

area of impact

From: Eric Brundige [REDACTED]

Sent: Friday, June 27, 2025 9:16 AM

To: Valley County Commissioners <commissioners@valleycountyid.gov>

Subject: area of impact

I am writing this to express my opposition to the proposed changes in the city of McCall's area of impact. I strongly feel that the city should be the determining body in managing its growth, not the county.

Also scheduling the only meeting 25 miles away from the city on what is likely one of the busiest traffic days of the year during the middle of a work day has appearance of trying to limit input from McCall residents.

Eric Brundige

From: Laura Shealy [REDACTED]
Sent: Friday, June 27, 2025 1:23 AM
To: Sherry Maupin <smaupin@valleycountyid.gov>
Subject: Reduction of AOI

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioner Maupin,

My extended family and I respectfully ask that you maintain the AOI as proposed by the City of McCall. They are in the position to enforce the codes and continue the very important zoning requirements.

Thank you for your service and dedication to Valley County!

Laura Shealy

3710 Warren Wagon Rd

McCall

Sent from my iPhone

From: Tyler Harris <[REDACTED]>

Sent: Thursday, June 26, 2025 5:08:06 PM

To: Katlin Caldwell <kcaldwell@valleycountyid.gov>; Sherry Maupin <smaupin@valleycountyid.gov>; Neal Thompson <nthompson@valleycountyid.gov>; Douglas Miller <dmiller@valleycountyid.gov>

Subject: Maintain current McCall Area of Impact

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Valley County Commissioners,

I am writing to respectfully ask that you reconsider the proposed changes to the McCall Area of Impact. As a property owner within the current Area of Impact and a native of McCall, I have a vested interest in the outcome of this conversation.

The State requires that Impact Areas be established to allow for growth in a predictable manner that offers stability for property owners that have invested under current jurisdiction and law. The Impact Area allows planning and zoning to shepherd growth in a coordinated fashion that reduces overall costs, consolidates infrastructure, and protects shared resources. In 2018, the County, City, and many stakeholders carefully created a Comprehensive Plan, and the McCall Area Planning and Zoning Commission has worked diligently to enact this plan as initially constructed.

Unfettered and poorly planned growth is the antithesis of this approach and is exemplified by the "multiple use" zoning utilized by the County. This encourages commercial growth along vehicular corridors resulting in unsightly sprawl and resource duplication, and ultimately discourages community development and pedestrian friendly zones. It transforms our scenic Valley into State Street in Boise. It violates the rights of adjacent landowners against overwhelming public opposition. It puts the water quality of our Payette Lake at further increased risk by removing zoning safeguards afforded by the current Area of Impact.

The County is ill equipped to handle the planning and subsequent enforcement of the lands currently within the Area of Impact. It has previously acknowledged its difficulties doing the same within currently unincorporated Valley County under the assault of avaricious developers. Further, the accelerated time schedule of this decision and difficulty contributing to the conversation are creating animus in the community.

I encourage you to keep the existing Area of Impact, or if anything, extend it further as suggested by the City.

Sincerely,

Tyler Harris

Boise and McCall

From: Eric Geisler [REDACTED]

Sent: Monday, June 23, 2025 6:18:16 PM

To: Valley County Commissioners <commissioners@valleycountyid.gov>

Subject: McCall Impact Zone Changes

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to encourage you to retain all areas previously included in the McCall Impact Zone Map.. I live in the White Cloud subdivision and approximately 25% of our lots are included in the original Impact Zone. Several of us bought lots specifically within the Impact Zone in Anticipation that it would lead to Annexation over time. Those of us who have already built have been subject to the McCall P&Z guidelines which have required modifications to suit the city codes which are different from the Valley County codes. It would be a financial hardship to remove our lands from the Impact Zone maps.

Please leave those areas on the revised map!

Eric Geisler

17 Haymaker Place

McCall, ID. 83638

[REDACTED]

From: Eric Geisler [REDACTED]
Sent: Monday, June 23, 2025 6:18:16 PM
To: Valley County Commissioners <commissioners@valleycountyid.gov>
Subject: McCall Impact Zone Changes

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Please leave those areas on the revised map!

Eric Geisler
17 Haymaker Place
McCall, ID. 83638

[REDACTED]

I feel very strongly that areas previously included in the Impact Zone have been subject to the restrictions of the city P&Z and may have been purchased with the understanding they were subject to city regulations. There was an expectation that these areas could be incorporated into the city at a future date, These lands should not be withdrawn from the City Impact Zone. Typically cities tend to expand rather than contract and excluding areas previously considered for expansion are still likely to become part of the city over time. The

southwest corn of the proposed maps both withdraw one of these areas and I would like
top see it added back into the Impact Zone.


We are residents of knights road in the McCall impact zone. A few observations -

We built our home here and were forced to follow city code.

Taxation without representation is alive and well in our county and costs me at least 5000 per year in additional taxes.

It has been ruled in Idaho that if the city fails to offer access to their services in a reasonable time (2 years has been cited) that they should not include the lands in the impact zone. I have lived over here for 8 years and see only degradation of things. No water. No sewer. No road maintenance. The residents over here actually paid for the paving of knights road and it is one of the worst roads in the area.

Frankly we are fed up with the cities failed leadership. Now they want to allow 600 additional homes to be built over here? What a crock...

Pardon mistakes,
Sent from handheld
Jayson Hicks PA-C


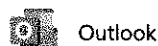
Valley County Commissioners Concerning the McCall Area Impact Zone At our annual meeting dated May 7th 2025 it was found that all 6 HOA Board Members were in unanimous agreement that Valley View One subdivision, established 1976, should NOT be annexed into the City of McCall. Valley View Subdivision 1, EST 1976; 2 & 3 EST 1978; are not placed or recognized by the City of McCall on the Area of Impact (AOI) map that we were presented. Long established and fully developed by county planning, there is no need for any city planning or zoning to be done in these 3 subdivisions. The city brings nothing to our table other than higher taxes further increasing the high cost of housing for the hardworking people of our Valley View subdivisions. This fact alone should be a very serious consideration for this and any county area close to the city, as we in the county already provide workers who contribute greatly to the city. Therefore this area should be under county jurisdiction only. Sincerely, Mike Barton Lot 5, Valley View One. 1978-2025 Craig Wasson Treasurer, Valley View One, HOA

Responding to the request for comments from homeowners in the proposed impact area, I am unclear on one point that is key for us – after having paid a not small amount for septic when our home was built a few years ago, would we be forced to switch to an expanded sewer system and pay for sewer construction and ongoing use?

Thank you.

Jeff Zeis

River Ranch



Fw: Impact area

From Katlin Caldwell <KCaldwell@co.valley.id.us>

Date Mon 5/12/2025 8:31 AM

To Cynda Herrick <cherrick@co.valley.id.us>

Katlin Caldwell
Valley County Commissioner
208-271-2659
219 N Main | PO Box 1350
Cascade, ID 83611
kcaldwell@co.valley.id.us

SERVICE ★ TRANSPARENT ★ ACCOUNTABLE ★ RESPONSIVE

From: Becky Thomas [REDACTED]
Sent: Wednesday, May 7, 2025 7:45 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: Impact area

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Dear Commissioners,

We live at 570 Shelia Lane McCall, ID. We own a home in the impact area in question. We would like to be incorporated into the county. We do not want to be in city limits.

Thank You,
Timothy and Becky Thomas
[REDACTED]



Outlook

Fw: AOI

From Katlin Caldwell <KCaldwell@co.valley.id.us>

Date Mon 5/12/2025 8:30 AM

To Cynda Herrick <cherrick@co.valley.id.us>

Katlin Caldwell
Valley County Commissioner
208-271-2659
219 N Main | PO Box 1350
Cascade, ID 83611
kcaldwell@co.valley.id.us

SERVICE ★ TRANSPARENT ★ ACCOUNTABLE ★ RESPONSIVE

From: Heather Potts - [REDACTED]

Sent: Thursday, May 8, 2025 10:09 AM

To: Valley County Commissioners <commissioners@co.valley.id.us>

Subject: AOI

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I live at 1017 Cee Way Loop in McCall. Although I am surrounded by City Limits Area my loop is in the impact area. If I had a choice and a vote, I would vote to continue to be in the impact area. I understand that future developments and growth are inevitable but at this time there is not a demand for development on my loop and as such, I recommend to not be annexed in, and continue to be included in the AOI for Valley County. Thank you.

Heather Potts

Paralegal and Office Manager
Millemann Pemberton & Holm LLP
P.O. Box 1066 (Mailing Address)
706 N. 1st Street (Physical Address)
McCall, ID 83638

[REDACTED]



Outlook

Fw: Impact Zone

From Katlin Caldwell <KCaldwell@co.valley.id.us>

Date Mon 5/12/2025 8:30 AM

To Cynda Herrick <cherrick@co.valley.id.us>

Katlin Caldwell
Valley County Commissioner
208-271-2659
219 N Main | PO Box 1350
Cascade, ID 83611
kcaldwell@co.valley.id.us

SERVICE ★ TRANSPARENT ★ ACCOUNTABLE ★ RESPONSIVE

From: Rachael Dugan [REDACTED]
Sent: Thursday, May 8, 2025 10:44 AM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: Impact Zone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Just wanted to let you know that the Ikola Family has no interest in being annexed into the City Limits of McCall, Idaho. You are welcome to contact Gerry Sr. Ikola directly to confirm, but he's a very busy guy to track down. He has made his feelings very well known to the entire family on the issue and all of us that live there agree with him full hartedly. The property has been in the impact area for a very long time, yet we still have not been provided any services nor brought into the City Limits. I almost think we should be removed from the impact zone as we do not have a vote in their elections, and we have no desire for their sewer, water, taxes, and oversight.

I have not seen any new housing developments along Highway 55 between us and the City of McCall, so growth is not knocking on our door. Yes some new business have come in, but they are all on bigger parcels and look very nice, so I don't have any issue with the Commercial Use happening along the Highway. Also, as soon as sewer does come down the highway, then growth will happen in that area at a very fast pace and it will be littered with housing developments. Pretty much, we believe this is a power

play by the City to gain more control and more tax revenue, yet they don't have anything we want. Needless to say, I think this is going to be tough sell knowing our neighbors that have also held their ground in not selling to developers. Once sewer is put in, then who knows that could all change as the opportunity would be hard to pass down, but we are not even close to that happening.

Sincerely,

Rachael & Gerry Ikola
14197 Highway 55
McCall, Idaho
83638



Outlook

Fw: impact area

From Katlin Caldwell <KCaldwell@co.valley.id.us>

Date Mon 5/12/2025 8:30 AM

To Cynda Herrick <cherrick@co.valley.id.us>

Katlin Caldwell
Valley County Commissioner
208-271-2659
219 N Main | PO Box 1350
Cascade, ID 83611
kcaldwell@co.valley.id.us

SERVICE ★ TRANSPARENT ★ ACCOUNTABLE ★ RESPONSIVE

From: Max Williamson [REDACTED]

Sent: Saturday, May 10, 2025 4:17 PM

To: Valley County Commissioners <commissioners@co.valley.id.us>

Subject: impact area

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We **do not** want to be included in the McCall impact area, King's Pines II; It will not & should not be annexed into McCall in the foreseeable future. Based on past & recent conversations with owners in the subdivision, I'm sure that's the feelings of all residents/owners of King's Pines II. Thanks to the commissioners for their consideration & requests for our input, it's great to know that our representatives care.

Max Williamson [REDACTED]

Fw: McCall Impact Area

From Katlin Caldwell <KCaldwell@co.valley.id.us>

Date Mon 5/12/2025 8:30 AM

To Cynda Herrick <cherrick@co.valley.id.us>

Katlin Caldwell
Valley County Commissioner
208-271-2659
219 N Main | PO Box 1350
Cascade, ID 83611
kcaldwell@co.valley.id.us

SERVICE ★ TRANSPARENT ★ ACCOUNTABLE ★ RESPONSIVE

From: olsonarlin51@gmail.com <olsonarlin51@gmail.com>

Sent: Sunday, May 11, 2025 2:40 AM

To: Valley County Commissioners <commissioners@co.valley.id.us>

Subject: McCall Impact Area

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello ...

I am communicating for the Nordic Village COA as the President. We are located about 100 feet from the City Boundary on the north side of Lick Creek Rd, across from Lick Creek Meadows.

The WORST thing that could happen to residents of Valley County who are not currently in the City of McCall, would be to be annexed into the City of McCall. The City's recent response to INCREASE the Impact Area indicates how the City is entirely out of it regarding the residents within the existing Impact Area.

The City Comprehensive Plan, published a few years ago, states that the City wants to Annex large portions of the "impact area." The objective, I believe, is to get large value

properties around the Lake on the City tax rolls, for them to frivolously spend on worthless projects that don't improve infrastructure, particularly the streets. Thank god they are not involved in the sewer system anymore. The City is entirely INCOMPETENT with its current staff and Council.

Some of the impacts to the Impact Area annexation, in my opinion, would be:

1. You get a Library card. (Wow, about \$50)
2. If required to hook to the city water system, it would cost more than \$16K per Unit for the hookup in our COA and a perpetual water cost.
3. City Police likely wouldn't respond as soon as the VCSO.
4. Oh yeah, we already pay for a fire department/district.
5. No snow removal for private entry/street.
6. The tax bill would match the county tax bill, doubling the tax assessment.
7. Very little, if any. infrastructure improvements. Drive Lick Creek Rd East from the intersection of Spring Mtn Blv/Pilgrim Cove Rd east to see that.

In summary ... the City of McCall will provide virtually nothing to our COA if annexed. We will VIGOROUSLY oppose any annexation efforts.

Regards ...

Arlin Olson, President
Nordic Village Condominium Owners Association

Stephen Porter
1075 Meadows Road
McCall, Idaho, 83638

Valley County Commissioners,

I live in Valley county on Meadows road inside the McCall city proposed area of impact. Our property currently has a good well and sewer, and additional city services are not needed. I am writing to discuss what appears to be a flawed analysis by the AOI consultants and the results being communicated as being credible.

One of the main inputs into the AOI study is the City of McCall 2017 Master Water Plan that was finalized in March of 2018. The map shows our neighborhood and adjacent areas as inside the water service 5 year plan. That plan was developed in 2017, which would suggest water service in 2022. We are in 2025 with no service. The consultants rate our neighborhood as a high likelihood or suitability for being annex based on water service being supplied in 5 years from the date of the suitability model shared during the recent city and county meeting. That 5 year date, or 2030, is actually 7 years after studies 2022 failed prediction of service.

Any area of Valley county that uses the Water Departments plan of water service in 2022 should be ranked as no likelihood or suitability to be annexed until a root cause analysis of the Water departments failure to provideservices as planned in 2022. Once that planning gap is understood, and a new study started for a 5 year plan, the consultants plan needs to be communicated as non-credible.

Thank you,

Stephen Porter

Area of Impact Discussion - Comments for McCall City Council and the Valley County
Commissioners Discussion - No live comments will be received, only written comments
May 5, 2025

Name	Address	Email	Content
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Stephen Porter	1075 Meadows road	mccall idaho	83638
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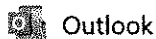
The McCall city AOI analysis being presented to the public uses a number of input to establish if a area is low/med/high stability for future annexing. One of those inputs is the McCall City Water department Master plan from 2018. I live approx 1 mile north of the Shore Lodge off of Warren Wagon Road. The 2018 study indicated that my area would have water service by 2023. The area does not have water service at this point and I have seen no moves that would indicate that is coming in the near future. This indicates that Water Departments Master plan is no longer credible. This would also indicate that the AOI Suitability study is fundamentally not credible by virtue of bad data used to come up with the conclusions. It would seem the next likely step is to point out this flawed planning process and table the suitability study until a credible report comes from the Department of Water. Failure to do so would be pushing a false narrative on the area residents. Stephen Porter

Eric S Geisler 17 Haymaker Place McCall ID 83638

I feel very strongly that areas previously included in the Impact Zone have been subject to the restrictions of the city P&Z and may have been purchased with the understanding that they were subject to city regulations. There was an expectation that these areas could be incorporated into the city at future date. These lands should not be withdrawn from the City Impact Zone. Typically cities tend to expand rather than contract and excluding areas previously considered for expansion are still likely to become part of the city over time. the southwest corn of the proposed maps both withdraw one of these areas and I would like top see it added back into the Impact Zone.

Michelle and Craig Johnson	609 Fox Ridge Rd	McCall ID	83638
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The pdf sent out in preparation of the May 5 meeting lists my view as mixed. Please correct that as we want everything to stay the way it is. We live on the corner of Fox Ridge Road and making the changes proposed and adding a road from the AOI to connect to Fox Ridge Road will make it impossible to get in and out of our driveways. Please think about the current home owners and the impact this change would have on them. Please vote to keep things the way it is. Thanks



Fw: McCall Area of Impact Input

From Cynda Herrick <cherrick@co.valley.id.us>
Date Sat 5/17/2025 8:46 AM
To Hannah Smith <hsmith@co.valley.id.us>

pp

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest..."

Service Transparent Accountable Responsive

From: Katlin Caldwell <KCaldwell@co.valley.id.us>
Sent: Friday, May 16, 2025 3:38 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Fw: McCall Area of Impact Input

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From: RIC AND BECKY RINE [REDACTED]
Sent: Friday, May 16, 2025 3:22:09 PM
To: bgiles@mccall.id.us <bgiles@mccall.id.us>; mmaciaszek@mccall.id.us <mmaciaszek@mccall.id.us>; jthrower@mccall.id.us <jthrower@mccall.id.us>; Inelson@mccall.id.us <Inelson@mccall.id.us>; cnielsen@mccall.id.us <cnielsen@mccall.id.us>; Michelle Groenevelt <mgroenevelt@mccall.id.us>; Sherry Maupin <smaupin@co.valley.id.us>; Katlin Caldwell <KCaldwell@co.valley.id.us>; Neal Thompson <NThompson@co.valley.id.us>; Valley County Prosecuting Attorney <ValleyPA@co.valley.id.us>
Cc: bgiles@mccall.id.us <bgiles@mccall.id.us>; mmaciaszek@mccall.id.us <mmaciaszek@mccall.id.us>; jthrower@mccall.id.us <jthrower@mccall.id.us>; Inelson@mccall.id.us <Inelson@mccall.id.us>; cnielsen@mccall.id.us <cnielsen@mccall.id.us>; Michelle Groenevelt <mgroenevelt@mccall.id.us>
Subject: McCall Area of Impact Input

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Valley County Commissioners:

I am a resident in the McCall Area of Impact (AOI) south of Elo and South Samson Trail. When we bought our home on South Samson Trail, the fact that it was in a clearly zoned Residential area was important to our decision to purchase in this area.

I want to remain in the McCall AOI, and I support annexation by the city in the future, largely to protect our neighborhood from the non-residential development, in Residential zoned parcels, that would threaten the character and rural setting that attracted us. We residents have learned from our Stor-It expansion experience that the County Commissioners will approve such projects without regard for clear evidence, legal findings, and written opposition (over 100 emails/letters opposed) that the Stor-It proposal violated many of the **mandatory** requirements for approval.

While I don't know what the best size and location of the overall AOI should be, I believe the current AOI should not be reduced, except by a clear need for change, publicly and collaboratively evaluated. I also support using the McCall City GIS process, displayed

at the recent public meeting, to objectively evaluate alternatives.

I strongly oppose any effort by the County to use this process to eliminate the AOI entirely, as I worry the legislation mandating this analysis would allow.

Respectfully,

Richard Rine

Richard Rine
1200 S Samson Trail
McCall



Outlook

Fw: concern about the AOI

From: Cynda Herrick <cherrick@co.valley.id.us>
Date: Sat 5/17/2025 8:46 AM
To: Hannah Smith <hsmith@co.valley.id.us>

pp

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

Service T Transparent A Accountable R Responsive

From: Katlin Caldwell <KCaldwell@co.valley.id.us>
Sent: Friday, May 16, 2025 4:56 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Fw: concern about the AOI

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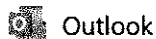
From: Anne Carr [REDACTED]
Sent: Friday, May 16, 2025 4:32:59 PM
To: Katlin Caldwell <KCaldwell@co.valley.id.us>
Subject: concern about the AOI

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Katlin,

I live in the Carefree subdivision just south of the McCall Area of Impact (AOI). I have become concerned about the issue of doing away with the AOI in favor of that becoming under the jurisdiction of the County Commissioners. I am not in favor of that. That area is set aside as a residential area. The county has no zoning at all, or if it is discussed, it is all agricultural, leaving a huge variety of interpretations. I am concerned that if it falls under the jurisdiction of the county, it will be used for commercial purposes. Most of the people in the impact area live there to be protected from commercial interests being built too close to their residences. The abolition of the AOI would eliminate that protection. The approval of the Stor-It CUP is proof of that. I understand that the County Commissioners think that nobody wants to live in the AOI. What evidence exists for that? Have they done a poll of people in Valley County, in/and or near the AOI? If so, can I see that evidence supporting that statement? Thank you for continuing to make Valley County one of the finest counties in the country in which to live. Please continue to protect that reputation.

Anne Carr
14023 Hideaway Ct, McCall
[REDACTED]



Fw: AOI

From Cynda Herrick <cherrick@co.valley.id.us>
Date Sat 5/17/2025 8:45 AM
To Hannah Smith <hsmith@co.valley.id.us>

pp

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest..."

