

Valley County Board of Commissioners
McCall Impact Area --- May 19, 2025

Name	Place of Residence
Mike Benton	Lot 5 - 922 Valley Rim Rd Vls sub #1
Craig Wasson	Lot 6 - 926 Valley Rim Rd Vls sub #1
Ann E Heater	2113 Payette Dr
John Leedom	370 Knights Rd 651 State sheela
Gregory Irvine	1770 Crescent Dr, McCall
Mike Simplot	2236 + 2239 Tamarack Rd. McCall
Steve Porter	1075 meadows Rd, McCall
Becky Rine	1200 S Samson Tr. McCall
Ric Rine	" " "
Charlie Gowling	Lot 976 Valley Rim Rd.
LAWRENCE ALVES	965 VALLEY RIM RD, McCALL
Ray Woods	14110 Paul Bundy Ln McCall, ID
Judy Anderson	13775 Nisala Rd. McCall ID.
Carl Rukkala	550 Eld Rd.

Name	Place of Residence
Debbie Fereday	1782 Gayd Gladys Lane, McCall

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

★★

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

**

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

**

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

**

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

**

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 it's 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

**

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

**

Valley County Commissioners,

We have owned our home in Valley View One for 42 years. A lot of us home owners out here are in unanimous 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,

Tom and Kim Binder
Valley View One Lot 23

**

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

**

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.

McCall, ID 83638

**

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

Cell [REDACTED]

**

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

★★

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

★★

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

★★

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.

**

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

**

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 annex us at that time and provide services roads ect. Thanks
Don Green 285 Bluejay McCall.

**

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

**

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

**

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

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**

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.

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,

Rebekah Oakes Wisniewski

2329 Tooting Lane

Valley County, ID 83638

★★

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



★★

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.

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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

**

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

**

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

**

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 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

**

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

**

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

**

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

**

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

**

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

**

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

★★

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

★★

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

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.

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

★★

o: 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

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)

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
208-870-8653

Hi Cynda,

I have attached a letter from the Board of Directors of the Payette River Subdivision I 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)

**

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

**

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

.....

From: Ken or Chris DeAngelo [REDACTED]

Sent: Friday, May 30, 2025 7:46:34 AM

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

Subject: Re: please consider reducing AOI north of McCall

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,

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

.....

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

★★

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

★★

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

**

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
**

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

.....

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.

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

1-Carrie Potter 15 Boulder View Pl McCall ID 83638 Neutral

Subject: Support for County Oversight and AOI Changes Dear City of McCall Officials, I appreciate the City's efforts to inform residents about potential changes to the Area of Impact (AOI) and the opportunity to provide input. Given the ongoing discussions between Valley County and the City of McCall, I strongly support Valley County assuming full management of the AOI rather than continuing with City oversight. For nearly 50 years, the City has governed the AOI without extending critical infrastructure, such as water and sewer services, to the area. Now, under updated Idaho law, the City is required to provide these services or risk losing control of the AOI. Valley County is simply following the law by enforcing compliance with these new requirements. Furthermore, AOI residents have had no voting power over the policies that govern them. Since the AOI follows McCall's adopted City code rather than County ordinances, property owners are subject to City regulations without having a voice in City elections. This lack of representation creates an inequitable system where AOI residents are held to standards they had no say in creating. In addition, the oversight structure has resulted in a confusing and inefficient process for residents navigating permitting and land use regulations. The inconsistencies between City and County processes lead to unnecessary delays and increased costs, particularly in construction and development. Transitioning the AOI fully to County control would eliminate this confusion, ensuring a clearer and more transparent system that better aligns with the needs of rural property owners. I encourage Valley County and the City of McCall to move forward with restructuring the AOI in compliance with state law and in a way that ensures fair governance for all residents. Thank you for the opportunity to provide input, and I look forward to seeing how these discussions progress. Sincerely, Carrie Potter

2-Jeff Shinn 1425 Clements Road, #12 McCall Idaho 83638 Neutral

Received the Feb 13 letter regarding McCall's Area of Impact. I'm confused because the property we own is inside the city limits of McCall, therefore not part of the AOI. The second paragraph, last sentence, indicates the AOI in question '...is expected to be annexed into the City at some future time.' Isn't this presumptuous? Which area is this sentence referring to? All of the AOI or certain portions? Finally, I note the letter is unsigned. The City Community Development Director, City Manager or Mayor would be appropriate signees, in my opinion. Thank you.

