept. of Environmental Quality, Fish & Game, etc.

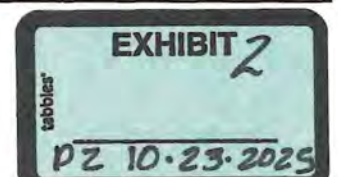
See the items highlighted in the attached Impact Report that would be required in an Environment Assessment Plan.

We do not require a NEPA.

**(C) Preparation By Team Of Professionals: The content of the environmental assessment shall be prepared by an interdisciplinary team of professionals.**  
(Ord. 822, 2-23-2006, eff. 3-16-2006)

**COMPARISON OF CITY OF MCCALL CODE AND VALLEY COUNTY CODE**

<b>Allowed Use</b>	<b>RR</b>	<b>RE</b>	<b>R1</b>	<b>R4</b>	<b>R8</b>	<b>R16</b>	<b>Valley County</b>
Accessory structure <sup>4</sup>	P	P	P	P	P	P	P
Accessory use, residential	P	P	P	P	P	P	P
Agricultural structure	A	A	A	C	C	C	A
Agricultural use	P	P	C	-	-	-	P
Amusement or recreation facility, indoor (only)	-	-	-	-	-	-	C
Animal clinic, animal hospital, or veterinary office	C	C	C	-	-	-	C
Animals, large or common farm animals	A	A	A	-	-	-	P
Animals, small farm animals	P	P	P	P	A	A	P
Antenna, private	P	P	P	P	C	C	P
Antenna, public	A	A	A	A	A	A	C
Automotive, hobby	A	A	A	A	A	A	P
Camp	C	C	C	C	C	C	C
Care center	C	C	C	C	C	C	C
Cemetery	C	C	C	C	C	C	C
Children's treatment facility	C	C	C	C	C	C	C
Church	C	C	C	C	C	C	C
Clinic	C	C	C	C	C	C	C
Club or lodge or social hall	C	C	C	C	C	C	C
Convenience store	C	C	C	C	C	C	C
Drug and alcohol treatment facility	C	C	C	-	-	-	C
Dwelling, multi-family	-	-	-	C	P	P	C
Dwelling, rooming house	C	C	C	C	C	C	C
Dwelling, short term rental, occupancy fewer than 11 persons <sup>5</sup>	A	A	A	A	A	A	A
Dwelling, short term rental, occupancy 11 or more persons	C	C	C	C	C	C	C if over 12





Allowed Use	RR	RE	R1	R4	R8	R16	Valley County
Dwelling unit, accessory (including guesthouses)	P	P	P	P	P	P	A
Dwelling unit, local housing	P	P	P	P	P	P	P
Dwelling unit, principal (single-family)	P	P	P	P	P	P	P
Foster home, group	C	C	C	C	C	C	C
Golf course and country club	C	C	C	C	C	C	C
Home occupation	P	P	P	P	P	P	P
Kennel	C	C	C	-	-	-	C
Large scale retail business <sup>2</sup>	-	-	-	-	-	-	C
Mortuary	C	C	-	-	-	-	C
Nursery, wholesale (only)	P	-	-	-	-	-	P
Nursing facility, skilled	C	C	C	C	C	C	C
Professional office	C	C	C	C	C	C	C
Public parks, recreation areas, easements, trails	A	A	A	A	A	A	P
Recreational vehicle park	C	C	C	C	C	C	C
Rental store and storage yard	C	C	C	-	-	-	C
Restaurant	C	C	C	C	C	C	C
Restaurant, formula <sup>3</sup>	-	-	-	-	-	-	C
Retail business	C	C	C	C	C	C	C
Retail, formula <sup>1</sup>	-	-	-	-	-	-	C
Retirement or assisted living home	C	C	C	C	C	C	C
Roadside produce stand	A	A	A	-	-	-	C (or P)
School, public or private	C	C	C	C	C	C	C
Service retail business	C	C	C	C	C	C	C
Service station	-	-	-	-	-	-	C
Stable or riding arena, commercial	C	C	-	-	-	-	C
Storage facility, self-service	C	C	C	-	-	-	C
Storage yard (outdoor)	C	C	C	-	-	-	C