Service T Transparent A Accountable R Responsive

From: Katlin Caldwell <KCaldwell@co.valley.id.us>
Sent: Friday, May 16, 2025 4:57 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Fw: AOI

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From: Cheryl Meinzer [REDACTED]
Sent: Friday, May 16, 2025 4:13:08 PM
To: Valley County Prosecuting Attorney <ValleyPA@co.valley.id.us>; jthrower@mccall.id.us <jthrower@mccall.id.us>; cnielsen@mccall.id.us <cnielsen@mccall.id.us>; lnelson@mccall.id.us <lnelson@mccall.id.us>; mmaciaszek@mccall.id.us <mmaciaszek@mccall.id.us>; bgiles@mccall.id.us <bgiles@mccall.id.us>; Douglas Miller <dmiller@co.valley.id.us>; Neal Thompson <NThompson@co.valley.id.us>; Sherry Maupin <smaupin@co.valley.id.us>; Katlin Caldwell <KCaldwell@co.valley.id.us>
Subject: AOI

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Valley County Commissioners et al,

I live in the McCall Area of Impact. I want to remain in the McCall Area of Impact, and I want the Area of Impact to remain as it is or encompass more land around the rapidly expanding City of McCall.

I bought a home in the AOI, because the AOI has residential zoning, which should protect my home and investment. Valley County has no zoning, which means my investment, quality of life, and safety would not have the predictable protection of zoning codes if the AOI were dissolved or diminished.

Removing residential zoning codes from an area that developed and continues to develop according to specific residential zoning in the AOI is a bad idea. Such a bold move would pull the rug out from under a number of families who thought they could rely on existing, clear zoning criteria. We simply think and live in terms of law and order. County officials should do the same.

When a county government, in an effort to become more expansive, would change the very character of homes and neighborhoods, it must rely on data and facts, not assertions.

And, frankly, Valley County does not have adequate staff to manage additional AOI lands, developments, homes, and neighborhoods that are, in almost every way, part of the City of McCall. It would be a big, messy thing.

Please do not weaken the AOI. This community needs the clarity and reliability of its consistent management more than ever.

Respectfully,

Subject: Formal Opposition to Proposed Annexation of McCall Impact Area

To:

City of McCall

216 E Park Street

McCall, ID 83638

Email: citymanager@mccall.id.us

bgiles@mccall.id.us

cnielsen@mccall.id.us

lnelson@mccall.id.us

jthrower@mccall.id.us

mmaciaszek@mccall.id.us

Valley County Board of Commissioners

219 N Main Street

Cascade, ID 83611

Email: commissioners@co.valley.id.us

Date: May 3, 2025

Dear Mayor and City Council Members of McCall, and Honorable Valley County Commissioners,

We, the Board of Directors of the Lucks Point Homeowners Association, representing property owners within the Lucks Point Subdivision, write to formally and unequivocally oppose any proposed annexation of our subdivision into the City of McCall.

Our subdivision, established in 1930 and now located within the McCall Area of Impact (AOI), is a self-sufficient community. Our residents have private wells and all roads within Luck's Point are private and all costs of maintenance, etc. are fully borne by the Lucks Point property owners. Valley County provides essential services such as law enforcement.

Concerns Regarding Proposed Annexation:

- **Lack of Tangible Benefits:**
The proposed annexation offers no clear advantages to our community. The City of McCall has not demonstrated how annexation would enhance services or infrastructure for our residents, who already enjoy adequate amenities and services.
- **Increased Tax Burden:**
Annexation would subject our property owners to additional taxes without corresponding improvements in services, placing an unnecessary financial strain on our community.
- **Preservation of Community Character:**
Our subdivision has maintained its unique character and autonomy for almost a century. Annexation threatens this heritage by imposing urban regulations that may not align with our community's values and lifestyle.
- **Environmental Concerns:**
The City of McCall's recent consideration of expanding the AOI boundaries, as discussed in the April 17, 2025, City Council meeting, raises concerns about potential overdevelopment and its impact on Payette Lake's ecosystem. The proposed expansion includes areas around the northern part of Payette Lake, which could lead to increased development pressure on sensitive environmental zones (valleylookout.com).
- **State Legislative Changes:**
Recent updates to Idaho state code 67-6526 necessitate careful reconsideration of AOI boundaries. The law requires that areas of impact should not exceed regions very likely to be annexed within the next five years and should not extend more than two miles from

existing city limits, except under specific conditions (mccall.id.us). The current proposals do not appear to align with these statutory requirements and in particular Lucks Point Subdivision is further than 2 miles from current City limits.

Conclusion:

We urge the City of McCall and Valley County to reconsider any plans that would call for the annexation of Lucks Point Subdivision. Our community values its independence, historical significance, and the quality of life that has been preserved for generations. We believe that maintaining our current governance structure best serves the interests of our residents and the broader region.

We request that our opposition be formally recorded and considered in all future discussions and decisions regarding the annexation and AOI boundary adjustments.

Respectfully,

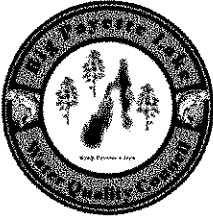
Board of Directors

Lucks Point Homeowners Association

Marco Meyer

President





Big Payette Lake Water Quality Council, Inc.
P.O. Box 3108
McCall, ID 83638

May 16, 2025

Valley County Board of Commissioners
P. O. Box 1350
219 North Main Street
Cascade, ID 83611

Dear Valley County Commissioners,

The Big Payette Lake Water Quality Council would like to comment about the AOI changes that may happen between the county and city of McCall and the consequences these changes may bring for water quality in Payette Lake. We hope for continued dialogue and cooperation between the city and the county especially since a change in zoning around the lake, should that occur, would bring significant impacts to water quality of the lake.

The current zoning codes in the area of impact, most specifically the zoning which would govern the endowment lands surrounding Payette Lake, are reasonable codes for density, setbacks from the high-water line, and other code protections for shoreline areas. The city of McCall's comprehensive plan and existing codes are appropriate tools to govern the AOI, should endowment lands surrounding the lake, one day be sold to private developers. The lands surrounding the lake are steep, and are composed of rocky, granitic soils which present threats to water quality should the land be disturbed. Road building and development in these higher elevations would lead to concerning sedimentation of the lake and increased nutrient loading. Nutrients like naturally occurring phosphorus from the landscape can contribute to harmful algal blooms and excessive aquatic plant growth, and eventual higher water temperatures.

The current AOI zoning codes would be effective at protecting the lake like managing stormwater runoff, requiring sewage infrastructure, codes for building in the shoreline environs, and codes which protect the buffer of vegetation near the shore that is needed to filter nutrients and keep pollutants from reaching the lake water.

If the county decides to take on the AOI which governs the endowment areas, what assurances from the county would be offered to all Idahoans that proper enforcement of new codes would protect water quality in Payette Lake? The unintended consequences of development around Payette Lake must be carefully evaluated, especially with regard to negative consequences to water quality. The lake belongs to everyone in the state and has been regarded as a very special place, by many Idahoans, for generations.

Payette Lake is the gem of our community in McCall and the watershed surrounding this lake deserves the highest possible protection. Please keep the protective zoning that is in place for the lake.

Sincerely,

Deb Fereday, President

Big Payette Water Quality Council, Inc.

P.O. Box 3108

McCall, ID 83638

Web: www.bigpayettelake.org

Email: info@bigpayette.org

Tom Tidwell, Vice President

Laura Shealy, Sec/Treas

Tyler Harris

Scott Harris

Pam Pace

David Burica

Tom Foerstel

David Simmonds

Gregory Irvine

Michael Beckwith

Ed Elliott

(Additional Information for commissioners continues on page 3 for more background and the council desires continued dialogue and cooperation to work towards consensus about water quality in Payette Lake.)

Information and background for the commissioners about the U of I study and the WAG:

For commissioners not familiar with the background of the study and the water quality council, I include this information for reference, for context and hope it helps with communication and understanding.

The water quality council would like to emphasize our growing concern for water quality in Big Payette Lake. After Dr. Frank Wilhelm, University of Idaho, presented at Idaho Department of Environmental Quality, (IDEQ) headquarters last fall, IDEQ felt the Big Payette Lake Management Plan of 1998 deserved an update and so the Watershed Advisory Group, (WAG), was reinstated in January 2025.

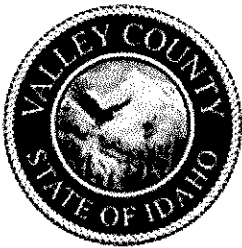
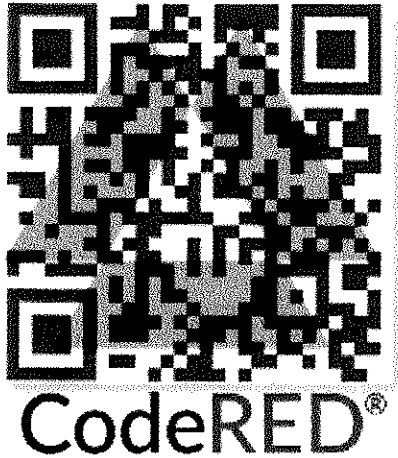
WAGS were established by the state in 1995 to assist the Idaho Department of Environmental Quality in implementing the State Water Quality Protection Program in accordance with Idaho Code 39-3601. Some commissioners may remember, that the commissioners serving at the time of the study, donated \$25,000 for the research conducted by Dr. Frank Wilhelm, leading limnologist at the U. of I. The results of this study, released in 2022, showed an increased level of phosphorus in the nearshore, a level

which exceeds the limit called for in the Valley County Waterways Management Plan, adopted in the fall of 2022. Granted, this is one study, so further research is needed to establish a trend in phosphorus levels for Payette Lake. As stated in the Valley County Waterways Plan, a review of how the plan is working should happen every two years. If triggers are present, like increased phosphorus levels, then further examination of the plan is necessary to keep that document relevant and useful to leaders and planners into the future. Our council would like to be part of the process and assist the county with reviewing this plan.

Nearshore testing of phosphorus and sedimentation is scheduled to continue this summer, by IDEQ, and continue for a minimum of three years to establish a scientific baseline for nutrients in the nearshore area of Payette Lake. The WAG is currently working on a three-year strategy for this plan and a way to fund it.

We realize the commissioners are aware of the milfoil issue, and the WAG just heard a presentation by the Idaho State Department of Agriculture, (ISDA), at our April meeting. Big Payette Lake is experiencing a critical level of invasion from Eurasian Milfoil. This extensive infestation of milfoil demonstrates an already degraded level of water quality in Payette Lake.

Understanding the root causes of this proliferation of milfoil and slowing the process is important. Payette Lake is the sole source of drinking water for the citizens of McCall and water quality is of the utmost importance. We desire to work with the county, the state and the city to stop further water quality degradation. We desire to work together to understand more about safety and risk of all methods that could be used to slow milfoil growth, reduce resuspension of phosphorus from lake sediment and to protect water quality in perpetuity.



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From: [REDACTED]

Sent: Thursday, May 15, 2025 2:28 PM

To: Sherry Maupin <smaupin@co.valley.id.us>; Neal Thompson <NThompson@co.valley.id.us>; Katlin Caldwell <KCaldwell@co.valley.id.us>; Valley County Prosecuting Attorney <ValleyPA@co.valley.id.us>

Subject: IMPACT AREA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live in the McCall Area of Impact. When we bought our lot on South Samson Trail over 20 years ago, we knew it was in a zoned rural residential area. We built our home secure in that knowledge. I will be very clear, I want to remain in the McCall Area of Impact, and would very much like to be annexed by the city in the future. I am also in favor of a larger AOI that the data-driven, no-emotion city map demonstrates. The County has shown, through past actions and voiced opinions, their disregard of the established planning and zoning in the Impact Area, as well as the wishes of many of the residents.

I hope that you will take this into consideration as you plan further development in the McCall Area of Impact.

Linda Youde 1210 S. Samson Trail, McCall ID [REDACTED]



Outlook

Fw: IMPACT AREA

From Katlin Caldwell <KCaldwell@co.valley.id.us>

Date Thu 5/15/2025 4:25 PM

To Cynda Herrick <cherrick@co.valley.id.us>

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From: Sherry Maupin <smaupin@co.valley.id.us>

Sent: Thursday, May 15, 2025 4:02:17 PM

To: [REDACTED]; Neal Thompson <NThompson@co.valley.id.us>; Katlin Caldwell <KCaldwell@co.valley.id.us>; Valley County Prosecuting Attorney <ValleyPA@co.valley.id.us>

Subject: RE: IMPACT AREA

Thank you for the input.

Sherry Maupin
Valley County Chairperson BOCC
208-315-5107
219 N Main | PO Box 1350
Cascade, ID 83611
smaupin@co.valley.id.us

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May 15th, 2025

commissioners@co.valley.id.us

RE: AOI Boundary Comment Letter to County Commissioners

Dear Commissioners –

As a City of McCall AOI resident, I want to remain in the AOI and continue to have the consistent property right protections I have had in the past. Additionally, the services I currently receive from the City of McCall are excellent and I do not want to lose those services.

The quality of life in the City of McCall & Valley County has, over time, been severely impacted by elected officials who have either ignored P&Z regulations or have chosen to interpret them in ways they prefer the regulations were written. In many cases, these interpretations have been against what local citizens want, who have been severely impacted by these decisions.

In my opinion, protecting the quality of life, open spaces, and beauty of Valley County requires close cooperation between City and County officials. The few townships of this region must be able to grow and to provide the important services, jobs, and housing to protect the beauty of Valley County; a major reason many of us live here. Having attended the AOI meetings and discussions, it is very puzzling to find my elected representatives interpreting this updated AOI state statute in a way in which it was not written. Doing so, in my opinion, will suppress the City of McCall's ability to grow in a positive way. Why?

The City of McCall has a very long and complex development history. Since healthy, consistent, and planned growth requires cooperation between elected leadership teams, going forward please find ways to improve the AOI P&Z regulations by building on what already exists. Without cooperation between County and City officials, the Valley County "sandbox" will simply turn into the ugly unplanned suburban sprawl we all see when we leave this beautiful area we call home.

Sincerely,
Eric Young
793 Chad Loop, McCall

cc:

bgiles@mccall.id.us

cnielsen@mccall.id.us

lnelson@mccall.id.us

jthrower@mccall.id.us

mmaciaszek@mccall.id.us

mgroenevelt@mccall.id.us

cherrick@co.valley.id.us



Outlook

Fw: IMPACT AREA

From Katlin Caldwell <KCaldwell@co.valley.id.us>

Date Thu 5/15/2025 4:24 PM

To Cynda Herrick <cherrick@co.valley.id.us>

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From: Sherry Maupin <smaupin@co.valley.id.us>

Sent: Thursday, May 15, 2025 4:08:57 PM

To: [REDACTED] Valley County Prosecuting Attorney <ValleyPA@co.valley.id.us>;
Katlin Caldwell <KCaldwell@co.valley.id.us>; Neal Thompson <NThompson@co.valley.id.us>

Subject: RE: IMPACT AREA

Thank you for your input. We are documenting all comments and taking each one into consideration.

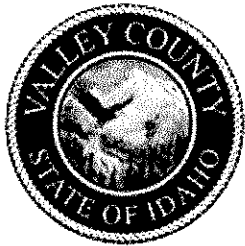
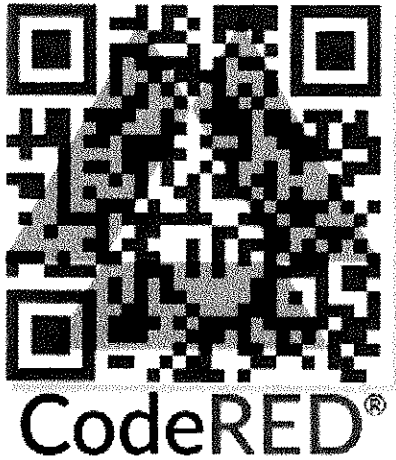
Sherry Maupin
Valley County Chairperson BOCC
208-315-5107
219 N Main | PO Box 1350
Cascade, ID 83611
smaupin@co.valley.id.us

<https://public.coderedweb.com/CNE/en-US/BFCA66524AE5>



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From: youde@frontier.com [REDACTED]
Sent: Thursday, May 15, 2025 1:54 PM
To: Valley County Prosecuting Attorney <ValleyPA@co.valley.id.us>; Sherry Maupin <smaupin@co.valley.id.us>; Katlin Caldwell <KCaldwell@co.valley.id.us>; Neal Thompson <NThompson@co.valley.id.us>
Subject: IMPACT AREA

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Numerous comments and presentation statements have been made by various County Commissioners in public meetings and in the press and in Impact Area negotiations with the City of McCall, to the effect that residents and property owners in the current Impact Area boundaries - and in the proposed expanded Impact Area - do not want to be in the Impact Area and do not want to be annexed into the City of McCall now or ever in the future.

These statements are blatantly incorrect and uninformed, and can only be ascribed to either political posturing or willful ignorance, neither of which is acceptable behavior from our elected leaders who are responsible for their public behavior and decision making.

We live in the current Impact Area on South Samson Trail, and work regularly with other Samson Trail residents who are distinctly interested in future annexation, and are keenly aware of the repeated actions of the Commissioners as you fail to honor or enforce the current City-

County Impact Area agreement, and degrade our rural residential area at every opportunity to approve another storage shed complex or ugly commercial proposal. You have never asked our opinions or listened seriously at all to our testimonies, and thereby you increase our interest in migrating from the County's irresponsible stewardship of our interests to a more favorable role as citizens of the City of McCall.

So STOP with all your politically driven nonsense, listen to us, and negotiate openly with the City of McCall for a better future for all of us.

Robert Youde 1210 S. Samson Trail 2 [REDACTED]



Outlook

Fw: McCall Area of Impact

From Katlin Caldwell <KCaldwell@co.valley.id.us>

Date Thu 5/15/2025 4:24 PM

To Cynda Herrick <cherrick@co.valley.id.us>

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From: Sherry Maupin <smaupin@co.valley.id.us>

Sent: Thursday, May 15, 2025 4:10:04 PM

To: RIC AND BECKY RINE [REDACTED] Katlin Caldwell <KCaldwell@co.valley.id.us>; Neal Thompson <NThompson@co.valley.id.us>; Valley County Prosecuting Attorney <ValleyPA@co.valley.id.us>

Cc: jthrower@mccall.id.us <jthrower@mccall.id.us>; mmaciaszek@mccall.id.us <mmaciaszek@mccall.id.us>; bgiles@mccall.id.us <bgiles@mccall.id.us>; lnelson@mccall.id.us <lnelson@mccall.id.us>; cnielsen@mccall.id.us <cnielsen@mccall.id.us>; Meredith Todd <mtodd@mccall.id.us>; Michelle Groenevelt <mgroenevelt@mccall.id.us>

Subject: RE: McCall Area of Impact

Thank you, Becky. We have documented your input.

Sherry Maupin
Valley County Chairperson BOCC
208-315-5107
219 N Main | PO Box 1350
Cascade, ID 83611
smaupin@co.valley.id.us

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-----Original Message-----

From: RIC AND BECKY RINE [REDACTED]

Sent: Thursday, May 15, 2025 1:52 PM

To: Sherry Maupin <smaupin@co.valley.id.us>; Katlin Caldwell <KCaldwell@co.valley.id.us>; Neal Thompson <NThompson@co.valley.id.us>; Valley County Prosecuting Attorney <ValleyPA@co.valley.id.us>

Cc: jthrower@mccall.id.us; mmaciaszek@mccall.id.us; bgiles@mccall.id.us; Inelson@mccall.id.us; cnielsen@mccall.id.us; Meredith Todd <mtodd@mccall.id.us>; Michelle Groenevelt <mgroenevelt@mccall.id.us>

Subject: McCall Area of Impact

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Valley County Commissioners:

I live in the McCall Area of Impact. I want to remain in the McCall Area of Impact, and I want the Area of Impact to remain as it is or encompass more land around the rapidly expanding City of McCall.

I bought a home in the AOI, because the AOI has residential zoning, which should protect my home and investment. Valley County has no zoning, which means my investment, quality of life, and safety would not have the predictable protection of zoning codes if the AOI were dissolved or diminished.

Removing residential zoning codes from an area that developed and continues to develop according to specific residential zoning in the AOI is a bad idea. Such a bold move would pull the rug out from under a number of families who thought they could rely on existing, clear zoning criteria. We simply think and live in terms of law and order. County officials should do the same.

At the last joint city and county meeting, it was said no one wants to be in the AOI. Obviously false. But you must have some verifiable data to make such a claim; if you don't, retract the statement.

And, regarding interest in annexation, I know of at least eight individuals who approached the city to ask about annexation from the AOI. To say, as one commissioner did, no one is interested in annexation, is false. Again, where is data to support that public statement?

When county government, in an effort to become more expansive, would change the very character of homes and neighborhoods, it must rely on data and facts, not assertions.

And, frankly, Valley County does not have adequate staff to manage additional AOI lands, developments, homes, and neighborhoods that are, in almost every way, part of the City of McCall. It would be a big, messy thing.

Please do not weaken the AOI. This community needs the clarity and reliability of its consistent management more than ever.

Respectfully,
Becky Rine
1200 S Samson Trail

McCall

Sent from my iPad

Public hearing July 7th

From: [REDACTED]

Sent: Thursday, June 26, 2025 11:52 AM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Cc: troybritton1967@gmail.com <troybritton1967@gmail.com>

Subject: Public hearing July 7th

The Area of Impact information public hearing scheduled for July 7th @2pm in my opinion should also be extended to a more convenient time in McCall where input for residents would and could participate. Valley county commissioners hopefully need to consider appropriate representation is maximized for such an important issue. I have been a Valley county resident for over 25 years and living close to McCall. The commute to Cascade is inconvenient especially during post 4th holiday volumes.