3-C.W. Hurlless 379 Elo Road McCall ID 83638 For

To be clear, I am For Valley County controlling county land. AOI's are created in places where congruent planning is established and infrastructure is readily available. There is no way for any of the current McCall impact areas to receive any form of infrastructure in 20 years let alone a generally accepted 5 years. It goes without saying the City of McCall's current infrastructure is failed do to "planning" and not budgeting and accomplishing. Please focus moneys and attention

to these areas and let Valley County successfully continue to do so to theirs. Thank you, C.W. Hurless

4-Carrie Demirelli 1084 Crescent Rim Rd McCall ID 83638 Against

Annexation always increases property taxes, and zoning changes increase land use density by cramming development/airbnbs/rentals/apartments into comfortable subdivisions. If it ain't broke, don't fix it. Nobody wins on annexations except the city government who leaches more taxes from the residents. Not all of us are in multimillion dollar cabins that are visited twice a year. How/where do we vote NO on this annexation?

5-Nicholas Bohnstedt 711 Thompson Avenue McCall ID 83638 Neutral

My question is if Valley County and the City of McCall were clear and agreed to work together within statute last September, please explain exactly why Valley County has signaled a different approach? Also, please explain how this "new" approach will save our taxpayers money, because prices just keep rising and rising and there has been no relief. Sad.

6-Nancy R Levine 400 Yerba Buena Ave. San Francisco CA 94127 Neutral

What are the areas of interest that would have some impact on existing properties resulting from the AOI? What is the goal of this AOI project - increase housing? supporting population growth? More revenue for McCall? Thank you.

7-Tim Haener 1290 Aspen Ridge Lane McCall ID 83638 Against

I am adamantly AGAINST the County administering the AOI that would include the City of McCall. As a civil engineer, I know that the best planning comes from the "most local" constituency. That is, the CITY should be in charge of planning within their jurisdiction. Local residence and their elected officials know best what's right for their hometown. This also aligns with Idaho's value of local control over broad control - freedom, independence, and liberty. Local rights should control over County, County should control over State, and State's rights should control over Federal.

8-Lisa Beck 249 Moon Drive McCall Idaho 83638 For

Don't change it! Do not change it! We need the impact area. Why flush away the efforts to plan our community? I'm exhausted by these efforts to dismantle the framework of our towns, counties, states, and nation. Listen, there are real consequences. At the economic summit, the citizens were begging the city and county to work together to unite and create regional plans. I would even support increasing the impact area to regions along the highway. A mine vs. theirs mentality doesn't promote effective leadership. Planning ahead is good for leaders. It's good for the area. It's good for the economy. It's good for visitors. And-- it protects citizens. Consider the long term consequences--If we (YOU) don't have a robust plan, then we can hope for the worst. Instead of unifying toward a known vision, we have to assume that future neighbors' will develop in the worst allowable manner. Idaho land rights support the individual--which is great when ranching and timber dominated the region. Now, at a micro-level, at less than 5 acre scale however, that allows a scattered framework that disrupts efficiency which harms the ability to achieve transportation goals, infrastructure goals, environmental goals, and economic networks. Tired of paying for failing roads, expensive sewer, and lack of infrastructure? It'll get more

challenging. Stop studying impacts to an individual parcel and look around at our gorgeous valley and protect it, while reaping the benefits of being efficient with tax dollars. Do I agree with all of the City's planning ordinances? No, but their efforts do allow a multitude of strategic plans to successfully create (and protect) a long term vision. The arrangement for the Impact Area to harness the City of McCall staff review while also allowing County Commissioners to have input should be an incredible alignment. I urge the county representatives to respect the big picture and support McCall's planning process. Support the impact area.

9-Joseph Eiguren 2245 Payette Dr. McCall ID 83638 For
I have been coming to McCall since childhood. I currently own a second home in the McCall Impact Area. I feel that having the oversight of the City of McCall in our area has helped protect the natural beauty and charm of the city. I recently worked with the City for a small addition to our new home, and my experience went exceptionally well. John Powell, and team, we great to work with an I appreciate all they do. I am in favor of things remaining unchanged, with the City's oversight over the impact area.

10-Theresa Burkes 1598 Lakeridge Dr McCall ID 83638 Neutral
I would like to know what the plans are for the corridor coming into McCall from the south. And how are they affected by this change? I am for preserving the aesthetics of that entry and not turning it into a big swath of unattractive commercial development.