Allowed Use	RR	RE	R1	R4	R8	R16	Valley County
Temporary food vendor	-	-	-	A	A	A	C (or P)
Temporary merchandise vendor	-	-	-	C	C	C	C (or P)
Temporary vendor court	-	-	-	C	C	C	C
Temporary living quarters	A	A	A	A	A	A	C (or P)
Wireless communication facility, major	C	C	C	C			C
Wireless communication facility, small scale	A	A	A	A	A	A	C
Dimensional Standard	RR	RE	R1	R4	R8	R16	Valley County
Nominal property size	10.0 acres	5.0 acres	1.0 acre	4 units/acre	8 units/acre	16 units/acre	2.5 Units/Acre Density Max ***
							<b>Septic and Well</b>
Minimum property size per unit (square feet)	360,000	180,000	40,000	10,000	5,000	2,500	43,560
Street frontage, minimum (in feet) <sup>1</sup>	300	200	100	75	50	25	30
<b>Setback (in feet) from:</b>							
1. Any property line on an arterial or collector street	30	30	30	25	20	20	20
2. Front property line on a minor or private street	25	25	25	20	20	20	20
3. Front property line on a minor or private street where alley provides access to garage or where the garage is side loaded	25	20	20	15	15	15	20
4. Interior side property line <sup>2,8</sup>	50	30	Formula	Formula	Formula	Formula	7.5

Allowed Use	RR	RE	R1	R4	R8	R16	Valley County
5. Rear property line <sup>2,8</sup>	50	30	Formula	Formula	Formula	Formula	20
6. Side property line on minor or private street <sup>2,4,8</sup>	25	25	20	15	15	15	20
7. Alley setback	3	3	3	3	3	3	20
Maximum height (in feet)	35	35	35	35	35	35-50	35
Minimum distance between buildings (in feet) <sup>6</sup>	20	20	20	10	10	10	6
Maximum single-family residential unit size (in square feet) <sup>9</sup>	10,000	10,000	10,000	10,000	10,000	10,000	35% of Parcel

Valley County (Detailed)			
Nominal property size	PUD max of 6 DU/AC unless affordable housing.		
***	<b>Septic and Central Water</b>	<b>Sewer and Well</b>	<b>Sewer and Central Water</b>
Minimum property size per unit (square feet)	20,000 ft	12,000	8,000

Setback (in feet) from:	
1. Any property line on an arterial or collector street	100' from Highway 55

Disclaimer: not an analysis of entire code, just tables...



# Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street  
Cascade, ID 83611-1350



Phone: 208-382-7115  
Email: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

---

**STAFF REPORT:** Amendment to the Valley County Comprehensive Plan and Valley County Code  
**HEARING DATE:** October 23, 2025  
**TO:** Planning and Zoning Commission  
**STAFF:** Cynda Herrick, AICP, CFM  
Planning and Zoning Director

---

The Valley County Planning and Zoning Commission will hold a public hearing on proposed revisions to the Valley County Comprehensive Plan and the Valley County Code.

The Comprehensive Plan was last revised on November 26, 2018. The Comprehensive Plan presents historical background and an analysis of current situations.

The proposed revisions to the Comprehensive Plan include updated information on various statistics, agencies and other information. These changes include updated future land use maps and updated Impact Area Maps.

Proposed changes to Valley County Code include, but are not limited to the following:

- Upgraded standards to protect water quality.
- Application of Valley County Code to all areas of unincorporated Valley County; a rezone of all lands in the previous McCall Impact Area to Multiple Use (MU).
- Driveway standards for Fire Code.
- Updates to Wildland Urban Interface Codes.
- Updates to Floodplain Codes.

## FINDINGS:

1. Legal notice of the public hearing was posted in the *Star News* on September 25, 2025, and October 2, 2025. Potentially affected agencies were notified on September 19, 2025. All property owners within the McCall Impact Area were notified by letter and fact sheet sent on September 24, 2025. The fact sheet was sent to post offices and libraries in Cascade, Donnelly, McCall, and Yellow Pine to be posted onsite. The notice, draft Comprehensive Plan, and draft ordinance were posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on September 19, 2025. An updated draft ordinance was posted online on October 7, 2025.
2. The various notices stated that "Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments

must be received by 5:00 p.m., Wednesday, October 16, 2025.” The deadline should have been Wednesday, October 15, 2025. Thus, all comments received by 5:00 p.m., Thursday, October 16, 2025, were included in the staff report, regardless of length.