Respectfully submitted

Troy Britton
14082 Pioneer Road
McCall Idaho 83638

McCall Area of Impact Public Hearing

From: Jeannie Carpentier [REDACTED]
Sent: Thursday, June 26, 2025 3:23 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: John J Whalen [REDACTED]
Subject: McCall Area of Impact Public Hearing

Dear Valley County P & Z, Cinda Herrick, Valley County Commissioners,

McCall residents and surrounding areas have great concerns about this issue.

We, as a community feel that we need an opportunity for proper representation and input (in the adequate amount of) Public Hearings in McCall for ample opportunity to offer feedback and concerns.

Having a weekday, (July 4 Holiday) 2pm meeting in Cascade does not offer McCall and its Impact area residents an opportunity to discuss how this affects our future properly. Valley County Commissioners are responsible for representing its citizens, current and the idea of future.

Meetings in McCall offer the full input from a broad range of citizens.
Fast tracking this is not diligent in light of the potential changes and its impact.

Our representatives i.e. Commissioners should be considering input from the full time residents directly affected by the negative possibilities. This should not be handled looking for convenience, in support of developers or to get it off the table and schedule as soon as possible.

Sincerely,

Jeannie Carpentier
John Whalen
14060 Pioneer Road
McCall, ID. 83638

Dear Commissioners Maupin, Caldwell, and Thompson;

This letter is in response to Commissioner Maupin's request (as printed in the Star News) for citizens to write to you about whether they wanted to be included in the impact area or not. I do not live in the impact area but I would like to advocate for an entity that does, but does not have a voice – the lake and its bordering lands and the meanders of the North Fork. I feel that the lake especially, is very fragile. The recent infestation of milfoil is just one of several indicators of increased nutrient loading and water quality degradation. I am afraid that the lake will continue to degrade without our help. It makes the most sense to have the strictest and most comprehensive codes for protection around the lake, the tributaries coming into it from the east and west and the north fork meanders that feed it. Currently, the McCall City has some of these needed protections in place in their codes guiding the impact area. See Navigable Water Zone, Shoreline and Rivers Environs Zone, Landscaping and Buffering, Site Design, Subdivision Design Standards. Codes address setbacks, native vegetation buffers, watercourses, wetlands, natural drainage patterns, drainage design strategies for avoiding and handling and using stormwater runoff, standards for construction near water bodies, as well as other protections. Water protections are woven throughout the city codes and comprehensive plan.

I was involved and participated in the work groups for the North Fork of the Payette Watershed Coalition. Along with the VSWCD, we submitted to Cynda and the P&Z, recommendations based on our work and public input ,for the county's upgrade of their comprehensive plan. We also included language that could be used to upgrade the ordinances and support the comprehensive plan changes. Most of the recommendations centered around protection of waterways: avoidance of erosion,pollution, sedimentation or phosphorus loading; and strategies for consideration of water availability, water quality protections and water conservation when making decisions about land use. We were grateful to have a chance to participate in the public process of upgrading the comp plan,

These recommendations have not yet been adopted, nor has there yet been movement to upgrade ordinances. I understand this all takes time and staff work. And our recommendations may not be adopted or backed up by ordinances that can be implemented. I hope they will be. But my point is that the county may not be able to put robust protections for water in place before December. The codes and implementations that support the protection may take even longer and need to be driven by political will. Thus having needed codes in place by the county for administering and protecting the area around the lake may be thwarted by many factors.

So, I feel it is most logical to have McCall's AOI include the lake and surrounding lands as well as the north fork upper meanders and to be administered under city code and by the

city. Certainly the city has a huge vested interest in keeping their drinking water of high quality. Their proximity to the lake and bordering lands makes implementation of any protective codes much more probable, comprehensive and affordable. This will save the county money, time and staff, and work for the benefit of the waterways and thus of the human population. And , of course, the county will still get the tax money and not have to pay much of the costs of administration. It seems the emphasis is on growth, but protection of our ground and surface waters is the true basis for any kind of growth and must be a priority.

Thank you for reading this,

Sincerely,

Judy Anderson

West Lake Fork

Dear commissioners

Many of us hope you will consider if you have not already, having the public hearing on the impact area on July 7 in McCall and at a time where working people can attend.

Respectfully

Judy Anderson

Valley County Board of Commissioners,

We live at 415 S Samson Trail are very much in favor of remaining within the McCall AOI and be governed under McCall development guidelines. We favor zoning and planning for future development with citizen participation in maintaining a McCall Area Comprehensive Plan as a guiding document.

We definitely do not agree with Valley County's approach of non-planning, allowing development solely through the CUP process. We do not want to live under such haphazard management.

Kimberly A Apperson and Joseph C Baugh

Kimberly Apperson



Valley County Commissioners,

I have owned a home in Valley View One for 42 years. A lot of us home owners out here are in unaminious agreement that we should NOT be annexed into the City of McCall.

We are established and fully developed by county planning so there is no need for any city planning or zoning to be done in the three Valley View subdivisions .

The city has nothing to bring to us other than higher taxes and having to join services the city offers but we don't need. We are doing just fine out here.

This area should remain under county jurisdiction only!

Thank you,

Kim and Tom Binder
Valley View 1 Lot 23

Please note that as property owners in Carefree Subdivisión, we prefer to remain outside the McCall área of impact.

Thank you.

John Burke
130 Carefree Lane
83638

Doug,

I live in the Carefree subdivision just south of the McCall Area of Impact (AOI). I have become concerned about the issue of doing away with the AOI in favor of that becoming under the jurisdiction of the County Commissioners. I am not in favor of that.

That area is set aside as a residential area. The county has no zoning at all, or if it is discussed, it is all agricultural, leaving a huge variety of interpretations. I am concerned that if it falls under the jurisdiction of the county, it will be used for commercial purposes. Most of the people in the impact area live there to be protected from commercial interests being built too close to their residences. The abolition of the AOI would eliminate that protection. The approval of the Stor-It CUP is proof of that.

I understand that the County Commissioners think that nobody wants to live in the AOI. What evidence exists for that? Have they done a poll of people in Valley County, in/and or near the AOI? If so, can I see that evidence supporting that statement?

Thank you for continuing to make Valley County one of the finest counties in the country in which to live. Please continue to protect that reputation.

Anne Carr

14023 Hideaway Ct, McCall

Hello, County Commissioners,

I understand that you want to know if residents near the AOI and currently in it want to be included in it or included in the county. My husband, David (Joe) Weiss and I wish to be in the AOI. I don't know if we are close enough to it to be considered, as we are in the Carefree subdivision. But we haven't been happy with many of the decisions made by the county commissioners. You seem to be content to let commercial enterprises be built on land that is zoned residential, to the detriment of the people who live close to such an enterprise and will have to deal with it on a daily basis and who have been very vocal about the concerns.

Thank you for considering our request.

Anne Carr and Joe Weiss
14023 Hideaway Ct., McCall



June 26, 2025

Hi, beloved county commissioners,

I am writing to let you know that I totally oppose the proposal to reduce the AOI by 97%. Many others have written you about the reasons why we think this is a very bad idea. Therefore, I won't belabor the issue here. I doubt you read all the letters anyway, so just add my name to the list of opponents. Thank you.

Anne Carr



14023 Hideaway Ct., McCall

Dear Commissioners,

I am providing my response to to your request for feedback ahead of the Commissioners' Meeting scheduled for May 19th, 2025.

My property is currently in the City of McCall Area of Impact. I do not wish for my property to be included in the City of McCall Area of Impact and would like that designation to be removed.

I see no time in the foreseeable future that I would want my property to be annexed into the city. Please push back against any attempt to do so.

The only City Ordinance that I believe Valley County residents would benefit from would be the 'Exhaust Brake' Ordinance. I would like to see Valley County adopt a more stringent ordinance prohibiting the use of Exhaust Compression Brakes (commonly referred to as 'Jake Brakes') on all County Roads, unless necessary for Emergency stopping.

Thank you for considering the thoughts and views of residents that could be adversely affected by the overreaching effort of the City of McCall to annex Valley County residences,

Sincerely,

Jason & Mari Jane 'Janie' Colton
280 Wisdom Road
McCall, Idaho 83638

Dear Valley County Commissioners,

Please retain the current boundaries of the Area of Impact (AOI). The City of McCall is guided by a comprehensive plan, shaped by significant citizen input and a careful, thoughtful plan for managing future growth.

Shrinking the AOI risks diminishment of protective zoning laws currently in place.

Respectfully,

Melissa Coriell
McCall

.....

Dear Commissioners Caldwell, Maupin, and Thompson,

I am a resident of McCall. I would like to have my voice represented at a public meeting concerning the proposed changes to the impact area boundaries. It is crucial that all members of our community have an opportunity to participate in discussions that will significantly alter our community.

I respectfully urge you to hold a special public meeting in the evening at the McCall Public Library, ensuring that those with families and work can attend and have their voices heard.

Thank you for your consideration.

Sincerely,

Melissa Coriell

.....

To: Valley County Commissioners

From: Laura and David Crawford - 302 Samson Ct., McCall

Re: McCall Area of Impact

Our property is in the McCall Area of Impact and borders the McCall city limits.

Yes, we want to remain in the McCall Impact Area.

We would likely want to be annexed into the city. We would need to know the details of what this would entail before confirming.

We would like to remain under the current adopted codes (McCall City/county codes).

Thank you,
Laura and David Crawford

From: Rebecca Darling [REDACTED]
Sent: Monday, May 19, 2025 7:04 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: Do not include me in the area of impact moving forward

250 Blue Jay Drive

Valley County Commissioners,

As you have your working sessions for drawing the Area of Impact (AOI) boundaries, please consider reducing the current AOI for homeowners north of McCall on Warren Wagon Road area. Delivering McCall water and other McCall city services (besides existing sewer) to homeowners is unnecessary and impractical.

Thank you,

Ken DeAngelo
2460 Sharlie Lane
McCall

Valley County Commissioners,

Please reject the latest city of McCall revisions for the AOI. Even the areas of "highest suitability" are unnecessary and impractical beyond the current city limits going north bound on Warren Wagon Road.

Thanks,

Ken

.....
June 26, 2025

Cynda,

In the mail, I received notification from Valley County of the new proposed changes to the McCall impact area boundary by Valley County. Here is a comment for the upcoming July 7 hearing:

I fully support dramatically reducing the McCall impact area.

Regards,

Ken DeAngelo
2460 Sharlie Lane
McCall


We definitely want to remain in the AOI.

The AOI was part of our consideration when purchasing our home.

James and Gail DiBenedetto

135 Carefree Ln

McCall, ID



To: Cynda Herrick

Cc: **Valley County Commissioners**

Sat 6/21/2025 5:20 PM

?

Retention: Exchange-Retain 2 Years (10 years) Expires: Tue 6/19/2035 5:20 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a resident of valley county and McCall.

I keep reading about the VCC orchestrating the least amount of feedback from residents on Mc call City Area of Impact .

Is this an ego driven power grab by VCC to influence an area of the greatest population in the county ? Why schedule an hearing on this important topic at the most inconvenient time of July 7.

Why doesn't the VCC hit the road and hold a meeting in Mc call?

I live around the Lake and take issue with cramming more rampant development without a master plan by our local city and population. Is the motive .. revenue for the coffers of Government ? What a power trip by VCC delegating to AOI then rejecting their findings regarding storage facilities. Should we commission a group to follow the money on approvals .

We in Mc call are governed by zoning for residents and would like it to remain the same .

I ask the VCC to do the right thing regarding its population center and NOT follow the direction of inept Ada and Canyon county councils . VCC take the lead and do what is right for McCall Zoning and planning , Saving the jewel of our lake from demise to erosion and water quality impact .

Regards

Kent Doss

Just because

Sent from RKD

June 2, 2025

To: Valley County Commissioners

From: Lone Star Gem, LLC 171 Cindy Lane, McCall, ID

Topic: McCall Impact Area

Dear Valley County Commissioners,

As property owners in the Payette River Subdivision 1 (PRS1) we would like to add our voice to that of our Board of Directors with respect to NOT to be part of the McCall Impact Area.

As homeowners we own our water well and our septic tank. Our electricity is provided by Idaho Power and the county provides for street maintenance. If the City of McCall provides any other benefits by being added to the impact zone, I hope the city will please explain those additional benefits. I see no benefit to the property owners in PRS1 by being included in the McCall Impact Area.

We respectfully request that the city honor our desire to maintain our current status as part of Valley County and not be considered for inclusion in the McCall Impact Area.

Sincerely,

Karl Focke, 171 Cindy Lane, McCall, ID manager, Lone Star Gem, LLC

.....

Dear Chairman Maupin, and Commissioners Thompson and Caldwell,

We have lived at 2120 Payette Drive since 1977. We are zoned R-4 and have been for decades. We may or may not be eligible to be within the Area of Impact as newly defined by Idaho Code 67-6526 based upon our distance from the current city limits of the City of McCall and other factors identifies in that law.

We do not wish to be annexed in to the City. We do not meet the requirements of the new law, as we provide our own water through wells, we paid for the building of the sewer system around the Lake and continue to pay annual support to it, we have private roads which we maintain through our homeowners association, and are not on any present or probable transportation lines. The City cannot provide any services we do not already receive through our own personally paid for utilities, or through our homeowners association. Annexation would, of note, also raise our taxes dramatically without any additional services provided to us.

However, we admittedly want the best of both worlds: we have greatly benefitted from the long-standing McCall Area of Impact code which allows extensive and different zoning codes. So, without being in a position to be annexed, we would like to continue to be regulated by that system, which we prefer to the one land-use zoning system rated by compatibility with the County.

In our established neighborhood, we understand the decades-old zoning system and requirements, as well as the protocols for the same. We wish to continue to enjoy the protections of the R-4 zone and benefit from the assurance our whole neighborhood will continue under the same zoning.

Further, we have an enormous amount of building in our area, with older homes being torn down and new homes being built rapidly. Last autumn, we counted 17 major construction sites within about a 7 block area of our home. Does the County really wish to complete compatibility ratings and reviews on every one of these new construction sites to determine what can or cannot be built, whether it is an auto shop or a small convenience store or a home? The approval process is much more predictable under the current McCall Area of Impact zones since our whole area is zoned R-4.

Should we be placed within a new Area of Impact, we would still have the protections to hopefully prevent our annexation into the City under Idaho Code 50-222.

Most sincerely,

Ronald N. Graves and
Diane Plastino Graves

I live at 285 Bluejay st McCall . I do not wish to be in the city AOI. I have lived here since 1994 . I don't see any reason for annexing more land at this time. The city has known limits on sewer and water services . They need to focus on infill and save those hookups. Along with the guideline of a 5 year plan it won't be done . The City needs less AOI land not more. The land on the south west side

Blue Jay, Pine Terrace, Valley View all properties of R1 or larger could be removed at this time

Note Bluejay sub show zone B The 14 properties have been built out at R1 all single family homes .

The reason that we are contiguous on 3 sides was during the planning of Alt sewer pond location the staff determined it would cost the city too much to annex us at that time and provide services roads ect. Thanks

Don Green 285 Bluejay McCall.

To: Valley County Commission
Re: Tuesday's Impact Area Deliberations
Date: May 25, 2025

Because of the time constraint of the holiday, I am sending this public comment to each commissioner and also submitting it for the public record. It is not an attempt to engage any commission member outside of the public process.

A couple things in the news reports on the last work session on the McCall Impact Area have me really confused. I'm hoping that you can put more clarity on the public record at your Tuesday meeting.

1. It is very difficult for the public (and the press from the content of the news stories) to get a read on what the commission's position is on the McCall Impact Area

P&Z. Commissioner Thompson is the only member who has made it clear that he believes the impact P&Z should be eliminated. But the news stories (and my own notes) produced inconclusive indicators from commissioners Caldwell and Maupin. If the impact area is paired down to likelihood of annexation as the statute says, it seems doubtful to me that there will be enough real estate there to justify a seven-member board and a continuance of the difficulties and confusion citizens living under that system have testified to.

Is it possible that you are considering yet a separate "buffer zone" resembling the city's original impact area (called something else, like a "deference zone") in which a joint board makes recommendations to the county? If that is the case, how does that solve any of the difficulties commissioners themselves have voiced about the old system? If such an idea is in play, please give us a more in-depth explanation of it on Tuesday.

Citizen Input: Any official joint agreement giving deference to differences in land use planning has proven to be a useless and inefficient means of establishing a cooperative relationship. A great illustration is the county's recent Stor-It consideration, in which the MIA P&Z and the county commission both used the exact same scoring system and came up with two opposite outcomes. What possible good was accomplished by putting an applicant through what amounted to an academic exercise? Nobody has come up with a way to shield planning decisions from the biased human beings who make them.

So the most efficient course is to do away with the MIA P&Z altogether in favor of a system whereby everybody knows whose rules they are under. There were a couple Stor-It neighbors who testified in favor of staying in the impact area because they thought the city aligned more with their way of thinking. There is an avenue open them to make that happen without impinging on their fellow impact area citizens who do not place the same value on the city's zoning code. They should organize their neighborhood to annex to McCall.

It would be a great service to those who are closely following your deliberations for commission members to publicly clarify on Tuesday what they mean by "joint process." I don't think even the McCall city staff has any clue where you are going on this. We would all appreciate a bit more precision on your part.

2. What does McCall's city budget have to do with setting the boundaries for the impact area? Nowhere can I find that the public has access to the letter from Mayor Giles,

which perhaps explains this perplexing request? It seems very odd that the city would want an even shorter window than it already has to present annexation requests before you make your final decision.

Citizen Request: I request that you add a pdf of all the materials you will be considering in a meeting (usually called a "packet") to your website. These should be posted with the agendas so that members of the public can see what you see. This is common practice for other local deliberative bodies. I also request at your Tuesday meeting that you explain to the public why you are considering the city's request. Not that you shouldn't, but it is a courtesy to explain such an odd request to your electorate.

From the Citizen Peanut Gallery

- May I suggest that whenever you are tempted to speculate on legislative intent, you might delve into the actual history of that intent? I've heard a few references from various participants, including commissioners, to theories that the intent of the legislation was for cities and counties to work together.

The truth is that the legislation stemmed from a bitter war between two Boise suburban **cities**: Middleton and Star, whose claimed impact areas overlapped. It had nothing to do with county/city relationships. According to the bills' sponsors, the intent was to "prevent unnecessary jurisdictional disputes and keep growth planning grounded in realistic expectations." Reports on the floor debate were very negative to impact areas, often citing the very difficulties that you heard local citizens testify to (rules confusion and the potential for lawsuits). I never once saw the words 'cooperation' or 'working together' associated with this legislation. My interpretation from the floor debate reports was that 'realistic expectations' meant that stern boundaries based on where residents wanted their affiliation (annexation) is the only solution to a system fraught with human emotion.

I hope you will find this bit of background reporting helpful in framing your future deliberations.

My standing in making these observations is purely philosophical. I do not live in the impact area. But I write a well-read online commentary devoted to seeing that Valley County's citizens are exposed to all points of view. I also watchdog local public process and advocate for government efficiency at every opportunity. It's a shame that efficiency has recently become a punchline, because it is still a laudable goal.

Thank you for your attention and for your service to the public.

Cheers!

Tomi Grote

Letters to the Valley County Electorate (on Substack)



Dear Valley County P&Z, Cinda Herrick, Valley County Commissioners:

We respectfully request you hold a public hearing in McCall to seek public input into your finalized plan to reduce the size of and assume takeover of the McCall City Area of Impact. Your July 7, 2025, 2pm public hearing is not only inconvenient for the very McCall population that will be affected, but adds traffic danger to would be attendees travelling to and from Cascade, as this is Monday of the 4th of July Holiday weekend and traffic on Highway 55 headed both north and south will be unusually heavy. Many McCall folks will be out of town for the holiday weekend. People who work will be unable to attend this early in the day on a Monday.

A hearing in McCall at a time when everyone can attend would give you a much more balanced, fair perspective of public wishes. You actually agreed in the last general hearing held in McCall at the Library before you had finalized your proposal that it would be most fair, and best to hold such a meeting in McCall in response to Mayor Giles request, as he pointed out the travel difficulties.

The City of McCall is much better situated, and is motivated and has sufficient staff to determine the appropriate future direction and growth of the City and its environs, given the complexities and pressures we are facing. Residents of the Area of Impact have subscribed to zoning protections which would be eliminated. Current public lands around Payette Lake would be open for unrestricted development. The Lake, itself, already endangered would be even more vulnerable because the Commissioners already claim inadequate ability to enact and enforce meaningful boating and water use codes, and have repeatedly claimed lack of personnel for code enforcement.

We support the two proposals put forth by the City of McCall, preferably the plan with the larger expansion of the Area of Impact, and ask that you do not enact your current proposal without further opportunity for public and City of McCall input.

Scott and Connie Harris
86 Ilka Lane

McCall, ID 83638
June 25, 2025

Outlook

Fw: Continue the City of McCall Area of Impact zoning

From Cynda Herrick <cherrick@co.valley.id.us>

Date Sat 5/17/2025 8:45 AM

To Hannah Smith <hsmith@co.valley.id.us>

PP

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

Service Transparent Accountable Responsive

From: Katlin Caldwell <KCaldwell@co.valley.id.us>

Sent: Friday, May 16, 2025 4:57 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject: Fw: Continue the City of McCall Area of Impact zoning

Get Outlook for iOS

From: Scott Harris

Sent: Friday, May 16, 2025 4:25:22 PM

To: Valley County Prosecuting Attorney <ValleyPA@co.valley.id.us>; Neal Thompson <NThompson@co.valley.id.us>; Sherry Maupin <smaupin@co.valley.id.us>; Katlin Caldwell <KCaldwell@co.valley.id.us>

Cc: Scott Harris; Meredith Todd <mtodd@mccall.id.us>; Michelle Groenevelt <mgroenevelt@mccall.id.us>; Forest Atkinson <FAtkinson@mccall.id.us>

Subject: Continue the City of McCall Area of Impact zoning

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Dear Valley County Commissioners:

We respectfully ask you to continue the City of McCall Area of Impact agreement and zoning regulations. Residents who own property within these boundaries deserve the continuation of the zoning protections the agreement affords, which they have abided by, including the neighborhood compatibility guidelines. The activities and alignment of these neighborhoods best align with the City of McCall, and the vision of the McCall Comprehensive Plan, which was meticulously formulated with input from all stakeholders, including Valley County, and subscribed to and endorsed by the City and the Valley County Commissioners. The City is best suited to guide growth with the input of residents within the city and in the immediately surrounding areas.