11-Steve R. Cook P.O.Box 680 Ketchum ID 83340 Neutral
As a property owner in McCall within the AOI district and paying property taxes to Valley Co., I strongly oppose governance of the AOI should be by the County. Guidance, regulation of use, and oversite of the AOI should be by the City of McCall and not the County. Please insure this comment is part of the public record. Thank you.

12-Ken DeAngelo 2460 Sharlie Lane McCall ID 837041 Against
I currently live in the McCall Area of Impact (AOI). I am STRONGLY against being annexed into the city of McCall. I want Valley County to be in charge of the AOI.

13-Mike Barton 1350 Aspen Ridge Ln McCall ID 83638 Neutral Valley
County should not be allowed to make land use decisions in the McCall AOI.

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

February 6, 2025 8:00 am

14-Nancy R Levine 400 Yerba Buena Ave. San Francisco CA 94127 Neutral

Could the City and/or County provide a description/map of where the potential AOI changes could occur. IT says unincorporated Valley County adjacent to McCall City limits. I live on Lick Creek Rd. on the block closest to the lake and it is considered city limits. Thank you.

15-Malcolm Simmonds 435 Ringel Street McCall Idaho 83638 Neutral

Please clarify, specifically as a result of this initiative, what the risks are to property values and what steps are you taking to mitigate this risk and protect owners from any negative consequences. Thanks, Malcolm.

16-Luke Wardle 220 Wisdom Rd McCall ID 83639 Against

We do not want the AOI to continue or to be annexed by the city of McCall. To date the experience has not been great, that includes our previous home at 965 Shelia Ln. Seems we get to enjoy all of the restrictions and rules and none of the benefits. I read over the letter we received concerning this issue and it does not have any substantially convincing information. It reads more like a soft request to support the city in retaining the AOI...more like a letter written to the NIMBY crowd. McCall City has had 7 years (and decades before that) to take action on the AOI but haven't. It appears the reason for the attention to this now is due to the Idaho state code updates. I doubt you are serious about doing anything about the AOI in the future. Please allow the county land outside of city limits to revert fully back to the county.

17-Beverly Haglund 916 Strawberry Ln. McCall, Idaho Idaho 83638 Against

I am a very concerned homeowner. My husband has passed away, but we built this little 750 sq ft. cabin back in the 80's over on Strawberry Lane, we love our Cabin, and we wanted to leave it to our children someday. The problem is, it's already so expensive to keep, as property tax's keep climbing and I am worried it will get worse if we get annexed into the city of McCall. I also want to keep the property for a get away from city life and I would like to continue have a few tents pitched on the lot at our yearly family reunions, not sure if the city would allow it. I am concerned about so many things the city could require of me that I could lose our Cabin. Please consider the impact all these changes could mean for people that are not wealthy, many of us are just holding on and don't want to lose our property due to rules and Tax's. Thank you, Beverly Haglund

18-Kimberly Apperson 415 S Samson Trl McCall ID 83638 Neutral

I value the McCall Area Comprehensive Plan. I value living in a community that has a clear vision towards how, where, and what may be developed, and welcomes citizen input through periodic updates to the Comprehensive Plan. It is a travesty that Valley County government has no clear vision or direction on how land is developed, but is piecemeal in nature, allowing anything to be considered with conditions. With the surge in growth of our area Valley County is

losing its attractiveness as a place for me to call home. I live within the Area of Impact and welcome annexation into the City of McCall to preserve some semblance of "community" and so I can have some confidence in knowing how my neighborhood will be maintained into the future.

19-Craig Lewis 1155 So. Samson Trail McCall Idaho 83638 Against

I received your letter about AOI. Thank You. I have lived at my current address for 30+ years. It has been great. The only thing I can see that being annexed would do for me is increase my cost with little to no benefit. The only benefit goes to the city of McCall. Why would I be in favor of increasing my costs and receive no real benefit? I have gotten by just fine for the past 30+ years why would I want to change that? I love McCall that is why I live here. But over the years I have observed the city leaders and town council make dumb decision after dumb decision. I have even seen where they do not follow their own policies they establish. No Thank You on expanding AOI or Annexation?

20-Jane Chandler 3528 KP Cove Rd McCall Idaho 83638 Neutral

I believe that no changes should be made in regards to the governance of the area of impact and that the city of McCall should maintain authority to make and implement rules for the McCall area of impact. The McCall area of impact utilizes the same services (sewer) and has the same needs (a health watershed for drinking water and recreation) as the city of McCall and therefore the city of McCall should maintain control over the area of impact and the rules it is subject too, especially because the city of McCall is expected to annex the area of impact in the future. Having the same rules and guidelines not only puts everyone on a fair playing field but is the best way to ensure sustainable growth to keep McCall and the area of impact the wonderful place it is today. Furthermore it is the best option to ensure the protection of payette lake and the drinking water used by residents of both the city of McCall and the residents in the area of impact. Thank you for reviewing my comment.