3. Agency Responses received:

Captain Ryan Garber, McCall Fire & EMS, recommended changes and additions to E.2 and E.3.c. regarding driveway gradients and turnarounds. (September 12, 2025)

Jerry Holenbeck, Donnelly Fire Department, agrees with Ryan's additions. Donnelly Fire would prefer to have the 8% driveway gradient. (September 22, 2025)

Robert Giles, City of McCall Mayor on behalf of the McCall City Council, finds the draft Plan and Code inadequate to effectively manage private or public land use and growth in the McCall Area. Recommendations are: (1) Apply the McCall Area Comprehensive Plan (2018) as the long-range plan for the McCall Area or incorporated it as an addendum or appendix; (2) Administer the existing McCall Impact Area Code with an overlay; (3) Initiate a comprehensive rewrite of the County's Plan in partnership with its cities and the public; and (4) evaluate the long-term effectiveness of the performance-based zoning and consider a modernized framework with clear zoning districts or overlays. (October 16, 2025)

4. Responses Received from the Public:

Responses in Favor of Proposed Changes:

Martin Potucek, owner of multiple properties within the McCall Impact Area, stated the revisions proposed look appropriate and responsive. (September 29, 2025)

Greg Irvine, 1770 Crescent Drive, stated it is important that the standards to protect water quality be augmented in the revised Valley County Code. This includes maintaining 50-ft setbacks from the lake and restricting the use of fertilizers within 150-ft of the lake. An enforced 300-ft no-wake zone (preferably 500-ft) must be maintained to reduce erosion and churning of near-shore phosphorus by boats equipped with wake enhanced technology. Noise standards on the lake need to be maintained and enforced. Invasive species, algae blooms, and phosphorus levels should be monitored and mitigated. He recommends additional short-term rental requirements that should be added to Valley County Code. (October 1, 2025)

Tami and Steve Casper support the proposed, particularly the 50' high water setback and the change in lot coverage to include non-permeable surfaces. They recommend the minimum side setback requirement be amended to account for the height of building elements along the property line to promote continuity in the design and aesthetics of the neighborhoods. Proposed minimum side setback change: The greater of 7.5' or 1/2 the building element height along the side property line. (October 12, 2025)

John Russell, McCall, likes the continued and broadened restrictions on lake front and waterway development. He does believe county-wide zoning is now needed; the land use maps are a start. Driveway standards for emergency vehicles access are critical. He does not believe that impact areas must be restricted to areas expected to be annexed within five years. He also commented on proposals to expand mini-jet boat use on local rivers and deeding of roads by DF Development. (October 15, 2025)

### Responses Opposed to Proposed Changes:

Jeff Fereday, Boise, is the owner of a home and undeveloped residential lots in the McCall Impact Area. He requests that the Commission withdraw the multiple use designation and engage in a re-zone process. (September 29, 2025)

Anne Herndon is opposed to proposed changes to the application of Valley County Code to all areas of unincorporated Valley County. She is opposed to the proposed rezone of all lands in the previous McCall Impact area to Multiple Use. (September 28 and 29, 2025)

Steve R. Cook, property owner of RP0032200D0380 [Tamarack Bay Condominium Unit 38] in the City of McCall Impact Area, objects to any changes to the Comprehensive Plan that would rezone all properties currently in the McCall Impact Area to Multiple Use. (October 6, 2025)

Erin Fanning, McCall, is concerned that the proposed Comprehensive Plan lacks specificity and asked what limitations will be placed on further development to safeguard the natural environment? Unless restrictions are outlined in more detail, there is a possibility that the building sprawl will continue, putting in danger the County's groundwater and increasing the risk of wildfire. (October 12, 2025)

Jessica Rawlings, McCall, would like zoning overlays to safeguard environment and community from impacts of unrestrained growth in wildfire-prone and ecologically sensitive areas, such as Wildfire Hazard, Watershed Protection, and Sensitive Lands overlays. Overlays do not infringe on private property rights but clarify them by setting predictable standards that protect public safety, reduce liability for the County, and sustain the rural landscape that underpins Valley County's economy and identity. (October 14, 2025)

Becky and Rick Rine, 1200 S. Samson Trail, are opposed to changes in zoning for the previous McCall Impact Area. They question if the required noticing was completed. (October 14, 2025)

Eric and Patty Young stated that the draft Comprehensive Plan needs significant changes before submittal to the Board. Objectives and strategies are not the same. The Implementation Chapter lacks prioritization of strategies, next steps, nor assignments of partners to implement goals. The 2022 Payette County Comprehensive Plan is recommended for a reference. Suggested improvements are listed. (October 15, 2025)

Michael Wissenbach, 280 May Road, desired a draft version that showed changes from the 2018 version. He is opposed to the change on page 95 stating that all three impact areas will be administered by Valley County and governed by Valley County Comprehensive Plan and Ordinances. The future Land Use Maps create new designations that are tantamount to zoned land uses. The people that live or own property within these areas have not been given an opportunity to review and comment on these changes; a workshop should be held. The proposed changes in Draft Ordinance 2025-07 9-4-2 Policy are not acceptable. Some of the most important reasons for a comprehensive plan are to manage land uses that preserve open spaces and scenic quality and protect agricultural land. (October 15, 2025)

Roger L. Bradshaw is concerned that the process is being carried out too quickly and without sufficient technical or public review, particularly the reduction of the McCall Impact Area. He lists facts, legal and procedure concerns, and steps that can be taken. He requests that the implementation of the revised plan be paused until staff can complete and publish a comprehensive analysis demonstrating compliance with all elements of Idaho Code 67-6526.