We have seen and are continuing to see the type of development allowed within the county along the Scenic Corridor from Lake Fork to McCall, and creeping into residential neighborhoods against the overwhelming wishes of property owners who are adversely impacted by a lack of zoning restrictions. Valley County does not even have the staffing capabilities to manage the diverse complexities overwhelming the unincorporated areas of Valley County, much less the issues facing the City of McCall and immediate surroundings. The City staff has been working diligently to address these issues, and are best suited to do so on our behalf.

Please protect us by maintaining the Area of Impact, in fact, we strongly support the extended boundaries suggested by the City.

Thank you,

Scott and Connie Harris
McCall
May 5, 2025

Hello,

As a property owner in McCall, I am writing to express my NO opinion on reducing the impact area by 97%. NO, NO, NO.

Thank you,

Barclay Hauber

Dear Valley County Commissioners,

I've lived in Valley View subdivision since 2002 and have been in the AOI my entire time of residence. I do not see any value to remaining in the AOI and would oppose annexation. For many people new to the AOI it is confusing whether and when they are regulated by Valley County or McCall.

With the current problems McCall has this area will not have municipal or public sewer and water provided within 5 years. The City is unable to provide adequate sewer and water services within it's current boundary much less support for commercial and residential growth outside the City limits.

Thank you,
Mike Hays
992 Valley Rim Rd
McCall

Hello Commissioners Maupin, Thompson and Caldwell,

I would like to request a meeting in McCall to allow public discussion of the zoning changes proposed with the changes to the AOI boundaries.

Complete removal of the dual zoning which has been in place for decades will have a detrimental impact to the area around the lake and to those of us living there. While I've no interest in annexation, I do strongly believe that the dual system has protected against rampant development. I believe some form of dual zoning must be preserved. I am not alone in this.

I am hopeful you will schedule a public meeting to allow impacted property owners to speak.

Thank you for your consideration.

Ann E Heater
2113 Payette Dr, McCall, ID 83638



.....

Scott & Rebecca Hurd
1505 Chris Lane
McCall, ID 83638

Date: June 23, 2025

To: Valley County Board of Commissioners

Subject: Letter of Concern Regarding the Proposed McCall Area of Impact (AOI) and Lack of Uniform County Ordinances

Dear Commissioners,

We are writing to express our concern regarding the newly proposed McCall Area of City Impact (AOI) and the broader absence of consistent and enforceable land use ordinances across Valley County.

Currently, our home is in the McCall Area of Impact. Your draft McCall Impact Area Map moves us out of the AOI. We are deeply concerned about what the future will hold for our entire county, as well as the areas surrounding our home.

As residents and stakeholders in Valley County, we strongly support thoughtful planning that protects the rural character, environmental health, and community values that define our region. However, the current trajectory of the proposed McCall AOI raises several critical issues:

1. Lack of Countywide Ordinances and Planning Frameworks:

Valley County currently lacks uniform land use ordinances that address key concerns such as wildfire risk, hillside development, critical wildlife habitat, water resource protection, and the impacts of large-scale subdivision development. The absence of these protections puts the entire county at risk of fragmented, developer-driven land use decisions that ignore cumulative impacts on infrastructure, ecosystems, and local communities.

2. Inconsistency and Uncertainty in AOI Process:

The proposed McCall AOI appears to be advancing without a clear, transparent public process and without a cohesive planning framework that aligns with the Valley County Comprehensive Plan or Idaho's Local Land Use Planning Act. Without such a framework, AOI negotiations may result in short-term, reactive decisions rather than long-term, community-driven planning.

3. Need for Protective Zoning Tools Like Overlay Districts:

Other counties in Idaho have proactively implemented overlay zoning ordinances — such as Areas of Critical Concern (AOCC), Wildland-Urban Interface (WUI) overlays, and hillside protections — to address similar challenges. Valley County should be pursuing comparable tools countywide to prevent environmental degradation, preserve rural lifestyles, and ensure equitable development practices.

4. Opportunity for County Leadership:

The current AOI discussions offer a timely opportunity for Valley County to lead. By developing and adopting a comprehensive set of ordinances — ideally before or concurrent with AOI

negotiations — the County can ensure that any agreement reflects shared community values and is supported by enforceable regulations, not left vulnerable to vague intentions or future conflict.

We respectfully urge the Board to pause final decisions on the proposed McCall AOI until:

- A robust public engagement process is conducted,
- Updated zoning ordinances are adopted countywide, and
- Tools like overlay districts and critical resource protections are in place.

The future of Valley County depends on a strong, unified approach to planning that reflects the vision outlined in our Comprehensive Plan. We hope you will take this opportunity to lead with foresight and transparency.

Your concerned constituents,
Scott & Rebecca Hurd

Please accept our letter, commenting on the McCall Area of Impact, for your meeting today. We have shared our opinion about currently being in the McCall Area of Impact and possible annexation by the City of McCall.

Capella Ikola

14179 Hwy 55

McCall, ID 83638



May 18, 2025

Gerry and Capella Ikola

14179 Highway 55

McCall, ID 83638

County Commissioners

Valley County

Cascade, ID 83611

Reference: McCall Area of Impact

To Commissioners,

We own 79 acres of property on the west side of Highway 55, about 1 mile south of its intersection with Deinhard Lane. Because a 12+ acre parcel of our land was north of the south boundary of the current Area of Impact, the remainder of our property was included.

We have been included in the Area of Impact for at least 20 years and the only impact it has had on us is falling under the McCall Planning and Zoning codes, without being able to vote for City Council members who would have a final say on possible uses we may propose.

We did not want to be in said Area of Impact and do not want to be in the current Area of Impact. It is obvious that we would not be annexed into the city for years to come. It does not appear that the City of McCall would be able to extend city services to our property. They continue to seek additional funding needed to repair and maintain their current water and sewer infrastructure. The manager of the Payette Lakes Recreational Water and Sewer District, Jeff Bateman, is quoted saying “. . .I do not see it taking place within the next five to ten years “.

We have excellent well-water and our septic system has performed effectively for the last 44 years. We would be adamantly opposed to annexation and therefore being forced to hook-up to the city water and sewer systems.

Thank you for considering our input.

Respectfully,

Gerry and Capella Ikola

Sherry, Neal, and Katlin,

Thank you for the opportunity to render my opinion regarding the McCall AOI issues yesterday.

I have a number of concerns about the State-mandated changes in AOIs as it pertains to McCall. There were too many to discuss in a 3 minute presentation. As a fellow Valley County (EMS) Commissioner, I fully understand your time limitations and the need for brevity.

As I stated yesterday, one of my primary concerns is about the disparities in Short Term Rental ordinances between the County, the City, and the McCall AOI. I would strongly urge that you address these disparities as the AOI boundaries are redrawn. I am interested in having my permanent residence at 1770 Crescent Drive (Crescent Beach Subd. (Amended) Tax No. 121 in Block F) included in the redrawn AOI. This request is contingent on correcting the disparity in the STR ordinances. I would suggest that those ordinances be brought into line with the City of McCall's (my preference) or Valley County's. Having the unregulated "renegade" STR as my neighbor has become intolerable. My wife and I have even discussed selling the home that we love to get away from the unregulated chaos next door.

In terms of the redrawing of the AOI lines for McCall, have you considered including within those new AOI boundaries every home that is currently served with a hook-up to the Payette Lake Water and Sewer lines? There are many homes outside of the McCall City Limits that are served by the PLWSD. The eventual annexation of those homes into the City of McCall would add nothing to the stress on the sewer system since they are already on the system. Just a thought.

As a member of the Big Payette Lake Water Quality Council and the Water Advisory Group, I have concerns about how a change in the AOI boundaries could negatively affect the already-stressed water quality in the lake and the North Fork Payette watershed. These organizations are made up of individuals with a great deal of scientific knowledge about the health of our watershed and with huge passion for its protection. You might consider using these groups as a resource for understanding the issues related to the protection of our lakes and waterways in Valley County.

Thanks again for what you do and for allowing community input about the McCall AOI changes yesterday.

With great respect,

Greg

Gregory Irvine, MD



Hello Sherry

Thank you' for quickly requesting feedback from those living in the impact area.

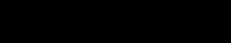
1982 I moved to Valley County purchased a used trailer home and rented space @ Lake Fork. 1984, purchased 1.1 acre property with a well, septic and Electric, I understood the property was zoned for 1 residents per acre, and located the trailer home there, where My wife and I raised our two kids. During which time we established a 1400sq ft. 3 bedroom home with attached garage and a small separate shop. Over the years all of the lots in our neighborhood have basically done similar.

No– I do not want to be included in the area of impact moving forward.

No– I do not want to be annexed into the city.

I wish to see/ be adopted under general county codes.

Thank You
Vernon Kime


295 Bluejay dr
McCall ID. 83638

From: Barbara Kwader [REDACTED]
Sent: Friday, May 23, 2025 3:32 PM
To: Sherry Maupin <smaupin@co.valley.id.us>
Subject: Re: impact area question

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oh! sorry! that makes so much more sense. There is only one parcel that we might develop and I think it is already in the city or the impact. it is on Lick Creek Road, RP18NO3E024970. The 190 acres between Woodlands and Spring Mountain Ranch is not something we want to develop. We run cattle in there, and plan to do so for the next several years.

Barbara

I am a little bit confused by the proposed inclusion of the conservation easement property in the Impact.

On Thu, May 22, 2025 at 8:51 AM Sherry Maupin <smaupin@co.valley.id.us> wrote:
Sorry it was five years. These would be any parcels that are contiguous with the city or close to that you may want to bring into the city for future development?

Sherry Maupin
Valley County Commissioner
208-315-5107
219 N Main | PO Box 1350
Cascade, ID 83611
smaupin@co.valley.id.us

From: Barbara Kwader [REDACTED]
Sent: Wednesday, May 21, 2025 7:51:38 PM
To: Sherry Maupin <smaupin@co.valley.id.us>
Subject: Re: impact area question

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Sherry, thank you for reaching out.

I don't know what "% years" means. With that admission, I am comfortable telling you that The Nokes Family Limited Partnership owns 14 parcels that are without deed restrictions, many of which are close enough to be impact area or nearly so. Do you know which you are asking about?

The Nokes properties with deed restrictions (the conservation easement) are the Herald Stanger Nokes MD Life Estate parcels. There are many of those also, but I'm not sure there are any of those close enough to be the subject of this query.

Looking forward to your response -

thx Barbara

On Wed, May 21, 2025 at 2:18 PM Sherry Maupin <smaupin@co.valley.id.us> wrote:

Barbara, we are working on the current McCall Impact area map and I'm reaching out to see if you want the Nokes parcel that has no deed restrictions placed into the impact area. I believe most have conservation easements or deed restrictions for no development so those will not be put into the impact area. Parcels in the impact are "likely" to be annexed into the city in a short amount of time. % years is what we are targeting on the time frame. Can you let me know or feel free to call me to discuss. Sherry

Sherry Maupin
Valley County Chairperson BOCC

Ryan

To: Cynda Herrick

Wed 6/25/2025 10:47 AM

?

Retention: Exchange-Retain 2 Years (10 years) Expires: Sat 6/23/2035 10:47 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Cynda,

I am a property owner in McCall and am writing to express my **STRONG** opposition to the reduction in the impact area controlled by the city of McCall. It is a clear power play by the big developers who want to make money without considering the impacts to the city of McCall. There is absolutely no way to decouple large development impact to the county vs. the impact to the city. McCall absolutely can't handle the heavy development that is planned just outside city limits and it wouldn't solve the city and county housing challenges.

Regards,

Ryan Laity

711 Saddlehorn Ln. - McCall

Valley County Commissioners,

I understand that the Commissioners want to know which residents want to remain in the McCall Area of Impact. I reside in the AOI at this time and my preference is to remain in the AOI. I feel our Residential Estate zoning will be better protected and hopefully respected in the AOI, unlike the disrespect for zoning and local residents shown in the past by the County.

Thank you for your time and consideration.

Liz Ruhkala

550 Elo Road

McCall, ID

My Home is in the McCall Area of Impact. I prefer to stay in the McCall Area of Impact and would like the AOI to stay as it is currently or expand if necessary.

I want the current AOI to remain in place so that our residential zoning remains and protects us with clear standards and zoning codes. I like my neighborhoods character as it is and has been for the past 35+ years and don't want it destroyed by the county's lack of zoning and desire for growth at all cost.

Please leave the McCall Area of Impact as is or expand it if needed. We need to hold steady with reliable management and residential zoning we can count on.

Sincerely,

Liz Ruhkala

550 Elo Rd

McCall, ID

Commissioners:

We live at 14132 Pioneer Road. We want to be in the impact zone.

And, by the way, is it true that Valley County is the only county that doesn't have a zoning ordinance?

The County is growing and needs zoning. Please.

Don and Cecelia Lojek

We live at blue jay sub lot 12 West side. I would rather not be annex's into city. There is no benefit in doing so. The city can't take care of what they have to now let alone adding the rest of us. So I would prefer to leave thing the way it is now with county. Thank you John malvich

Unfortunately, we will not be able to attend the July 7 meeting in Cascade on this subject. First, we find it interesting that there is only one public hearing and that it is scheduled for mid afternoon on a weekday.

More importantly, it is disturbing that the VCC wants to take over the areas near McCall when they have deferred to the City of McCall Planning and Zoning more than once to review and recommend proposed developments and then to reject those recommendations more than once. It appears that the VCC is more interested in approving excessive commercial developments where existing areas are residential or intended for limited (or at least responsibly managed) development.

What has happened to the concept of a scenic corridor along Idaho 55 and respect for the homeowners in these areas that expect the County to abide by existing use regulations and recommendations from reviews that the VCC has requested due to your existing limited resources?

How does VCC plan to extend their level of responsibility in a protective manner when there appear to be existing challenges in enforcing land use regulations, let alone responsible and considerate development, which is a much for involved task?

Please do your part to preserve the integrity of the McCall area of impact and nearby land for the benefit of all Valley County residents and not just the commercial developers. **Continue to allow the City of McCall a significant say in how these lands are managed.** At least manage growth in a responsible manner that reasonably maintains the beauty of these areas and respect of the nearby homeowners and residents.

Sincerely,

Erik and Joy Myers

McCall

From: [REDACTED]

Sent: Saturday, June 21, 2025 3:27 AM

To: Cynda Herrick <cherrick@valleycountvid.gov>

Cc: 'Marty Rood' [REDACTED]

'Janice Schiedel' [REDACTED]

'Thomas' [REDACTED]

[REDACTED] 'Paul & Merlyn Skeen' [REDACTED]

'Joe Huff'

[REDACTED]; 'Jeanie Huff' [REDACTED]

'Susan Stauffer'

[REDACTED] 'Cal Faino' [REDACTED]

Patrick Faino'

Subject: Public Hearing, July 7, 2025

Hello

As President of the Nordic Village Condominium Association, and as a full-time resident at 1908 Nordic Circle, I would like to provide some comments that hopefully will be heard at the Public Hearing July 7, 2025 regarding Proposed Changes to Valley County Code (VCC) 7-1 and 6-1-2, Ordinance No. 2025-06.

First, we are happy to see that you have reduced the size of the Draft McCall Impact Area Map to accommodate State Law. The proposed City of McCall AOI maps were clearly out of touch with many Valley County residents. The City appears to be bent on increasing tax funds, and the City's maps could not be supported, without substantially raising taxes, by the existing sewer, water, and street infrastructure. We believe that Valley County Planning & Zoning codes are entirely adequate regarding future development of Valley County lands.

Our thoughts are about including areas around Miles Standish Rd and Pilgrim Cove Rd in your draft impact area map. Including that area had to be driven by the State of Idaho land in that area, and the State's thought process regarding the sale of that land. It should be clear from the County Assessor that the majority of the property included in that proposed impact area, aside from State Lands, is already developed. It is connected to the Payette Lakes Recreational Water & Sewer District and most have private wells for water. Therefore, the only reason to include that property in your Draft Impact Area is the potential sale of State Lands to individuals or a developer. Being included in the Draft Impact Area map means that "the areas are very likely to be annexed to the city within the next five (5) years."

So, I would implore you to remove that area from your Draft McCall Impact Area Map. It is my understanding that to be Annexed into the City of McCall 66% of property owners **have to want** to be annexed. I can virtually guarantee that won't happen because the impacts due annexation, in our opinion, would be:

1. You get a Library card. (Wow, about \$50)

2. If required to hook to the city water system, it would cost more than \$16K per Unit for the hookup in our COA and a perpetual water cost.
3. City Police likely wouldn't respond any sooner than the VCSO.
4. Oh yeah, we already pay for a fire department/district.
5. No snow removal for a private entry street, or street maintenance.
6. The tax bill would match the county tax bill, doubling the tax assessment.
7. Very little, if any. infrastructure improvements. Drive Lick Creek Rd East from the intersection of Spring Mtn Blv/Pilgrim Cove Rd east to see that.

In summary ... the City of McCall would provide virtually nothing to our COA if annexed. We will ***VIGOROUSLY*** oppose any annexation efforts. We believe other property owners in that proposed area would oppose annexation as well.

Our COA requests that you remove the area East of Pilgrim Cove Rd and South of Miles Standish Rd from the proposed Draft McCall Area of Impact Map.

Regards ...

Arlin Olson

President, Nordic Village COA





May 8th, 2025

Valley County
Attn: Sherry Maupin

Re: McCall Impact Area and Opposition to Potential Annexation Plans

The Payette Lake Club Inc. (PLC) Board of Directors are responsible for managing common area properties within the Payette Lake Subdivision, which was platted in Valley County in the early 1900's. This subdivision is located in the McCall Area of Impact.

These common areas within the PLC include 300' of beach front, 26 boat slips, a developed beach, pathways, a 1/2 acre beach view park and multiple private access points to the lake. In addition to these amenities, the PLC manages all originally platted and private easements (access roads) and a large meadow/wetlands area within the originally platted Payette Lake Club Subdivision. The PLC Board, as the managing entity, on behalf of the 100 members of the Payette Club, Inc. is noticing both the City of McCall and the Valley County Commissioners that the PLC Board of Directors will vote to reject future/potential annexation options into the City of McCall. We will also recommend that all property owners within the Payette Lake Subdivision, whether PLC members or not, vote against being annexed into the City of McCall. We do not see any benefit in being annexed into the City of McCall. Valley County provides Police protection and road maintenance on primary collector roads. What can the City of McCall add except an additional tax burden to the existing property owners within the Payette Lake Subdivision.

Our position is simple. We see no benefit in being annexed into the City of McCall.

Respectfully,
Payette Lake Club, Inc.
Scott Tunnell - President, Payette Lake Club, Inc.

May 19, 2025

To: Valley County Commissioners

From: Payette River Subdivision 1

Topic: McCall Impact Area

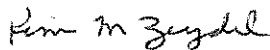
Dear Valley County Commissioners,

The Payette River Subdivision 1 Board of Directors met on Tuesday, May 13, 2025. At this meeting, the Board of Directors unanimously voted not to be part of the McCall Impact Area.

Each homeowner in our subdivision has their own or shared well and their own or shared septic tank. As a result, we see no reason or benefit for being part of the McCall Impact Area or in the future the City of McCall.

We respectfully request that you honor our desire to maintain our current status as part of Valley County and not be considered for inclusion in the McCall Impact Area.

Sincerely,



Kim Zeydel, Ed.D.

President of Payette River Subdivision 1

Hi Cynda,

I have attached a letter from the Board of Directors of the Payette River Subdivision 1 regarding the McCall Impact Area.

The board has unanimously voted to not be included in the McCall Impact Zone.

Please find the attached letter to the commissioners regarding this topic.

Thank you,

Kim Zeydel

President of Payette River Subdivision 1

(see letter)

From: D Petty <[REDACTED]>
Sent: Saturday, May 17, 2025 4:47 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: area of impact

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My wife and I own property in Pilgrim Cove AOI and absolutely wish to remain in the AOI. Without adequate zoning regulations in the county I would not want our property to be governed only by the county. I also wish to express my preference for the proposed McCall area of impact outlined at the joint meeting for the same reasons. Every time the VCC approve a storage complex on a scenic route I seriously question who is in charge of your decisions developers or your constituents.

Dear County Commissioners,

I am writing to express serious concerns and request clarification regarding the current proposal to condition Area of Impact (AOI) boundaries on a city's ability to annex properties within a set amount of time. This expectation appears to be in direct conflict with Idaho state law and places cities in an unrealistic and legally indefensible position.

I would like to understand: Which laws do you expect cities to use to forcibly annex land within the AOI within a specified number of years? According to Idaho state law, there is no feasible or lawful mechanism for cities to compel annexation of land in an AOI without satisfying strict statutory criteria. Because of this, it is asinine to require cities to annex land within the AOI in that timeframe. I have outlined the relevant annexation paths in state law below. If there is an alternative legal pathway that the County expects cities to follow, I ask that you clearly identify it. Otherwise, this requirement should not be included in any AOI agreement.