21-Andy Laidlaw 120 Mather Road McCall ID 83638 Neutral

My wife and I own 530 and 528 Third Street South, 20 acres in the Impact Area. We have tried to maintain the agrarian character of this property as it serves a commercial use. The County's single zone adjacency compatibility land use regulations have created a scenic disaster between Lake Fork and McCall. The City needs to do what it takes to keep the Impact Area under McCall ordinances.

22-Dawn Matus 608 Woodlands Dr McCall ID 83638 Against

When I think about the prospect of Valley County exerting more influence over McCall's Area of Impact, I think of what happened with Stor-It Self Storage's proposed expansion on Elo Rd. From the time Stor-It submitted its expansion application in 2022, it met strong and sustained local opposition. Neighbors said over and over that they don't want a gigantic commercial storage complex near their homes. McCall city staff determined that the project falls well short of permitting criteria. McCall's Planning and Zoning Commissioners repeatedly said that Stor-It's application should be denied. But early this year, the Valley County Commissioners turned their backs on the recommendations of McCall's P&Z, the City's findings and the more than 100 public comments and additional in-person testimony by area residents in opposition, and voted

unanimously to give Stor-It the green light to expand. This happened even though the County's current planning and zoning regulations are supposed to be in close alignment with McCall's. The fact the County Commissioners chose to override local opinion and the recommendations of the City in favor of a private business's growth makes any potential increase in the County's authority over the AOI alarming, including its planning and zoning. If the Stor-It example is any guide, in the future we could see more instances in which the County ignores the opinions of McCall residents and the recommendations of City staff and leaders and gives the go-ahead to projects that people here don't want or support, and that could negatively impact a range of issues affecting life in McCall. There is also the possibility that the County could shrink the boundaries of the AOI or dissolve it all together. None of these potential scenarios bodes well for a future of consistent, sustainable growth and development on lands surrounding McCall, especially if the County continues its single-zone land-use code instead of adopting traditional zoning. Rather than having the AOI simply come under the County's jurisdiction, I would support an effort by the City to explore an annexation plan for part or all of the AOI, with emphasis on lands deemed to have particular significance based on criteria such as their proximity to established McCall neighborhoods, their historical, cultural, scenic, environmental or conservation value, and their proximity to sensitive habitats or natural resources.

23-Diane Plastino Graves 2120 Payette Drive McCall Idaho 83638 Against

Dear City Council members and County Commissioners, We live in a single-family, residential neighborhood on the west side of Payette Lake. My husband and I have had our home located within the McCall Area of Impact since it was created. We appreciate the multiple-zoning format of the AOI, and the protocols, procedures, notifications and inspections provided by the City of McCall and its Comprehensive Plan. We very much hope our area is retained within the redrawn AOI. The City boundary meanders a bit south of us, heading up the hill to Crescent Rim Drive and Bear Basin Road, so we are unsure of where the 2 mile limit from the City boundary lies. But we very much hope you will insure our inclusion in the AOI. Further, we want to continue benefitting from the multi-zoned planning and zoning codes and regulations of the City of McCall and its Comprehensive Plan. We most assuredly believe a single-zone in our area, under County code, would be extremely detrimental to our neighborhood's integrity, cohesiveness, and its long-time character of single family homes. Allowing development proposals for condos, apartments, storage units, and commercial establishments in our area under the County's single-zone rules would be devastating to our property values and the enjoyment of our neighborhood. Therefore, we ask you to retain our neighborhood within the newly-drawn AOI, and allow it to be administered as it currently has been for decades by the City of McCall with multi-zone regulations.

24-Ronald N Graves 2120 Payette Drive McCall ID 83638 Against

My wife and I are owners of a residence on Payette Drive along the west side of Payette Lake. For approximately 50 years we have enjoyed the protection of being within the McCall Area of Impact. As a result, development has been governed by the McCall City Code as our home is within a single family neighborhood extending to the last house on the west side of Payette Lake. That has led to the reasonable density single family residential designation for our neighborhood that we and all of our neighbors have enjoyed.. We want to have protection of the current McCall

Comprehensive Plan which restricts the use of the property to single family residential and ask that the zoning in our area be declared and administered consistent with the McCall Area of Impact heretofore in place and consistent with the McCall Comprehensive Plan. To allow condos, commercial development under the County's single zone rules would ruin our neighborhood. Please retain our neighborhood within the newly drawn Area of Impact and administer it as it currently has been for the last 50 years by the City of McCall consistent with its zoning regulations.