He also noted an error in the noticing as Wednesday, October 16, 2025, was listed as the date to receive written comments greater than one page. (October 15, 2025)

Pam Wissenbach, 280 May Road, is concerned about the elimination of much of the McCall Area of Impact and Valley County having authority of growth in what was the McCall Area of Impact. Also, comments should be due Thursday, October 16<sup>th</sup>, not Wednesday. Development has been approved by the Valley County PZ Commission and Valley County Commissioners that have NOT followed the proposed Comprehensive Plan. This includes the approval of industrial buildings blocking the view of the mountains; not retaining the rural and small-town character; not conserving water quality, not encouraging open space buffers, not protecting fish and wildlife; and not improving design and landscaping standards for the Highway 55 corridor. She is opposed to classifying all lands in the McCall Impact Area as Multiple Use. (October 15, 2025)

Rebecca and Scott Hurd stated there has been zero outreach, engagement, and input from constituents during the revision process. They have many questions and concerns, including (1) vague and non-enforceable language choices throughout the Comprehensive Plan, and (2) the future land use maps are a reference point for developers to build their case. (October 15, 2025)

Jeannie Carpentier has 10 years of Comprehensive Planning experience. Rushing through the process and not offering public forums is unacceptable. She listed items that should be addressed. "Shall", "required", and "must" should be used regarding the Payette Scenic Byway, housing and community design, wildlife habitats, riparian areas, groundwater pollution, education and management practices of developers, affordable housing, parking regulations, and limiting short-term rentals. There should be a Design Review Committee with proved experience in the design field. (October 16, 2025)

Kathleen Trever, 28 Spink Lane, stated proposed changes to should be put on hold pending ongoing Resilience Planning efforts and additional community engagement. She recommends that the Commission not adopt proposed land use maps without additional analysis and community engagement. She recommends that the Commission not adopt the proposed change to ordinance that adds "residential" to the County Policy without clear analysis and better community engagement. The proposed change would add residential uses to those uses recognized as standards by which other uses are compared for compatibility. Other comments include use of the GNAR toolkit; incorrect assumption that that all homes without homeowner's exemption are a "second home"; addition of restrictions as where subdivision should not be built due to fire concerns; and Highway 55 and County road infrastructure planning. The plan should have clearer data inputs and metrics. (October 16, 2025)

#### Other Comments:

Gary Blaylock requested information on driveway requirements. (September 30, 2025)

Paul and Merlyn Skeen, 1916 Nordic Circle Drive, request that the area east of Pilgrim Cove Road and south of Miles Standish Road be removed from the impact area map. They oppose any annexation efforts. (October 6, 2025)

Chris Lott and Don Lott, 1413 Paul Bunyan Road, do not want to be annexed into McCall. (October 14, 2025)

Michelle Rentzsch would like to see an open house or workshop to educate residents and seek inputs. The land use maps with land use designations are a major change from the previous map, which only indicated lands as private, federal, etc. (October 16, 2025)

---

**The Commission's decision will be a recommendation to the Board of County Commissioners.**

**STAFF COMMENTS:**

**Need to consider allowance of the construction of a pathway from a building site across a vegetative protection area to the adjacent water body; code can be changed as follows:**

- C. High Water Lines and Ditches: All residential buildings shall be set back at least fifty feet (50') from high water lines and ditches. All other buildings shall be set back at least one hundred feet (100') from high water lines and ditches.
1. The setback shall be from the base flood elevation if there is a determined flood elevation or a high-water line where vegetation is denuded.
  2. In order to provide for ecological function and ensure water quality benefits are preserved, a minimum 25-foot area adjacent to the waterbody must be maintained to reduce erosion and enhance habitat protection. This area may consist of a vegetative buffer, bank stabilization measures, or a combination thereof.
  3. Vegetation shall be native.
  4. No vegetation can be planted that requires fertilizers. Fertilizer shall not be used in the setback area.
  5. A five-ft (5') permeable pathway will be allowed to access through the vegetative buffer. The pathway cannot cause water to flow directly into the waterbody without proper filtration.
  6. See requirements in VCC 9-6-6 Riparian Area Overlay.

**ATTACHMENTS:**

- Idaho Code 67-6508 Planning Duties
- Proposed Changes
  - DRAFT Comprehensive Plan
  - DRAFT Valley County Code 9-5-2
- All Responses

**END OF STAFF REPORT**