A more appropriate and legally defensible approach would be to conduct a review every five years to evaluate the most plausible areas for annexation, taking into account factors such as infrastructure and service availability, geographic contiguity, and, critically, the willingness of property owners. This approach would reflect responsible planning and facilitate stronger collaboration between local governments.

Legal Framework

Idaho Code § 67-6526 – Areas of City Impact (AOI)

This law requires counties and cities to negotiate AOIs for long-term planning purposes. It does not provide annexation authority. The statute states:

> “A separate ordinance providing for application of plans and ordinances for the area of city impact shall also be adopted. Negotiations shall in good faith consider the trade area of the city, geographic factors, and areas that can reasonably be expected to be annexed to the city in the future.”

Nowhere does the law mandate annexation within a defined timeframe such as five years.

Idaho Code § 50-222 – Annexation by Cities

This statute exclusively governs how cities may annex land and outlines three categories:

Category A: Requires written consent of the landowner, or applies to enclaved parcels under specific criteria.

Category B: For areas with fewer than 100 separate ownerships or more than 50% consenting owners; requires city findings, notices, and public hearings.

Category C: Applies when fewer than 50% of landowners consent; requires enhanced findings, procedural steps, and may trigger judicial review.

None of these categories provides cities with unilateral authority to force annexation simply because land is located in an AOI. Contiguity, consent, and due process are non-negotiable requirements.

Conclusion

Given the clear statutory limitations, it is not legally or practically feasible to require cities to annex AOI properties within five years. Instead, I urge the Commission to support a more realistic approach—one that reviews AOIs every five years based on service feasibility and landowner interest. This path is not only more consistent with Idaho law, but also fosters better intergovernmental coordination and increases public trust in our local governance.

Thank you for your time and consideration. I welcome the opportunity to discuss this matter further.

Sincerely,
Sarah Porter

To Whom It May Concern:

I urgently urge you to keep the Area of Impact the same as the reason we all live in Valley County is to enjoy the wildness of the area, lack of people, pollution, noise, etc., that comes from unyieldly development.

Thank you considering this request.

Dr. David and Kathy Richmond
P. O. Box 4230
McCall, ID 83638

Commissioners,

We live in the Valley View Subdivision and subsequently within the current AOI for McCall. We are opposed to annexation into the city because McCall city services (water and sewer) are not practical to supply. We do prefer that McCall building code requirements continue to be applied to our subdivision.

Kind regards,

David and Claire Robbins

986 Valley Rim Rd.

P.O. Box 1536

McCall, ID 83638



I am for the current McCall Area of Impact as is or expanded. After all, the Valley County Commissioners recently approved the expansion of the Stor-It storage units even though it didn't meet 7 of the 12 criteria and the public was persistent in opposition to its approval. I do not trust the commissioners to meet the requirements or listen to public opinion. Therefore I am in support of the McCall AOI.

Sincerely,
Carl D. Ruhkala

To whom it may concern:

My name Ashley Seitz and I live at 978 Valley Rim Rd, McCall, ID 83638, located in Valley View Estates, which is currently in the City Impact Zone. I'd like to express my interest and vote for our area to be REMOVED from the McCall Area of Impact (AOI).

Thank you,
Ashley Seitz



I live in the impact area on Knights Rd. I have lived on a dead end street for over 30 years. I am not in favor of being annexed into the city. It seems there are still quite a few hoops to jump before this is done. I think we should move forward and try to work together.

Randi Shaydak

Sent from my iPad

Commissioners,

There are times when a fight makes sense, but most times it seems wise to avoid unnecessary conflict. I'm requesting you take the second route regarding McCall's area of impact, particularly that portion within Payette Lake's watershed. As a 40+ year McCall resident and water consumer, I've seen the City's failings with its water system and source water protection, but it appears those days are behind us; much progress has been made. Going forward, I want my City water source - and our largest economic asset - to continue to be managed by the City to the extent legally possible. Better accountability, better context, better immersion in the issues than the County can be expected to provide. You certainly know how to choose your battles; that comes with the territory. This is one you can avoid. Leave the City's area of impact as large as possible in the Payette Lake watershed. Thanks for your consideration.

- Dave

David Simmonds
McCall, Idaho



To Whom it May Concern:

We own a townhome at 1916 Nordic Circle Drive, McCall, ID. After looking at the flyer we received from you, it looks like our home would fall into the impact area that you are trying to amend. We cannot attend the meeting but wanted to send you our thoughts on the matter.

We strongly request that you remove the area of East of Pilgrim Cove Road and South of Miles Standish road from your Draft McCall Impact Area Map. It is just going to require us to pay much higher taxes and fees with no increased benefits to match.

We will vigorously oppose any annexation efforts and would appreciate your regard for concerns.

Respectfully,

Paul and Merlyn Skeen

Dear Commissioners,

My name is Ryan Speirs, and I reside at 1110 S Samson Trail in the current impact zone. And my preference would be to remain in the AOI when the boundaries are re-drawn.

Sincerely,
Ryan

Date: May 19, 2025

Dear Mayor and City Council Members of McCall, and Honorable Valley County Commissioners,

I am a homeowner residing in Lucks Point on the east side of Payette Lake. I am writing to formally and unequivocally oppose any proposed annexation of our subdivision into the City of McCall.

Our subdivision, established in 1930 and now located within the McCall Area of Impact (AOI), is a self-sufficient community. Our Home Owners' Association recently wrote you and I share the sentiments of the association board. Our residents have private wells and all roads within Luck's Point are private and all costs of maintenance, etc. are fully borne by the Lucks Point property owners. Valley County provides essential services such as law enforcement.

Concerns Regarding Proposed Annexation:

- Lack of Tangible Benefits:

The proposed annexation offers no clear advantages to our community. The City of McCall has not demonstrated how annexation would enhance services or infrastructure for our residents, who already enjoy adequate amenities and services.

- Increased Tax Burden:

Annexation would subject our property owners to additional taxes without corresponding improvements in services, placing an unnecessary financial strain on our community.

- Preservation of Community Character:

Our subdivision has maintained its unique character and autonomy for almost a century. Annexation threatens this heritage by imposing urban regulations that may not align with our community's values and lifestyle.

- Environmental Concerns:

The City of McCall's recent consideration of expanding the AOI boundaries, as discussed in the April 17, 2025, City Council meeting, raises concerns about potential overdevelopment and its impact on Payette Lake's ecosystem. The proposed expansion includes areas around the northern part of Payette Lake, which could lead to increased development pressure on sensitive environmental zones (valleylookout.com).

- State Legislative Changes:

Recent updates to Idaho state code 67-6526 necessitate careful reconsideration of AOI boundaries. The law requires that areas of impact should not exceed regions very likely to be annexed within the next five years and should not extend more than two miles from existing city limits, except under specific conditions (mccall.id.us). The current proposals do not appear to align with these statutory requirements and in particular Lucks Point Subdivision is further than 2 miles from current City limits.

Conclusion:

I urge the City of McCall and Valley County to reconsider any plans that would call for the annexation of Lucks Point Subdivision. Our community values its independence, historical significance, and the quality of life that has been preserved for generations. I believe that maintaining our current governance structure best serves the interests of our residents and the broader region.

I request that my opposition be formally recorded and considered in all future discussions and decisions regarding the annexation and AOI boundary adjustments.

Respectfully,

Marjorie Oakes Thomas
2329 Tooting Lane
Valley County, ID 83638

Date: May 19, 2025

Dear Mayor and City Council Members of McCall, and Honorable Valley County Commissioners,

I am a homeowner residing in Lucks Point on the east side of Payette Lake. The Oakes family has been a continual presence at Luck's Point since the 1930's, when our Grandfather Edgar Oakes bought our lot on Tooting Lane. Our father, Paul Oakes, continued to maintain the property until his death, at which point my sister and I became the owners.

I am writing to formally and unequivocally oppose any proposed annexation of our subdivision into the City of McCall.

Our subdivision, established in 1930 and now located within the McCall Area of Impact (AOI), is a self-sufficient community. Our Home Owners' Association recently wrote you and I share the sentiments of the association board. Our residents have private wells and all roads within Luck's Point are private and all costs of maintenance, etc. are fully borne by the Lucks Point property owners. Valley County provides essential services such as law enforcement.

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Annexation would subject our property owners to additional taxes without corresponding improvements in services, placing an unnecessary financial strain on our community.

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Conclusion:

I urge the City of McCall and Valley County to reconsider any plans that would call for the annexation of Lucks Point Subdivision. Our community values its independence, historical significance, and the quality of life that has been preserved for generations. I believe that maintaining our current governance structure best serves the interests of our residents and the broader region.

I request that my opposition be formally recorded and considered in all future discussions and decisions regarding the annexation and AOI boundary adjustments.

Respectfully,

Rebekah Oakes Wisniewski

2329 Tooting Lane

Valley County, ID 83638

Dear County Commissioners,

I understand that you want to know if residents near the AOI, and currently in it, want to remain in the AIO or be included in the county.

My husband Todd and I wish to remain in the AOI. I don't know if we are close enough to it to be considered, as we are in the Carefree Subdivision.

We would like to maintain our residential status and not be overrun with commercial entities.

We purchased property, and built our home, here largely due to being in the AOI and not the County.

Thank you for considering our request.

Todd & Bonnie Thompson
117 Carefree Lane
McCall

May 15, 2025
Valley County Commissioners

Re: McCall Area Impact Zone – Opposition to Annexation

Dear Commissioners,

At our May 7, 2025 HOA meeting, all six board members of Valley View One unanimously agreed that our subdivision, established in 1976, should NOT be annexed into the City of McCall.

Valley View Subdivisions 1 (est. 1976), 2 & 3 (est. 1978) are not shown on the Area of Impact (AOI) map provided by the city. These neighborhoods are fully developed under county planning, and there is no need for city zoning or oversight.

Annexation would bring no benefit—only higher taxes and increased housing costs for residents who already contribute significantly to the city's workforce. This area should remain under county jurisdiction.

Sincerely,
George Seeds
954 Valley Rim Rd.
McCall, ID 83638
Valley View One HOA Board Member and Resident since 2004

Cyndi Herrick AICP, CFM
Planning & Zoning Director
Cascade, ID 83611

To: Cyndi Herrick and Valley County Commissioners,

In reference to proposed changes to
Valley County Code (VCC) 7-1 AND 6-12
Ordinance No. 2025-06

VVI, Home Owners Association is in full support of these proposed changes.

Thank you very much. You certainly have proceeded in the Proper Direction. Most importantly, by returning our area to being completely under Valley County jurisdiction. We will be grateful to once again have a clean government path for county citizens and the county!

Please do proceed with your proposed changes.

Sincerely,

Mike Barton, VVI, HOA Board Member
Craig Wasson, VVI, HOA Treasurer

VVI, HOA
McCall, ID 83638

I live at 1190 S Samson Trail.

I wish to remain in the McCall City area of impact.

My wife, Barbara Wilson, also wishes to remain.

Thank you for your attention!

Jim Wilson

We would like to remain in the AOI. Our address is 861 Timber Ridge Ct, McCall ID 83638. Thank you. Jane and Steve Wurster

We are writing to support the AOI as is or in the expanded version proposed by the city of McCall. We want the protections that are offered by the AOI and want the buffer between county and city land. DO NOT GET RID OF THE AOI. Jane and Steve Wurster 861 Timber Ridge Ct McCall

Our property is 1880 North Club Hill Blvd, McCall, Idaho, across Highway 55 from the Little Ski Hill. Our west boundary is the Adam's County boundary line. It is currently in McCall's impact area, and has been so for at least 15 years. The city has no plans to provide services within the next 5 years. Please remove this property from the impact area. We want the County codes to apply.

Thank you for your consideration. Darla Williamson.

Darla's iPhone

Impact area comment

From: DEBRA SCHWARK [REDACTED]

Sent: Wednesday, June 25, 2025 7:03 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Subject: Impact area comment

I do agree with a recent letter to the editor that rural properties in Valley Co. should not necessarily be included in the McCall impact area (and taxed accordingly)...but the proposed annexation of the Pine Creek Ranch development area is a prime example of why the McCall impact should be expanded albeit "slightly" to anticipate further development...it would then fall on the residents of McCall to decide if they will follow the paths of overbuilt resort communities....or growth restricted growth communities....there is no right or wrong answer other than the "will"(vote) of the people in regards to future development...ironically, based on my experience having lived in several other parts of the country facing similar dilemmas...the growth will occur just outside the boundaries of the restricted impact areas regardless (determined by the economics of housing affordability & business expansions etc) just as it is now down the Hwy 55 corridor between McCall, Lake Fork & Donnelly...thus creating all the negative externalities (of unrestricted growth, traffic & sprawl) we had hoped to avoid in the first place.

wade schwark
McCall

Valley County AOI Process comments

From: RIC AND BECKY RINE [REDACTED]

Sent: Friday, June 27, 2025 9:47 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>

Subject: Valley County AOI Process comments

I am writing to oppose the Valley County proposal to virtually eliminate Areas of Impact (AOI). The VCC plan would reduce the AOI by 97% and be a County take-over of governance, eliminate zoning protections and City input. City control would stop at the existing City boundaries. This means, for instance, that protection for Payette Lake and the Residential zoned areas would lose zoning protections.

Given McCall's meteoric growth, the Area of Impact has only become more important in protecting property values, neighborhood character, and public safety. The County would revoke the residential zoning and expose residential neighborhoods to incompatible commercial development.

I strongly support retention of the McCall Area AOI. I support the McCall AOI proposal over the County proposal. I would support annexation of the South Samson Trail Residential areas by McCall.

At a minimum, in any proposal, retain the various forms of Residential zoning in the AOI to protect long standing residential character under the current Comprehensive Plan.
Thank you.

Ric Rine

1200 S Samson Trail
McCall

Feedback on McCall area of impact vote

From: Phillip Hayenga [REDACTED]
Sent: Friday, June 27, 2025 6:04 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Feedback on McCall area of impact vote

Hello,

My name is Phillip Hayenga and I am a homeowner in the city of McCall. I am strongly opposed to the removal of acreage from the McCall area of impact. As a homeowner I very much want to maintain the aesthetic and small town feel of McCall. The proposed change in the McCall city of impact zone would negatively alter the area and open it up to destructive development. Please vote no on this proposition. Thank you.

Sincerely,
Phillip Hayenga
1301 Boydstun St.

Area of Impact Public Hearing

From: Nick Krasensky [REDACTED]
Sent: Friday, June 27, 2025 5:18 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Area of Impact Public Hearing

Hi Cherrick,

I received notice of the Area of Impact meeting. I am writing to submit my comment. My only comment is that I would love to attend the meeting but I can not take time off work to attend. I think that the meeting was scheduled in a way that makes it very difficult for working people to attend.

--

Nick Krasensky
[REDACTED]

Oppose current AOI proposal

From: Tom Foerstel <[REDACTED]>
Sent: Friday, June 27, 2025 3:23:07 PM
To: Katlin Caldwell <kcaldwell@valleycountyid.gov>
Subject: Oppose current AOI proposal

I am a McCall resident and in opposition to the current AOI proposal and ask that public hearings also be held in McCall at a time everyone can attend going forward.

Thank you
Tom

Tom Foerstel
[REDACTED]

Please oppose current AOI PROPOSAL

From: Tom Foerstel <[REDACTED]>
Sent: Friday, June 27, 2025 5:11 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Please oppose current AOI PROPOSAL

I respectfully ask you to continue the City of McCall Area of Impact agreement and zoning regulations. Residents who own property within these boundaries deserve the continuation of the zoning protections the agreement affords, which they have abided by, including the neighborhood compatibility guidelines. The activities and alignment of these neighborhoods best align with the City of McCall, and the vision of the McCall Comprehensive Plan, which was meticulously formulated with input from all stakeholders, including Valley County, and subscribed to and endorsed by the City and the Valley County Commissioners. The City is best suited to guide growth with the input of residents within the city and in the immediately surrounding areas.

We have all seen and are continuing to see the type of development allowed within the county along the Scenic Corridor from Lake Fork to McCall, and creeping into residential neighborhoods against the overwhelming wishes of property owners who are adversely impacted by a lack of zoning restrictions. Valley County does not even have the staffing capabilities to manage the diverse complexities overwhelming the unincorporated areas of Valley County, much less the issues facing the City of McCall and immediate surroundings. The City staff has been working diligently to address these issues, and are best suited to do so on our behalf.

Please protect us by maintaining the Area of Impact, in fact, we strongly support the extended boundaries suggested by the City.

Tom Foerstel
[REDACTED]
McCall Idaho

Proposed Changes to City of McCall Area of Impact**From:** Tom O'Reilly [REDACTED]**Sent:** Friday, June 27, 2025 3:49 PM**To:** Valley County Commissioners <commissioners@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>**Subject:** Proposed Changes to City of McCall Area of Impact

Honorable County Commissioners:

I am undecided on the proposed changes which would drastically reduce the size of the City of McCall Area of Impact. I believe there needs to be additional information on this subject. The pros and cons of this proposed change should be further discussed.

The July 7 meeting is the only one planned, it is at the end of the 4th of July weekend, when traffic on Hwy 55 will be heavy. It is at 2 pm when working folks cannot attend, and it is in Cascade, far distant from the McCall residents who will be affected.

And at the very least, the public should be afforded a much greater and more convenient opportunity to meaningfully participate in this far-reaching decision as possible, which does not seem to be the situation at present.

Respectfully,
Tom O'Reilly

Area of Impact

From: Marilyn Olson <[REDACTED]>
Sent: Friday, June 27, 2025 3:42 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>; Valley County Commissioners <commissioners@valleycountyid.gov>
Subject: Area of Impact

Dear Valley County P & Z, Cinda Herrick, Valley County Commissioners:

I respectfully request a public hearing in McCall to seek public input into your finalized plan to reduce the size of the McCall Area of Impact. People who work will not be able to attend the meeting on July 7th in the middle of the day.

The City of McCall is much better situated, and motivated with sufficient staff to determine the appropriate future direction and growth of the City. Residents of the Area of Impact have subscribed to zoning protections which would be eliminated. Current public lands around Payette Lake would be open for unrestricted development.

I support the two proposals put forth by the City of McCall, preferably the plan with the larger expansion of the Area of Impact.

Thank you for your time and consideration.

Marilyn Olson
890 Timber Ridge Court
McCall, ID 83638

Support for the McCall Area of Impact**From:** RIC AND BECKY RINE <[REDACTED]>**Sent:** Friday, June 27, 2025 2:17 PM**To:** Cynda Herrick <cherrick@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>**Subject:** Support for the McCall Area of Impact

When I purchased my current home, its location within the McCall Area of Impact—and, specifically, its rural residential zoning—was an important positive consideration.

As McCall continues to grow in ways very different from the rest of Valley County, the Area of Impact has only become more important in protecting my property values, the neighborhood's character, and safety.

Why the county would revoke my and my neighbors' residential zoning is beyond understanding.

We homeowners—parents and grandparents—are law-abiding, tax-paying citizens, conservatives and liberals, who take care to abide by the requirements of our residential zoning. We deserve to have our rights and investments as property owners protected.

Further, removing the residential designation of the neighborhood along the South Samson Trail Safe Route to Schools would be absolutely incongruous with its designation as a children's route to the McCall Elementary and Middle Schools.

The increase in traffic that would come with the likely commercial development of South Samson Trail spells safety trouble, and everyone knows it.

More broadly, the enormous reduction in the AOI proposed by the county spells trouble for Payette Lake, too. I have no doubt developers and business owners would snap up shoreline properties, which would be ill-advised, given traffic access, water quality, and issues of neighborhood conflict. Just think: every proposal would be a battle.

Commercial developments need to be encouraged and approved in locations dedicated to commercial purposes, which does not include scenic corridors along the roads in the approach to McCall. Again, I think of safety and the explosive growth in traffic along roads constructed many decades ago.

Regarding annexation discussions: I know of eight individuals who approached the City of McCall months ago about their interest in annexation simply to protect their residential zoning. I was among them.

At the recent city/county working meeting in McCall, a representative from the water and sewer district spoke and said annexation would require sewer hookups and that the district did not have that capability. He spoke without data, which such a significant pronouncement should require.

Further, I have been told by the city on several occasions that annexation does not require immediately foreseeable hookups, that annexed residents can retain their wells and septic.

As I mentioned, McCall is growing in ways distinct from the rest of the county. It makes sense that the city of McCall should retain lead guidance for development within the current AOI and its proposed expansion.

I strongly support retention or expansion of the McCall Area AOI.

Thank you.

Becky Rine

1200 S Samson Trail

McCall

June 30, 2025

Dear Valley County Commissioners:

Subject: Proposed Changes to City of McCall's AOI Boundary

As resident in McCall's Area of Impact (AOI) for over 18 years, I am very concerned about the approach that Valley County Commissioners are taking regarding proposed changes to the City of McCall's AOI boundary. In my view the approach the County has taken is short-sighted and will likely result in significant degradation of the quality of life, to residents that live in close proximity to the City of McCall. The City of McCall has worked for years to ensure that development and growth in the City and the adjacent AOI are compatible with their Comprehensive Plan and the desires of local residents. My fear is that unless Valley County manages growth and development consistent with current zoning in the AOI, that ultimately we will see less regulated development that could impact ground water and increase the risk of pollution in Valley County's crown jewel, Payette Lake and surrounding watersheds. If past is prologue, we can also look forward to development that will negatively impact the amenity resources that draw tens of thousands of visitors each year to Valley County. In addition, we will likely see an increased risk of wild and man-caused fires.

I have lived long enough and in several locations in the western U.S. that have allowed unfettered growth and sprawl into rural and semi-rural areas, permanently changing their physical appearance, their character, adding stress on municipal resources, increased crime and in general, negatively impacting the quality of life for all their residents. I would not be as concerned about the AOI changes if I knew that Valley County had rigorous planning and zoning rules in place comparable to those within the existing AOI that were being enforced but often, the opposite appears to be the case. Instead of eliminating the majority of the current AOI boundary, the citizens of McCall and Valley County would be better served if both regulatory entities joined forces to come up with strategies and enforceable plan(s) that ensures long-term protection, (think 50 years or longer), of the natural and amenity resources that this County has, and should be protected for future generations.

In addition to my general comments, I would like to suggest the County consider the following suggestions when it starts implementing its new authority to oversee the McCall AOI lands:

- Maintain the joint Planning and Zoning Commission that has served both McCall and the County well over the years;

June 30, 2025

- Strengthen many of Valley County's ordinances so they are consistent with the City of McCall's. This would help eliminate confusion and improve the quality of life for everyone. A good example is Noise enforcement.
- Jointly fund and locate County inspection and enforcement personnel in the McCall area, the area of greatest growth and potential for growth in the future. Both the City and County have lacked meaningful P&Z enforcement for too long.
- Ensure that building codes are consistent across jurisdictions (County, Cascade, Donnelly, Lake Fork and McCall) eliminating confusion between current jurisdictions.
- Work together to address current and future transportation and traffic management issues;
- Prioritize coordination and collaboration at all levels between the City of McCall and the County. This includes updating joint agreements, Memorandum's of Understanding, or creating new ones where needed.
- Finally, I firmly believe that all of the residents of Valley County share many of the same values and concerns about the future of the area. Only by working together can we help ensure that this special area remains a beautiful, healthy and enjoyable place to live and work. The State Legislature and Governor, by passing and signing into law title 67-6504 of the Idaho Code, have transferred a tremendous responsibility to County elected officials. I hope that you are up to the task of implementing this new mandate in a way that makes sense for present and future generations that choose to live in Valley County. History will be the judge. Thank you for the opportunity to share my concerns,

Sincerely,

Daniel C. ("Cal") McCluskey

711 Chad Drive
McCall, ID 83638

McCall Area of Impact

From: Tim Haener <[REDACTED]>
Sent: Monday, June 30, 2025 9:45 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RE: McCall Area of Impact

Cynda – I just read our email and have a correction to the first sentence, see below.

Sorry!

Tim and Chris...

As residents of Valley County and McCall, my wife and I STRONGLY OPPOSE the drastic reduction of the Area of Impact for the City of McCall. We think it does not convey the areas that will be under ~~construction~~ consideration for development in the next five years. It's way too small given normal uncertainties.

From: Cynda Herrick <cherrick@valleycountyid.gov>
Sent: Monday, June 30, 2025 9:24 AM
To: Tim Haener <[REDACTED]>
Subject: [EXTERNAL] Re: McCall Area of Impact

Thank you for your response. It will be included in the record.

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

Service **T**ransparent **A**ccountable **R**esponsive

From: Tim Haener <[REDACTED]>
Sent: Sunday, June 29, 2025 8:42 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: McCall Area of Impact

Hi:

As residents of Valley County and McCall, my wife and I STRONGLY OPPOSE the drastic reduction of the Area of Impact for the City of McCall. We think it does not convey the areas that will be under construction for development in the next five years. It's way too small given normal uncertainties.

In addition, we STRONGLY OPPOSE Valley County having full review responsibilities for any areas within two miles of the City Limits...we believe a JOINT REVIEW process taking into account City concerns best serves the public.

Municipalities are a key government entity that allows control at the most local level, which is a strong Idaho tradition of libertarian freedom. The County should allow the City input and some share of authority over lands that impact the City residents quality of life.

Tim Haener, McCall
Chris Haener, McCall

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This email has been scanned for viruses and malware, and may have been automatically archived.



J-U-B FAMILY OF COMPANIES

Area of Impact Comments for County Commissioners

From: Michael Wissenbach -

Sent: Sunday, June 29, 2025 11:47 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Cc: bgiles@mccall.id.us <bgiles@mccall.id.us>; egreaves@McCall.id.us <egreaves@mccall.id.us>; !2Pam

Subject: Area of Impact Comments for County Commissioners

Commissioners Caldwell, Maupin, and Thompson:

We are writing to you as Valley County citizens deeply concerned about the proposed reduction in the size of the McCall Area of Impact in Valley County. For the past 9 years, we have lived in this Area of Impact in an area zoned as RR1, residential with a maximum density of 1 house per acre. Much of the area adjacent to our neighborhood is similarly zoned. Thus, we have lived with some assurance that any proposed development near our home will also be residential and compatible with our existing neighborhood and lifestyle. Without the planning and zoning protections that currently apply to the Area of Impact, there would be no assurances that proposed developments would be harmonious with our existing residential land use. This incompatibility is witnessed by the current developments along the Idaho Highway 55 scenic corridor south of McCall.

These same checks and balances afforded by the McCall Area Planning and Zoning Commission to other areas within the Area of Impact protect valuable resources such as the Payette Lake watershed and water quality, scenic corridors and visual resources, and wildlife habitat and corridors. Without these protections, rampant growth and development could alter Valley County's character and reduce the residents' quality of life.

The rate of growth in Valley County has increased greatly over the past few years. Since Valley County has proposed drastically reducing the size of the Area of Impact, the County must be able to provide the staff and resources to plan for and zone future land uses. In the past, Valley County has stated that there is insufficient staff to monitor the existing programs they oversee. Before any changes in the Area of Impact occur, Valley County **must** put in place the staff and resources to properly manage the growth that is occurring.

We feel it best that the Area of Impact be designated as proposed by the City of McCall. City staff and County staff need to work together to maintain the wonderful character of Valley County as we know it. There should be no power play by either party, but there needs to be collaboration to work together on planning so that all residents of Valley County benefit from planned and zoned growth.

Michael Wissenbach
Pam Wissenbach
280 May Road
McCall, ID 83638

44 45

~<>~<>~<>~<>~<>~<>

Mike Wissenbach

Public Hearing on McCall Area of Impact**From:** Liz Ruhkala [REDACTED]**Sent:** Sunday, June 29, 2025 11:45 PM**To:** Valley County Commissioners <commissioners@valleycountyid.gov>**Cc:** Cynda Herrick <cherrick@valleycountyid.gov>**Subject:** Public Hearing on McCall Area of Impact

First of all, I want to voice my concern at the scheduling of the public hearing for the City of McCall Area of Impact on July 7, 2025 at 2:00 PM at the Valley County Courthouse in Cascade, ID. Scheduling this public hearing the week of the July 4th holiday is inconvenient, inconsiderate and dangerous due to high traffic volume. The public hearing should obviously be rescheduled to be held at a time when working people can actually attend.

I want the protections to property, lands and waters that are provided by the McCall Area of Impact. I shudder to think what may happen to Payette Lake and the surrounding lands should the county assume takeover of the AOI. Just look at what has happened and is happening along Highway 55 with the erratic "multi-use" decision making fostered by the county. Looks like a strip mall, with Samson Trail next in line to fall. I want my current rural residential zoning to remain in place, not become a crazy quilt of incompatible multi uses.

The City of McCall has the time, staff and motivation to thoughtfully guide McCall and the AOI. The Commissioners do NOT have the time or sufficient staff to take on the McCall AOI in addition to their current duties and it is unnecessary that they try to do so. We do not want unrestricted growth in our beautiful town!

We support the proposals offered by the City of McCall in opposition to the takeover offered by the Commissioners.

Thank you for your consideration,

Liz Ruhkala
550 Elo Road
McCall, ID

Impact Area

From: Katharina Roth <[REDACTED]>
Sent: Sunday, June 29, 2025 8:17 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Impact Area

Dear County Commissioners,

Like many others I am opposed to the proposed reduced impact area for the City of McCall. I could name many reasons but I am sure you have heard them all.

Mainly, I am writing to appeal to your good conscience as stewards of Valley County. You have been elected by the people who live in this county to be exactly that - good stewards. You have been entrusted by us to make many decisions with the hopes you will make them to support not only developers or commercial enterprises but also, like I said, us the people. I understand, this is not an easy job. But the outcry over the years has been because it looks like you make decisions that do not or only very rarely take the will of the people who live here into account.

Show us, that we can trust you, that the decisions you make are balanced and come from a caring for this very precious area and that means to try to preserve as much of it as possible. Show us that you care for developments that are not dictated by density but rather by a rural character that fits in with the surroundings. Show us that you try to keep Highway 55 and Samson Trail scenic byways and not become a dump for more storage complexes. I understand, this is very complex and you have the law to follow. But besides the law there is also caring and pride to help keep this area as beautiful as it can be and keep the scenic byways scenic. Maybe, once and for all, create designated residential and commercial areas so that the CUP system is a thing from the past.

Show us that you really listen to us, the people, so that we can trust you with decisions you make. Thank you for listening.

Thank you,

Katharina Roth
14006 Comfort Road
McCall, ID 83638

Katharina Roth
[REDACTED]

Valley County Area of Impact Study

From: Edwina Allen [REDACTED]
Sent: Sunday, June 29, 2025 4:55 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Valley County Area of Impact Study

McCall's area of impact should not be reduced.

What happens in Valley County directly impacts life in McCall. Traffic impacts, big industrial structures, ugly signs, and chain stores that are ubiquitous across the nation could easily overwhelm McCall's current quiet small-town demeanor and its locally owned businesses.

Though not McCall residents, my husband and I had the pleasure of owning a condo in McCall for forty years. We chose McCall because it was a pleasant, friendly little city with its own local theatre, music, art, and food, and wonderful outdoor recreation opportunities, in all seasons, minutes away. Our hearts are still in McCall. We appreciated that environmental protections that were a city priority.

McCall is a special place. Let's keep it that way. Please do not change McCall's current area of impact land adjacent to its city limits.

Thank you for this opportunity to comment.

Edwina Allen
2972 E Parkcenter Blvd Apt 513
Boise, ID 83716

Scott Larson

6/27/25

918 Conifer Lane

McCall, Idaho

The following are my comments regarding the Valley county commissioners' proposal to change, or eliminate, the city of McCall's Area of Impact.

McCall is unique. Very few places in the west offer the charm and scale of this lakeside town, and I love it. I worry for the future of this place as I watch the unprecedented flow of people, and money, into town, often towing a boat. Or a fleet of snowmobiles. Washington and California, having despoiled their charming mountain towns with lax regulation and an industrial scale recreation-development bias, have set their sights on us. The careless industrial development in the past 3 years between Lake Fork and the airport should be a warning to everyone.

If the citizens of McCall wish to care for what they have inherited, to take pride in what they have built, to build a community based on shared values and interests, by creating an area of impact, it is their democratic right and their duty to do so. I trust my neighbors, all of them, to come to a better decision directing our town's future than I ever will a small group of commissioners, however well intentioned, who could be ignorant of community details and moods, susceptible to the corrupting influence of money, or both.

In my opinion, the commission should loudly reject this, and future, proposals.

McCall Impact Zone**From:** James Graham [REDACTED]**Sent:** Sunday, June 29, 2025 12:07 PM**To:** Cynda Herrick <cherrick@valleycountyid.gov>**Subject:** McCall Impact Zone

Please don't be swayed by McCall's attempt to increase the size of their impact area. The Valley needs to make these decisions, not the Staff at the City of McCall.

109 River Ranch Road
McCall, Id. 83638

James Graham
[REDACTED]

PLEASE Vote against current AOI proposal

From: Tom Foerstel <[REDACTED]>

Sent: Friday, June 27, 2025 4:18 PM

To: Katlin Caldwell <kcaldwell@valleycountyid.gov>; Sherry Maupin <smaupin@valleycountyid.gov>; Neal Thompson <nthompson@valleycountyid.gov>; Douglas Miller <dmiller@valleycountyid.gov>

Subject: PLEASE Vote against current AOI proposal

Dear Valley County Commissioners:

We respectfully ask you to continue the City of McCall Area of Impact agreement and zoning regulations. Residents who own property within these boundaries deserve the continuation of the zoning protections the agreement affords, which they have abided by, including the neighborhood compatibility guidelines. The activities and alignment of these neighborhoods best align with the City of McCall, and the vision of the McCall Comprehensive Plan, which was meticulously formulated with input from all stakeholders, including Valley County, and subscribed to and endorsed by the City and the Valley County Commissioners. The City is best suited to guide growth with the input of residents within the city and in the immediately surrounding areas.

We have all seen and are continuing to see the type of development allowed within the county along the Scenic Corridor from Lake Fork to McCall, and creeping into residential neighborhoods against the overwhelming wishes of property owners who are adversely impacted by a lack of zoning restrictions. Valley County does not even have the staffing capabilities to manage the diverse complexities overwhelming the unincorporated areas of Valley County, much less the issues facing the City of McCall and immediate surroundings. The City staff has been working diligently to address these issues, and are best suited to do so on our behalf.

Please protect us by maintaining the Area of Impact, in fact, we strongly support the extended boundaries suggested by the City.

Thank you,

Ava Porter, Case Porter and Grayson Porter
McCall, Idaho

Proposed changes to City of McCall Area of Impact

From: Michael Beckwith <[REDACTED]>

Sent: Thursday, June 26, 2025 1:42:17 PM

To: Valley County Commissioners <commissioners@valleycountyid.gov>

Subject: Proposed changes to City of McCall Area of Impact

Honorable County Commissioners:

I am opposed to the proposed changes which would drastically reduce the size of the City of McCall Area of Impact. If anything, I feel it should be expanded.

And at the very least, the public should be afforded a much greater and more convenient opportunity to meaningfully participate in this far-reaching decision as possible, which does not seem to be the situation at present.

Respectfully

Michael A. Beckwith

McCall and Schweitzer Mountain (Sandpoint), Idaho

Impact zone**From:** Jeff Sheldon [REDACTED]**Sent:** Saturday, June 28, 2025 8:13 AM**To:** Valley County Commissioners <commissioners@valleycountyid.gov>**Subject:** Impact zone

Honorable County Commissioners:

I am opposed to the proposed changes which would drastically reduce the size of the City of McCall Area of Impact. If anything, I feel it should be expanded, and the City of McCall should have the major impact on planning and accommodating its own growth, rather than taking it away.

The July 7 meeting is the only one planned, it is at the end of the 4th of July weekend, when traffic on Hwy 55 will be heavy and dangerous, endangering folks who attempt to drive from McCall to Cascade and back. It is at 2 pm when working folks cannot attend, and it is in Cascade, far distant from the McCall residents who will be affected

And at the very least, the public should be afforded a much greater and more convenient opportunity to meaningfully participate in this far-reaching decision as possible, which does not seem to be the situation at present.

Respectfully,

Jeff Sheldon, McCall

Impact area.

From: Darla Williamson <[REDACTED]>

Sent: Saturday, June 28, 2025 8:08:36 PM

To: Valley County Commissioners <commissioners@valleycountyid.gov>

Subject: Impact area.

We support the county's proposed impact area. Max and Darla Williamson.

Sent from my iPad

I OPPOSE dramatically reducing the area of impact

From: Sheree Sonfield <[REDACTED]>
Sent: Saturday, June 28, 2025 5:25 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: I OPPOSE dramatically reducing the area of impact

Below is my comment for the hearing on July 7.
Please, could you confirm receipt of this email? Last time I commented by email it was lost in spam and was not forwarded to the Commissioners.
Thank you so much and below is my letter.

I oppose the Valley County plan to reduce the McCall Impact Area dramatically. I am affected by this proposed change.

Valley County will allow much more unchecked growth and development than the City, without as high regard as the City for water quality in Payette Lake, issues surrounding rapid growth, safety of the community and visitors.

Growth needs to be smart and carried out in a slow and careful manner. To date, in Valley County, this has not been the case and as a result, there are more people, resulting in fatal accidents on all County roads and State Highway 55. There are more accidents and incidents on Payette Lake than in the past – plus milfoil, shoreline erosion, and cyanobacteria issues. On Payette Lake, boat rage, impolite behavior, unsafe behavior in winter and summer, are all on an increase.

There are too many people in a small area that isn't ready for everyone. Roadways and pathways are not prepared. The cycling and walking transportation network, as well as the public transportation network is insufficient to fill alternative transportation needs and reduce congestion.

Payette Lake is our sole drinking water resource and it's also a recreational resource that should not be surrounded by residential or other development that increases phosphorus levels and prevents the public from enjoying this beautiful lake.

We who live on or near the City limit benefit from a transitional area so that adjacent neighborhoods are somewhat compatible with where we live.

Valley County has not proven that it will protect our natural resources and promote smart growth. It has proven that the Comprehensive Plan can be disregarded. It's premature to dramatically decrease the Area of Impact and therefore cause more rapid growth and development around McCall under the County's "watch". It's unsafe to have too many people where infrastructure is not supportive and it destroys our natural resources.

Sheree Sonfield
664 Woodlands Drive, McCall
[REDACTED]

Area of Impact McCall Idaho

From: [REDACTED]

Sent: Saturday, June 28, 2025 5:42 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Subject: Area of Impact McCall Idaho

Dear Ms. Herrick,

Please accept the letter below as testimony for the upcoming Planning & Zoning meeting on July 7, 2025. These 8 property owners in McCall have a specific request if the Area of Impact in McCall is going to shrink significantly as is proposed by Valley County.

Dear Commissioners:

Our families have owned property in the McCall Area for many years, some dating to the early 1900s. We consider McCall a home and are heavily invested in its character and sustainability going forward.

Many of us have been involved with urban development for many years and been very involved nationally with the Urban Land Institute and the International Downtown Association. We understand development and the value of good development. McCall is an urban center with a vibrant downtown and its character and future should be planned and directed by the local community.

For decades, the city of McCall and Valley County Commissioners have collaborated through joint planning & zoning meetings. This model should not be abandoned. The representatives of the McCall Area know what is best for their community. If the County discards the preferred zoning and development patterns desired by these residents, it does a great disservice to the local community, and the county as a whole. There is economic value in the unique mountain town character of McCall which should not be underestimated. This joint commission and current zoning regulations serve a very valuable purpose and outcome in sustaining this character. Clearly the property taxes generated by the city of McCall are crucial to the economic health of Valley County.

While most of our properties are not in the city of McCall, what happens in the Area of Impact has great influence on our community at large. The city of McCall must have a significant voice on how its primary access areas are developed. Primary areas include the land adjacent to highway 55 both north and south. These are the only access points for the public and must be developed according to what the priorities are of the local community. These are entry points into the community and must reflect what the community believes is best for the McCall Area

Please continue to have a joint commission which includes the desires of the McCall community and aligns with their planning for a long-term successful and sustainable community.

Respectfully submitted,

Clay & Jan Carley, 2202 Payette Dr., McCall

Ron Nahas, 978 Wagon Wheel Rd., McCall

Scott & Carol Schoenherr, 321 Whitetail Dr., McCall

Ron & Diane Graves, 2120 Payette Dr., McCall

Al Shealy, 3710 Wagon Wheel Rd., McCall

John King 2194 Payette Dr., McCall

Ray & Julie Ketchum, 2206 Payette Dr., McCall

Donna Woolston, 221 W. Lake St., McCall

Impact Area

From: [REDACTED]
Sent: Saturday, June 28, 2025 8:23 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Fw: Impact Area

I have owned a cabin in McCall for 40 years and the growth has been phenomenal. McCall needs to stay involved in the Impact Area to make sure the things that make McCall the beautiful place that it is, are not ruined by expansion from incompatible uses that change what makes McCall great.

----- Original message -----

From: Cynda Herrick <cherrick@valleycountyid.gov>
Date: 6/28/25 10:26 AM (GMT-07:00)
To: [REDACTED]

Subject: Fw: Impact Area--I have owned a cabin in McCall for 40 years and the growth has been phenomenal. McCall needs to stay involved in the Impact Area to make sure the things that make McCall the beautiful place that it is are not ruined by expansion from ...

Hello Connie,

Can you please resend your email with your comments in the body of the email. You placed comments in Subject...

Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

“Live simply, love generously, care deeply, speak kindly, and leave the rest....”

Service Transparent Accountable Responsive

From: connieclapier [REDACTED]
Sent: Friday, June 27, 2025 7:54 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Impact Area--I have owned a cabin in McCall for 40 years and the growth has been phenomenal. McCall needs to stay involved in the Impact Area to make sure the things that make McCall the beautiful place that it is are not ruined by expansion from deve...

McCall Area of Impact**From:** [REDACTED]**Sent:** Sunday, June 29, 2025 5:43 PM**To:** Valley County Commissioners <commissioners@valleycountyid.gov>**Subject:** McCall Area of Impact

From: lyoude@frontier.com

To: Valley County Commissioners

Date: Sunday June 29, 2025

As I have stated before, I live in the McCall Area of Impact. When we bought our lot on South Samson Trail over 20 years ago, we knew it was in a zoned rural residential area. We built our home secure in that knowledge. Now you seem to be determined to change that, disregarding how that could affect our neighborhood, our property value, and the saleability of our homes.

Please reconsider your decisions concerning the McCall Area of Impact and leave the boundaries already in place intact.

Linda Youde 1210 South Samson Trail, McCall ID [REDACTED]

McCall area of Impact

From: Kathy Deinhardt Hill [REDACTED]

Sent: Monday, June 30, 2025 6:19 AM

To: Valley County Commissioners <commissioners@valleycountyid.gov>

Subject: McCall area of Impact

Commissioners:

I am against the county takeover of the current McCall Impact area.

The county has no development plan for anywhere in the McCall area. The county's multiple use system has been a disaster in various areas around the county, but mostly along Highway 55 from Lake Fork to McCall. How many more storage units, commercial enterprises, ugly developments will the commissioner continue to approve, all to the detriment of the people who live in an around McCall?

Multiple use approval is usually given with various conditions put on those who build in the County. This county does not have the people (nor the desire) to monitor those conditions and the builders and developers ignore those conditions at will.

All you have to do is look at the the ASAP junkyard on Highway 55, a business that had various conditions put on it before the owners were allowed to "multiple use." Not one of those conditions has been met.

You are not the best stewards of the land around McCall, because you have shown your interest lies with the development, not in protection of homeowners who live in the areas impacted by this development.

You can provide a quality of living and respect for the people around McCall and have development, but the development should be compatible with the neighborhoods and road use. So far, you have not done that and until you do, you should not have control over McCall's impact area.

Thank you.

Kathy Deinhardt Hill
14068 Pioneer Road
McCall, Idaho 83638

regarding proposed changes to Valley County Code

From: [REDACTED]

Sent: Saturday, June 28, 2025 8:32 AM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Subject: regarding proposed changes to Valley County Code

(VCC) 7-1 and 6-1-2

Ordinance No. 2025-06

Dear Board of County Commissioners,

My name is Randy Basabe

Thank you for inviting me to participate by communicating with you a few comments regarding the impact area.

I have been a very long-time resident of Valley County and care about the thoughtful guidance of our leaders to make the best decisions possible as our county grows. The popularity of our area is impacting everyone and the quality of the way we live here should be carefully thought out and maintained to protect the beautiful place we all care about. I love the place where I have lived for decades at the same location at 531 Ellis Rd. It is peaceful and beautiful. The lots in this area are large and I am grateful for the special quality of life that I have enjoyed at this location. I appreciate that I am located in the county and for county services that have helped me live here for many years. I would like for my location at 531 Ellis Rd. to remain in the county guideline. Area. I am very concerned about the impact of traffic and how it affects existing residents.

Thank you,
Sincerely,
Randy Basabe

AREA of IMPACT - Proposed Changes

From: [REDACTED]

Sent: Sunday, June 29, 2025 8:35 PM

To: Valley County Commissioners <commissioners@valleycountyid.gov>

Subject: AREA of IMPACT - Proposed Changes

Dear Valley County Commissioners: I have in several previous letters to you expressed my strong opposition to the proposed Valley County Commissioners reversal of the long-standing and very successful AOI with the City of McCall and the residents of the Area of Impact. I am one of those residents, having purchased our site, built our home, and resided full time here on South Samson Trail since 2004, all in compliance with and under the protections of the AOI conditions. I also served two terms on the McCall Area Planning and Zoning Commission - one term by appointment from the McCall City Council, one term by appointment from the County Commissioners - and served as chair for nearly five years. That was back in the days when our inputs and decisions were respected and accepted by the Commissioners.

I also learned during a thirty year career in local and state government public service that the reputations and perceptions of elected officials are very fragile and are easily lost, as are their re-elections. Your persistent and inexplicable actions to raid the AOI, and to defiantly and vocally ignore the reasoned input from the City of McCall and from the residents of the AOI and from the voters of the northern parts of Valley County, are beyond frustrating, and are totally unacceptable. Office holders are elected to work in the best interests of ALL of their constituents and residents, to apply sound principles of public administration (and in this case, of responsible and productive urban and regional planning), and to move the processes forward, not backward. You have failed as Commissioners in those regards and responsibilities.

If you cannot now find the nerve and political courage to publicly admit at the July 7 public hearing that you are WRONG on this one and thus will discontinue your misguided course, your face saving opportunity here is to table the whole thing pending further study and consideration (like, forever), adjourn the meeting and go home before you make things even worse.

Thank you and good luck.

Robert Youde 1210 South Samson Trail 2 [REDACTED]

AOI

From: jane wurster [REDACTED]

Sent: Monday, June 30, 2025 12:06 PM

To: Valley County Commissioners <commissioners@valleycountyid.gov>

Subject: AOI

Valley County Commissioners:

As we have commented numerous times already, we support the City of McCall Area of Impact. Keep the AOI as is. DO NOT DIMINISH THE AOI AS PER YOUR PROPOSAL!

We believe the AOI is important for planned, well thought out and appropriate future development. We strongly support the AOI as is.

Steven and Jane Wurster

Valley County Code 7-1 and 6-1-2 Public Hearing - Public Comment

From: laura crawford <[REDACTED]>

Sent: Monday, June 30, 2025 12:17 PM

To: Valley County Commissioners <commissioners@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>

Subject: Valley County Code 7-1 and 6-1-2 Public Hearing - Public Comment

Valley County Commissioners

Re: McCall Area of Impact

June 30, 2025

Dear Commissioners,

We are writing to express our concerns regarding the proposed changes to the boundaries and planning and zoning regulations for the McCall Area of Impact (AOI).

While we are relieved that our property remains within the McCall AOI, we strongly oppose the significant reduction of the overall AOI. Although it may be reasonable to exclude certain properties west of McCall in the Valley View area, it is deeply concerning to see reductions around Payette Lake and south of McCall. Properties adjacent to the city should remain under the influence of McCall's planning process to ensure thoughtful, cohesive development. We had hoped that Valley County and the City of McCall would continue to collaborate in shaping the future of our shared community.

We have lived in our home for 22 years and have come to value the City of McCall's zoning and building standards. The current system is clear, accessible, and effective in preserving the character of our neighborhoods. In contrast, we do not support the proposal to apply Valley County's single-zone building code to our area. We believe this change would negatively impact our property values, quality of life, and the integrity of our community.

A recent example illustrates our concern: the approval of a storage unit facility adjacent to rural residential and community commercial properties along a designated scenic route. This development is incompatible with its surroundings and undermines the intent of thoughtful zoning. Such decisions will only become more frequent under a vague, one-size-fits-all code.

We urge you to act as a partner to the City of McCall, not as a unilateral authority. According to the new code, your only obligation by year's end is to finalize the AOI boundary. There is no requirement to rush changes to planning and zoning practices. We respectfully ask that you pause, engage more meaningfully with the public, and consider the long-term consequences of these decisions.

Thank you for your time and consideration.

Sincerely,

David and Laura Crawford

302 Samson Court

McCall, Idaho

Opposition to Proposed Changes to McCall Area of Impact

From: [REDACTED]
Sent: Monday, June 30, 2025 2:11 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Valley County Commissioners <commissioners@valleycountyid.gov>; 'Community First Coalition'
[REDACTED]
Subject: Opposition to Proposed Changes to McCall Area of Impact

Dear Commissioners,

I am writing to express my opposition to the proposed changes to the McCall Area of Impact (AOI) agreement. As a resident of Valley County, I am deeply concerned that these amendments threaten the planning framework that has helped preserve the unique character and environmental integrity of the McCall area.

The AOI is a tool for coordinated growth, infrastructure planning, and rural preservation between McCall and Valley County. Weakening this agreement undermines decades of collaborative planning.

Key Concerns:

- 1. Loss of Local Planning Authority**
Removing McCall's role in AOI decisions reduces oversight on issues that directly affect its infrastructure and housing.
- 2. Favoring Developer-Centric Growth**
The changes appear to prioritize large-scale development over public interest, environmental sustainability, and infrastructure readiness.
- 3. Lack of Transparency**
This process has lacked adequate public notice and engagement, eroding public trust.
- 4. Conflict with Local and State Planning Goals**
The proposed changes contradict the Valley County Comprehensive Plan and the intent of Idaho Code §67-6526, which promotes intergovernmental cooperation in land use.
- 5. Bias Toward Development Over Public Input**
There is a growing pattern of the County overriding Planning & Zoning recommendations and public opposition. Projects like River Fork Ranch, Alpine Storage Condos, and Stor-It Expansion have moved forward despite serious concerns. Weakening the AOI would further shift control away from community input toward unchecked development.

Legislative Context:

Recent Idaho legislative actions emphasize local control, water/fire planning, and coordinated growth. The proposed AOI changes move against that direction and increase the risk of fragmented, poorly supported development.

Conclusion:

The proposed changes serve developer interests, not the broader community. I respectfully urge you to reconsider the proposed AOI amendments and recommit to transparent, collaborative planning with the City of McCall.

Sincerely,



Roger L. Bradshaw
3771 West Mountain Road
[REDACTED]



June 30th, 2025
cherrick@co.valley.id.us

RE: Area of Impact (AOI) Boundary Change Proposal Letter of Concern

Dear Commissioners –

As City of McCall AOI residents, we are very concerned about the approach that you, the Valley County Commissioners have taken with regards to implementing and updating the City of McCall AOI boundary. After viewing the AOI workshops, it is obvious you are throwing the “baby out with the bathwater” by proposing to take over exclusive governance of the lands around the City of McCall and also very concerning, a large portion of Payette Lake.

The viewscape, watersheds and lands around Payette Lake are precious and what makes McCall an amazing place to live and it all must be protected into perpetuity. The lands around Payette lake should and must be managed jointly by both the City of McCall and the County to ensure the long term quality of life and economic health of the northern part of Valley County. To the best of our knowledge, there are no state laws which would prevent this. The current City of McCall and Valley County building code ordinances protecting this area must be significantly improved upon and jointly managed to ensure 100% compliance.

The Pine Terrace II neighborhood, where we live, just south of the City of McCall, is a small fantastic neighborhood with 60%+ full time residents, lots of kids, friendly dogs plus many 2nd home owners who sincerely care about our neighborhood. Joint City/County governance and current zoning regulations heavily influenced the development of this amazing neighborhood. This healthy neighborhood significantly contributes to the economic health of McCall, Valley County and beyond. We are very concerned about the development happening in unincorporated areas of Valley County under exclusive Valley County P&Z governance. If the County proposed AOI boundaries are approved, it would clearly be a step backwards in regards to predictable land development near our neighborhood and the City of McCall city limits.

As far as we are aware, the creation of neighborhoods like ours near cities requires joint governance. Given this, we request that Valley County and the City of McCall take this opportunity to **work together** to improve the governance of lands near VC townships, specifically to consistently comply with the following and recent update to the Valley County comprehensive plan:

“to **encourage** development near existing services or naturally screened areas and in compact subdivisions”

Sincerely,
Eric and Patricia Young
Daniel C. and Janet D. McCluskey
Stacy and Dylan Beeson
Susan and Dan Habel
Matthew and Amy Manning
Karen Morrow
Abi and Ryan Aronson
Paul and Jeri Rehberg

Impact Area**From:** Katharina Roth [REDACTED]**Sent:** Monday, June 30, 2025 1:52 PM**To:** Katlin Caldwell <kcaldwell@valleycountyid.gov>; Sherry Maupin <smaupin@valleycountyid.gov>; Neal Thompson <nthompson@valleycountyid.gov>**Cc:** Douglas Miller <dmiller@valleycountyid.gov>**Subject:** Impact Area

Dear County Commissioners,

Like many others I am opposed to the proposed reduced impact area for the City of McCall. I could name many reasons but I am sure you have heard them all.

Mainly, I am writing to appeal to your good conscience as stewards of Valley County. You have been elected by the people who live in this county to be exactly that - good stewards. You have been entrusted by us to make many decisions with the hopes you will make them to support not only developers or commercial enterprises but also, like I said, us the people. I understand, this is not an easy job. But the outcry over the years has been because it looks like you make decisions that do not or only very rarely take the will of the people who live here into account.

Show us, that we can trust you, that the decisions you make are balanced and come from a caring for this very precious area and that means to try to preserve as much of it as possible. Show us that you care for developments that are not dictated by density but rather by a rural character that fits in with the surroundings. Show us that you try to keep Highway 55 and Samson Trail scenic byways and not become a dump for more storage complexes. I understand, this is very complex and you have the law to follow. But besides the law there is also caring and pride to help keep this area as beautiful as it can be and keep the scenic byways scenic. Maybe, once and for all, create designated residential and commercial areas so that the CUP system is a thing from the past.

Show us that you really listen to us, the people, so that we can trust you with decisions you make. Thank you for listening.

Thank you,

Katharina Roth
14006 Comfort Road
McCall, ID 83638

McCall Area of Impact: Comments for the public hearing record

From: David Simmonds [REDACTED]

Sent: Monday, June 30, 2025 1:56 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>; Valley County Commissioners <commissioners@valleycountyid.gov>

Subject: McCall Area of Impact: Comments for the public hearing record

Dear Commissioners,

I do not support the proposed boundary reduction of McCall's Area of Impact, especially with regard to the drastic reduction around Payette Lake. First of all, the AOI situation is not an immediate emergency. There is time to have a proper discussion between the entities involved, and with the affected residents and voters. If there's a sense that the changes are being jammed through whether residents like it or not, you'd be doing yourselves, as elected officials, as well as the affected public, a disservice. Continue the public hearing, and schedule a public meeting for the record in McCall as well as the one currently planned. It's not a zero-sum game.

While legislation requires a re-evaluation to meet State requirements, it provides enough latitude to arrive at a reasonable compromise. The proposal on the table isn't it. Payette Lake and its watershed deserve, and require, special consideration and treatment. It is the City's water supply (and mine), not the County's per se. Water quality in Payette Lake is at risk on several levels, and the City's special zoning code provisions recognize that the lakeshore ought to be treated different than land elsewhere, to protect water quality.

The lake is part of - maybe the most important part - of our water system, and so its watershed ought to be, to the extent legally possible, within the City's regulatory purview. A reading of the City's Source Water Protection Plan provides ample justification for at least the present level of City authority over land use in the watershed. I would argue that the entire watershed ought to be regulated by the City at some level, similar to other municipalities with surface water sources, but maybe that's a bridge too far for Idaho.

The present AOI encompasses the Sewer District. That district serves both the City and AOI, and whether folks like it or not, the two entities can better coordinate and work together with a City seat at the table for land use over the entire Sewer District. And, the reason for the existence of the Sewer District is directly connected to protection of water quality in Payette Lake.

If joint land use planning with the City of McCall is difficult now, please don't think that cutting them out of the process will make it any easier. Whatever problems exist in that regard, drastically shrinking the AOI will likely cause even more grief.

I speak about these perspectives as a 50 year resident, retired City staffer, and 30+ year volunteer on behalf of Big Payette Lake water quality, having been an original member of Peter Johnson's statutory Council, appointed by three governors, and am now a member of the Watershed Advisory Group working under IDEQ for the same reasons. All of us have a responsibility, like it or not, to ensure the health of the lake. The alternative would cost everyone dearly.

Please work with the public and the City to put the correct emphasis and boundaries on an AOI that gives deference to the lake and its watershed, in the spirit and intent that Idaho Code 67-4301 and 4302 have recognized for a century.

Thank you for your consideration and patience in seeking the right solution.

- Dave

David Simmonds
PO Box 287
McCall, Idaho 83638
Cell [REDACTED]

Support for the McCall Area of Impact

From: Barbara Wilson [REDACTED]
Sent: Saturday, June 28, 2025 6:17 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Fwd: Support for the McCall Area of Impact

I strongly support retention or expansion of the McCall Area AOI. McCall is growing in ways very different from the rest of the county. McCall should retain the main guidance for development within the current AOI and its proposed expansion. I want to protect our current residential zoning. Therefore, I want to be annexed into the McCall area not Valley County.

Thank you,

Barbara Wilson
1190 South Samson Trail
McCall

30 June 2025

Dear Commissioners Maupin, Caldwell and Thompson,

I am writing to urge you to please consider the voices of ALL affected persons when finalizing your decision on the future of the Area of Impact. That means the voices of people who live within the current boundaries of the AOI as well as those who live around them.

As one such affected person, I want you to know how upset and alarmed I am to hear that the Commissioners want to shrink the AOI by more than 90%, and also eliminate the joint development review process between the County and the City of McCall that has been in place for decades.

I do not believe that such drastic changes are necessitated by the updated statute, nor do I think they will enhance livability or sensible, sustainable growth in our area. I believe the Commissioners have the authority to exercise much greater discretion in deciding how to move ahead with the AOI and its administration, and I ask you to please take more time to discuss this with the public and incorporate their thoughts into your decision-making before finalizing any changes.

Specifically, here are my concerns:

- The introduction of Multiple-Use Zoning in the area now included in the AOI will lead to a hodge-podge of development and poorly managed growth. Already, as seen with the Stor-It proposal on Elo Rd., there is conflict between existing homeowners who want to maintain the character of the neighborhood they live in and the County, which says the construction of a huge storage facility should be allowed in their midst under Multiple-Use Zoning. Without traditional zoning, residents in other areas currently in the AOI would become vulnerable to similar situations that might not only radically change their neighborhoods, but could also depress the value of their property and lead to potential public safety problems.
- Doing away with the joint development review process that has been in place for decades will deprive many people in our area of having any meaningful say in future growth in our area. Now more than ever, with the intense growth and development pressure facing our region, we need to have more input from the people already living here on how they want the future to unfold, not less.
- Radically shrinking the AOI and doing away with the administrative processes now in place could have a number of negative impacts, including: unchecked growth, increased congestion and traffic problems, decreased public safety, weakened oversight of our environment and natural resources, the loss of public

access to open space and the loss of wildlife habitat, the degradation of our area's remarkable scenic beauty.

Thank you for taking the time to review my comment.

Sincerely,

Dawn Matus

McCall, ID



June 30, 2025

Ms. Cynda Herrick, Valley County Planning and Zoning Director
Valley County Planning and Zoning Department
P.O. Box 1350
Cascade, ID 83611
(208) 382-7115

Electronically submitted: cherrick@co.valley.id.us and cherrick@valleycountyid.gov

RE: Idaho Conservation League's Comments on the Proposed Amendments to the McCall Area of Impact

Dear Ms. Herrick:

I am writing on behalf of the Idaho Conservation League (ICL) to provide our comments and recommendations on the proposed McCall Area of Impact (AOI) amendments.

Founded in 1973, the mission of ICL is to create a conservation community and pragmatic, enduring solutions that protect and restore the air you breathe, the water you drink, and the land and wildlife you love. ICL's seven strategic initiatives include confronting climate change, recovering Idaho's wild salmon and steelhead, cleaning up the Snake River, protecting public land, restoring abundance and diversity of Idaho's wildlife, safeguarding North Idaho lakes and waters, and reducing pollution. ICL achieves these goals through public outreach and professional advocacy. With offices in Boise, McCall, Ketchum, and Sandpoint, the organization is a consistent, statewide voice for conservation in Idaho and represents more than 30,000 members and supporters. ICL's members and supporters care deeply about protecting and restoring the environment.

Idaho and Valley County are growing, and no one can deny this reality. In the past, growth came at a more leisurely pace, allowing local Planning and Zoning (P&Z) commissions the opportunity to adequately review proposed development and construction. Currently, Idaho and Valley County are experiencing exponential growth, with newly proposed developments coming at a greatly accelerated pace. Decades ago, the Village and now City of McCall worked closely with Valley County Commissioners

and the Valley County P&Z Department to create a system of enforceable codes and regulations that met both the needs and desires of McCall residents and those of the greater Valley County. The reasoning behind more stringent building regulations and codes for McCall, including the McCall AOI, centers on the protection of Payette Lake, McCall's sole drinking water source and the upper end of the North Fork Payette watershed system, which supports community needs and agricultural interests from McCall to Emmett and beyond. We encourage Valley County P&Z and the Valley County Commissioners to continue this collaborative effort and retain the enforceable codes developed for McCall and approved by previous Valley County Commissions.

We recognize that each community in Valley County has its own character and "feel," with each community identifying priorities and goals for future land use management. The majority of McCall residents support the existing codes, as demonstrated by property purchases and home construction within the existing AOI. Payette Lake provides all of McCall's drinking water. Unchecked development around Payette lake will certainly harm water quality for McCall and all downstream users. If the codes were too restrictive, the option to locate in other portions of Valley County was, and is, available. The same applies for Donnelly and Cascade, as demonstrated by the numerous citizens who express support for less restrictive building and development codes. Moving to a "one size fits all" system not only will create more work for the County P&Z Department, but will feed the growing discontent and conflict we have seen and experienced in recent years regarding development proposals throughout the County.

Regarding the McCall AOI boundary, we believe that the existing boundary and/or the boundary proposed by the City of McCall accurately reflect the potential for development with direct impacts on the City, regardless of the potential for annexation or inclusion in the McCall city limits. In 2020, the Idaho Department of Lands (IDL) began reviewing a land exchange application from Trident, LLC. The application consisted of exchanging potential northern Idaho lands for some 20,000 acres of IDL lands surrounding Payette and Little Payette Lakes, with the intended development of desirable parcels along Payette Lake and ridgelines surrounding the lake. Ultimately, IDL rejected this application. From this poorly thought out proposal, numerous local and state-wide organizations came together to form United Payette, a coalition working towards the conservation of the endowment lands surrounding Payette Lake for the purposes of protecting water quality and preserving the character of McCall, which draws many new residents and innumerable visitors each year. We believe that the Trident proposal demonstrates that development potential is real, and the choices we make now will determine McCall and Valley County's future.

The codes and regulations the City of McCall have adopted and the long-time commitment to creating and supporting necessary infrastructure, such as sewage collection systems and municipal or Association-based water systems, are all geared toward protecting the water quality of Payette Lake. Payette Lake only has the water quality it does because local residents, the State Land Board, the late Senator Jim McClure, J.R. Simplot and many others championed the installation of a sewer collection system around Payette Lake, moving away from inadequate septic systems. Although these changes were neither popular nor inexpensive at the time, the changes preserved the lake's water quality for future generations and did not stop future development. Water quality protections increased with the implementation of McCall's Shoreline Protection Zone, shoreline setbacks for building construction, and landscape designs barring lawns in the Shoreline and River Environs Zones, to name a few. There are no paths forward without Payette Lake as the primary drinking water source - so we must do all we can now to protect this precious resource that we all rely on.

We understand that the boundary of McCall's AOI is ultimately at the discretion of the Valley County Commissioners. However, we do believe that local ordinances and codes are best understood and followed with the least amount of conflict or when those codes reflect the values, goals, and priorities of the communities most affected by the codes and/or regulations. And the number one priority heard from McCall residents is the protection of Payette Lake and its water quality. There are several examples that demonstrate the more protective values associated with McCall codes when compared to Valley County codes, and we outline them below with recommendations for the Valley County P&Z Department and the Valley County Commissioners to consider.

First, the McCall codes establish a Shoreline Protection Zone (SPZ) which includes both lake shore and river environs and defines the zone as, "the area between the water pool shore contour (or high water mark) and a parallel line 150 feet away, with allowable adjustments at identified street intersection points. The purpose of the SPZ is to protect water quality, habitat, vistas, and public visual access of Payette Lake. Components include:

- a 50' Building Setback line with a stipulation that No Harm (excessive clearing of native vegetation or changes to natural landforms or the creation of conditions that result in the runoff of sediment, fertilizers, or other toxic substances/contaminants into a body of water) shall take place within the 50' setback
- Proof of stormwater certification training for a building permit applicant

Valley County code does not establish a formal shoreline zone, in spite of the steadily rising and consistent toxic algae outbreaks in Cascade Reservoir and the increase in

nutrients (specifically phosphorus and nitrogen) in Payette Lake. However, both the City and County use the natural high water line as the recognized boundary for county lakes and streams. ICL recommends that Valley County codify an SPZ that will serve numerous purposes. First, we recommend that the County revisit Valley County Code (VCC) 9-4-3-2 and amend the code to reflect the higher setback standard found in existing City of McCall code.

While we appreciate that Valley County does require a minimum 30' residential building setback from highwater lines and ditches, with other buildings being setback at least 100' from the high water mark, the 20' additional feet allow for significant opportunities for native vegetation and intact soils to act as a filtration system prior to runoff reaching water bodies. In instances where property lines and topography/geology inhibit or prevent a 50' setback, owners can apply for a code variance with measures that would mitigate the impact of a residential structure within the SPZ. The existing 30' setback found in Valley County code could remain the minimum standard, with no residential structures being allowed below the 30' mark. These setbacks encourage owners to retain native vegetation (supported by further ordinances associated with landscaping, below), reduce fertilizer applications and therefore nutrient delivery to water bodies, and reduce shoreline erosion and sediment delivery to water bodies.

Oftentimes, P&Z departments around the country rely on building contractors to adhere to stormwater regulations and requirements. Ultimately, it is the responsibility of the property owner to ensure that their hired contractor or subcontractors doing any grading, landscaping, or other work that impacts stormwater runoff and mitigation fully understand and comply with relevant codes and regulations. Therefore, we also recommend that Valley County include a requirement for proof of stormwater certification training prior to construction or issuance of a final permit.

As previously mentioned, one aspect of McCall's SPZ is for the protection of scenic vistas, one of the key attractions for long-time and new residents and visitors alike. In essence, MCC 3.7.020 provides for the protection of, "vistas, and public visual and physical access..." to shoreline and river environments. First, MCC 3.7.023, as a Requirement for Development, states that any structure wholly or partially within the SPZ, visible from water bodies, and within the 150' land strip of the SPZ are subject to design review. To complement and support 3.7.023 is MCC 3.7.03, the Scenic Route Zone, which protects scenic views along designated routes that could interact with waterway vistas. Unfortunately, Valley County does not have a corresponding code protecting scenic views, from either water bodies, transportation routes and we believe that with a growing County and communities, the Valley County of 50 years from now

will greatly appreciate a proactive approach to protecting scenic views now, and this is a great opportunity to begin that work.

Over the past year, McCall and Valley County have learned a lot about the impact wake/waves have on shorelines, particularly in our rather small-bodied lakes and reservoirs. A recent University of Idaho study details the impacts of wakes/waves on the shoreline environment and in 2022, Valley County, in cooperation with the City of McCall, published a Waterways Management Plan. The plan outlined numerous challenges Valley County faces in the foreseeable future, identifies “trigger points” or thresholds for water body cavities and nutrient loads, and contains several recommendations to mitigate the impacts of increased motorized recreation and use on Valley County lakes and non-motorized use of Valley County rivers and streams. Ultimately, we believe that the best path forward is for municipalities, Valley County, and other agencies and stakeholders to work together to implement and follow the guidelines provided in the 2022 Valley County Waterways Management Plan. This should include no wake zones (recommended at 500’ in congested areas and monitoring of lake carrying capacity and water quality standards.

One of the most significant City of McCall codes is MCC 3.8.13, Landscaping and buffering. The code is to ensure that landscape design takes advantage of natural settings, preserves and enhances existing trees, vegetation and soils, takes into consideration other natural features such as streamside or riparian environments, water courses and wetlands, and discourages high-water maintenance landscaping. One provision of the code prohibits lawns in the Shoreline and River Environs Zone. This reduces water use, significantly lowers fertilizer use and nutrient runoff and delivery to Payette Lake, and encourages shoreline stability through the native vegetation retention. While Valley County codes also include specific language targeting landscaping (VCC 9-5A-4), the McCall code is more protective of water quality and the SPV than the County’s version. As Valley County looks toward code updates, we recommend the County adopt a 25-foot vegetation buffer at water edges to reduce erosion, enhance habitat protection, and reduce nutrient delivery to water bodies. These buffers should include a 25-foot buffer around all wetlands, a critical component for natural filtration and water purification and as a wildlife and plant habitat.

We are also concerned that reducing the McCall AOI and usurping McCall code, developed in partnership with and approved by the Valley County Commission, with less protective and less well-defined Valley County code will result in an expansion of the Wildland-Urban interface during a period of extreme fire risk to the region. In a time when the wildfire risk is at its highest and clean water is more precious than ever, we need more thoughtful codes and ordinances rather than fewer. As we look toward the

next 50 to 100 years, we urge Valley County to find sustainable solutions that satisfy community needs. Replacing forested lands with a built environment does not reduce the risk of wildfire, but it does increase the risk of community loss, including essential home and business insurance coverage. These are considerations we believe Valley County must take into consideration as the County moves forward in this process.

As Valley County takes into consideration the numerous public comments and recommendations regarding the McCall AOI, we recognize that the task is significant and will require capacity and staffing from both the County and the City. In recent history we have witnessed, at national, state, and local levels, changes to policy structures, priority shifts, and at times the complete dismantling of programs, oftentimes coming with the promise of something brighter, newer, and better. And many times the American public has not seen those promises come to fruition. Therefore, we ask the Valley County Planning and Zoning Department and the Valley County Commissioners to carefully weigh the pros and cons of amending the McCall AOI with applicable codes, provisions, and regulations, and make decisions with one primary goal in mind: the protection of Payette Lake and its water quality, not just for the next 5 or 10 years, but 50 to 100 years into the future. If the County lands on making significant changes or amendments in your decision process, we urge Valley County officials to leave in place the McCall codes until Valley County proposes and/or implements a code structure that is just as rigorous and protective of Payette Lake, if not more protective than current McCall code.


Regardless of where people live or which community they associate with, we believe that if Valley County and McCall do not rely on data driven, thoughtfully planned impact areas and with enforceable management plans in place, the resulting outcomes will consist of the erasure of generations of input based on community values and shared institutional knowledge gained through the years.

Thank you very much for this opportunity to comment. If you have any questions regarding these recommendations, please feel free to contact me using the provided information. Please keep us informed on future land use or land management decisions as they relate to this amendment process as we hope to continue engaging and working with Valley County officials.

Respectfully submitted,



Randy Fox
West Central Idaho Director
Idaho Conservation League

A large black rectangular redaction box covering several lines of text.

From: Carl Ruhkala [REDACTED]
Sent: Monday, June 30, 2025 4:04:23 PM
To: Valley County Commissioners <commissioners@valleycountyid.gov>
Subject:

Dear Commissioners,

I am for leaving the McCall AOI as it is. The state requirements to implement their rule to change AOIs give you enough time to listen to input from the people affected. And if you don't like what the McCall AOI requires you can always override it and the opinions of the public. As you have in the past. Your actions side with the developer and not public input. It is disgusting. In the past one of the Commissioners said they hardly read any public comments. Please let me know if you read this. Thank you,

Carl D. Ruhkala in

Leave the Impact Area Alone

From: Larry Shake [REDACTED]
Sent: Monday, June 30, 2025 4:16:33 PM
To: Katlin Caldwell <kcaldwell@valleycountyid.gov>; Sherry Maupin <smaupin@valleycountyid.gov>; Neal Thompson <nthompson@valleycountyid.gov>; Douglas Miller <dmiller@valleycountyid.gov>
Subject: Fwd: Leave the Impact Area Alone

----- Forwarded message -----

From: Larry Shake [REDACTED]
Date: Mon, Jun 30, 2025 at 4:10 PM
Subject: Leave the Impact Area Alone
To: kcaldwell@co.valley.id.us, nthompson@co.valley.id.us, dmiller@co.valley.id.us, smaupin@co.valley.id.us

Dear Valley County P&Z, Cinda Herrick, Valley County Commissioners:

The City of McCall is much better situated, and is motivated and has sufficient staff to determine the appropriate future direction and growth of the City and its environs, given the complexities and pressures we are facing. Residents of the Area of Impact have subscribed to zoning protections which would be eliminated. Current public lands around Payette Lake would be open for unrestricted development.

A hearing in McCall at a time when everyone can attend would give you a much more balanced, fair perspective of public wishes. You actually agreed in the last general hearing held in McCall at the Library before you had finalized your proposal that it would be most fair, and best to hold such a meeting in McCall in response to Mayor Giles request, as he pointed out the travel difficulties.

We respectfully request you hold a public hearing in McCall to seek public input into your finalized plan to reduce the size of and assume takeover of the McCall City Area of Impact. Your July 7, 2025, 2pm public hearing is not only inconvenient for the very McCall population that will be affected, but adds traffic danger to would be attendees travelling to and from Cascade, as this is Monday of the 4th of July Holiday weekend and traffic on Highway 55 headed both north and south will be unusually heavy. Many McCall folks will be out of town for the holiday weekend. People who work will be unable to attend this early in the day on a Monday.

The Lake, itself, already endangered would be even more vulnerable because the Commissioners already claim inadequate ability to enact and enforce meaningful boating and water use codes, and have repeatedly claimed lack of personnel for code enforcement. We support the two proposals put forth by the City of McCall, preferably the plan with the larger expansion of the Area of Impact.

Larry Shake
1612 South Samson Trail
6/30/2025

"God, give us grace to accept with serenity the things that cannot be changed, courage to change the things which should be changed, and the wisdom to distinguish the one from the other" — Reinhold Niebuhr

McCall City AOI

From: Linda Sundstrom <linda.sundstrom@mc-callcity.gov>

Sent: Monday, June 30, 2025 8:53:47 PM

To: Sherry Maupin <smaupin@valleycountyid.gov>; Katlin Caldwell <kcaldwell@valleycountyid.gov>; Neal Thompson <nthompson@valleycountyid.gov>; Douglas Miller <dmiller@valleycountyid.gov>

Subject: Fwd: McCall City AOI

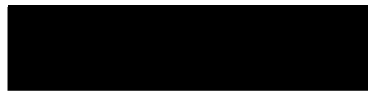
Valley County Commissioners:

It has been difficult to learn of your plans, not to mention your email addresses. Please count me as an active voter in opposition to modify the current AOI, and count this position as received in time to be recorded.

We need to protect this precious landscape, not open it up to more development (especially around the lake), more destruction of timber (ala the rapacious changes to Ponderosa Park), and line our streets with more hideous storage units (as you have allowed along Hwy 55).

I entreat you to do the right thing for our community and future generations.

Linda Sundstrom



McCall's Area of Impact

From: Annie Phillips [REDACTED]
Sent: Saturday, June 28, 2025 1:40 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: McCall's Area of Impact

Hello,

Here we are again trying to keep the identity of our cute not so little anymore town. It is imperative that we maintain the control of the lands surrounding Payette Lake. Building is already out of control in a town where we have water and sewage issues. Please do the right thing for the generations to come, protect our lands and the usage we make of them. No reduction in size of the McCall Area of Impact! Keep the rich and undeserving out of the way. Thanks,
Annie Phillips

City of McCall Impact Area Boundary

From: Patricia Young [REDACTED]
Sent: Friday, June 27, 2025 9:27 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: City of McCall Impact Area Boundary

Dear Director Herrick,

I live at 793 Chad Loop which is in the Area of Impact. The city boundary is at the back edge of my yard. I really like living in the AOI. My neighborhood is wonderful. Over half of the homes on the "Loop" have full time residents. There are kids and dogs and gardens and Little Libraries and daffodils. It's really a fantastic place. I believe a part of the reason the AOI works so well is because the City and the County have *worked together*. I read that the administration of the McCall AOI is a model of best practice for the state! Let's not throw that out! McCall City staff working together with Valley County staff and Commissioners to provide consistency for residents is exactly what I want. I understand the legislature wants to ensure that when it comes time to vote I have a say and has placed the AOI under the jurisdiction of county officials which works for me because currently the city and the county *work together*. This is how I understand it currently works:

"Under the current Area of Impact system, the City and County *work together* through a joint planning and zoning commission to plan for growth, protect natural resources, and support infrastructure. Valley County adopted the McCall Area Comprehensive Plan in 2018 to apply to lands in the Area of City Impact and the City of McCall adopted the Plan for the City limits. Valley County has adopted Planning and Zoning and Subdivision and Development codes that closely match the City's code. The McCall Area Planning and Zoning Commission is a joint commission with representatives from the City limits and McCall Impact Area. Within the Area of Impact, Valley County Commissioners make the final land use decisions for major applications. The City of McCall Staff administers the current and long-range planning and building permit processes for Valley County. However, other public services within the Impact Area, such as road maintenance and law enforcement, are managed by Valley County."

Why can't the city and the county continue to work together? I want to stay in the AOI and have my government *continue to work together* planning and managing my neighborhood, areas nearby, and my town.

Sincerely,

Patty Young
793 Chad Loop
McCall, ID 83638

Area of immediate impact

From: Scott Walker [REDACTED]
Sent: Saturday, June 28, 2025 11:32 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Area of immediate impact

This is clearly an important issue, and I hate to see McCall lose it's character.

However, the city administration has proven grossly incompetent with decision making over the 15 years. Your planning and spending errors have been breathtaking in their depth and scope. I can't see how any group could do the community more harm than you.

Id really like to see what the brick installation in front of Hometown cost. What a waste. Whose brother got rich off that boondoggle?

Id also like to know our per capita cost of the police force. Why are we spending so much for so little?

VCC 7-1 & 6-1-2

From: Yahoo Mail [REDACTED]
Sent: Sunday, June 29, 2025 11:10 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: VCC 7-1 & 6-1-2

Cynda,

Please pass on my comments to our Valley County Board of County Commissioners.

I am in 100% support of your proposed changes to VCC 7-1 and 6-1-2 of the City of McCall Area of Impact.

As a working 70 acre ranch and 1 acre private home within the present city area of impact, you all have my complete and full support of all of you time and resources you have used to make this change of the Valley County Codes and place this new ordinance in to effect.

I thank all three of you, and all of your staff for continuing to work to make our Valley County a better place to live.

Kelly F Clark
Rockn' K bar C Ranch
441 Krahm Lane
McCall
[REDACTED]

Letter against the County's plans**From:** [REDACTED]**Sent:** Sunday, June 29, 2025 8:56 PM**To:** Cynda Herrick <cherrick@valleycountyid.gov>**Subject:** Letter against the County's plans

The County should not be able to reduce McCall's Area of Impact - they've not been shown to have our best interests at heart. This is a special town and development wherever/however is not the right approach. We need to have some control over development, environmental protections, business in/near residential areas, the ugly developments that are happening on the southern approaches to town (do we REALLY need another giant storage facility?!), and there are also traffic considerations. McCall needs to have a voice, ideally THE voice, in all of this. County, butt out!

Patricia Boomer
1500 Louisa Ave.
McCall

McCall Area of Impact Boundary Proposal**From:** Jamie Melbo [REDACTED]**Sent:** Monday, June 30, 2025 12:40 PM**To:** Cynda Herrick <cherrick@valleycountyid.gov>; Valley County Commissioners <commissioners@valleycountyid.gov>**Subject:** McCall Area of Impact Boundary Proposal

Cynda Herrick

Valley County Commissioners:

I am writing to express my opposition to your proposal to drastically shrink the McCall Area of Impact by thousands of acres. Specifically, the lands surrounding Payette Lake need more protection from rampant and thoughtless development, not less. Stripping zoning protections and removing planning decisions from the current joint process is untenable to those of us who care about the future of our beautiful lake. Protecting the water quality and nearby environs of Payette Lake is of utmost importance. I am a full-time resident of 44 years.

Sincerely,

Jamie Melbo

506 Sunset St

McCall, ID 83638

Impact county's meeting

From: Linda Everett <[REDACTED]>
Sent: Monday, June 30, 2025 12:29 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Impact county's meeting

We love McCall and Valley County. We know so many others do as well and we are not opposed to growth, However, we want it to happen with thoughtful and collaborative planning. Please maintain the area of impact to ensure that the inevitable growth that we face is done with adequate infrastructure and planning that keeps Valley County the great place that it is.

Linda and Jim Everett

--

Linda Everett,
[REDACTED]

McCall Area of Impact

From: [REDACTED]

Sent: Monday, June 30, 2025 12:41 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Subject: McCall Area of Impact

Ms. Herrick

My wife and I own a building lot in the existing McCall area of impact on the east side of Payette Lake. I write in support of the Board of County commissioners' proposal to modify the boundary of the impact area as shown on the map published with the Board's notice of Ordinance No. 2025-06. While I do understand the legitimate purposes for areas of impact and might be inclined to support a somewhat larger impact area if the city of McCall can justify it under existing state code, I absolutely oppose the city's ridiculous recent proposal sent to the Board. That proposal was obviously not serious, is clearly contrary to the criteria established by the legislature in Idaho Code Section 67-6526, and should certainly be rejected. As that code section specifies, the area of impact should be planned for growth and development and include only those lands which are very likely to be annexed with the next 5 years. That area should not be used to stop growth and development, which is exactly what the city has done for quite some time.

I also support the provisions of the county's proposed ordinance that re-establish the county as the entity which receives and processes development and building permit applications within the area of impact rather than the city. I have long questioned the legality of the current arrangement. While Section 67-6526 does permit the county to adopt plans and ordinances which apply only in the impact area, there is nothing that suggests to me that the county is empowered to turn over administrative control of the area to the impacted city. Such a system is over-complicated, leads to confusion and can result in abuse. Moreover, it disenfranchises county residents who cannot vote in city elections.

Please include these comments in the record of the county's proceedings. Thank you for your good work.

Stephen A Bradbury
1030 E. Pennsylvania St.
Boise, Idaho 83706
[REDACTED]

Valley County Commissioners
219 N. Main Street
P O Box 1350
Cascade, ID 83611
June 30, 2025

Dear Commissioners,

We appreciate the opportunity to comment regarding the upcoming McCall impact area hearing set for July 7, 2025.

The Big Payette Lake Watershed Advisory Group, (WAG), was reinstated this past January. The two year University of Idaho study found that phosphorus levels in the nearshore were exceeding acceptable limits, the Idaho Department of Environmental Quality agreed more testing was needed, and an update of the Big Payette Lake Management Plan was due. The recently disclosed critical overgrowth of invasive Eurasian watermilfoil has given added impetus to these efforts, and to identifying factors that can be mitigated. The WAG is currently working with IDEQ and with agencies and stakeholders to gather input which will assist in updating the plan for protecting water quality in Payette Lake. Our WAG looks forward to working with the county in any way we can, and we look forward to ongoing dialogue regarding the water quality concerns of Payette Lake.

As the County is considering the boundaries for a new area of impact, our WAG has some concerns about the following, among others:

1. Lands around Payette Lake are of specific, critical concern. The plan to pull these lands from the AOI would eliminate current protective zoning ordinances, and potentially open up this property to commercial and residential overdevelopment, adding even more pressure to the Lake, and to the City of McCall in general. Shorelines need protection using mandatory codes requiring setbacks, density restrictions, prevention of runoff of sediments, fertilizers and other pollutants.
2. Ensure proper stormwater safeguards, with proof of stormwater certification provided by persons applying for a building permit.
3. Implementation, updating and following the guidelines of the 2022 Valley County Waterways Management Plan and ensuring lakefront density is controlled so as not to threaten drinking water of the City, lakeshore homeowners, and HOAs that draw water from the lake.
4. Increased lakeshore residential and, potentially, multi-unit developments would bring added pressure to the City of McCall, including vehicle and boat traffic, compounding the problems we are currently facing and working to identify and correct.
5. It is of critical importance that management of the Lake and of lands surrounding the City of McCall at least be jointly managed with the City, being the most directly impacted, having at least an equal hand in planning and direction of growth.

We are asking for more time. We urge you to continue this public process before finalizing the plan by providing an opportunity for thorough input from all stakeholders, including the City of McCall and residents surrounding McCall and Payette Lake who will be deeply affected, as well as a hearing schedule for participation in the city of McCall at a time and place convenient for everyone.

Respectfully Submitted,
Deb Fereday, Chair
On behalf of the Big Payette Lake Watershed Advisory Group