25-Haden Tanner 1312 Dawson Avenue McCall ID 83638 For
I am for Valley county taking over all impact areas held by the city of McCall.

26-Steven H Wurster 861 Timber Ridge Ct McCall ID 83638 Neutral
My wife and I support the AOI the way it is. We like the way it is being managed so please don't change it.

27-Tyler Harris 646 S. Granite Way Boise ID 83712 For
I am strongly in favor of McCall annexing the area of impact. As elucidated in the letter sent to property owners, there are a variety of negative impacts resulting from non-adherence to the McCall area comprehensive plan of 2018. My understanding is the county commissioners is no longer believe this plan is in the best interest of the county residing in the area of impact. I strongly disagree with this view. Growth has been rampant throughout Valley County, and an absence of a cohesive strategy regarding zoning and building codes would only worsen than this. If anything, the county needs a stronger, more stringent approach to planning, zoning, and building codes, ensuring aesthetic, structural, environmental, and safety impacts are optimized with any new construction. This is most important with impacts on Payette Lake water quality, which is the sole source of drinking water for the city. Large tracks of Payette Lake drainage land would be at risk for perilous development without codes or zoning. The water quality in the lake is already nearing a tipping point, and removing these restrictions would only exacerbate the problem.

28-Marianne Jones 925 Chipmunk Lane McCall ID 83638 Against
Dear Valley County Commissioners and McCall City Council Members, Thank you for the opportunity to comment on McCall's Area of Impact. I am writing to strongly support the keeping governance and regulation of the AOI according to the McCall Area Comprehensive Plan and the McCall Area Planning and Zoning Commission. We have lived in McCall for twenty years and live close to the AOI boundary. We have appreciated how the McCall Area Comprehensive Plan has allowed development that is harmonious with adjacent uses. In fact, we built our house twenty years ago after reviewing the zoning in the area, which includes the AOI, so that we knew what projected development in our area would look like. We do not support changing the AOI to be governed solely by the County and the single zone county-wide land use code. Please do not upend what has been a successful cooperative approach. Sincerely, Marianne Jones 925 Chipmunk Lane McCall, ID 83638

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

February 7, 2025 4:30 pm

43-max williamson 1880 N Club Hill Blvd mccall Id 83648 For
the county administering the AOI under it's zoning regulations, the repeal the Mccall Area Comprehensive. Plan. The county must be in charge of the zoning for the AOI !

44-Jeff Fereday 420 E. Crestline Dr. Boise ID 83702 Neutral
I am the manager of a limited liability company that has owned residential property in McCall for many years, and I am concerned about decisions Valley County might seek to impose on McCall's Area of Impact that could conflict with the City's planning vision, including its comprehensive plan. I believe the City is best situated to make decisions affecting its AOI, and I urge the Council to work with the County to ensure that City plans are not ignored as annexation decisions, and decisions pertaining to AOI development, are made. Jeff Fereday

45-Sandra Passmore 1617 Warren Wagon Rd McCall ID 83638 Against
No changes should be made to the current governance of the McCall AOI. The current AOI boundaries can remain the same to comply with the state law. The current agreements between the city of McCall and Valley County have protected land use, property rights, the scenic corridors, the shoreline, Payette lake and our water quality. There is no need to change what has worked for almost 50 years. Thank you for your time, Sandy Passmore

46-Mark Meuser 2229 Lakeview Ave McCall Id 83687 Neutral
1. What would constitute consent of property owner. Would all property owners be notified and ballots taken? 2.The City and County, since 1948, have been good to our family. I don't get any specifics in the letter, given by the City, that would make me concerned about the county. Can the city offer a few major draw backs of allowing county control. As example, allowing cattle to water at the north end of the lake, like Cascade Reservoir, though it would help the fishing. Can't hang my hat on words like, Uncertainty, Potential, Ambiguity, Changes, Quality, Industrial. It would be nice to have a lumber mill again, I miss the noon and 5 oclock whistle. 3. Don't mean to be trite, but could you give us some meat to chew on? What are the differences.

47-William Senkosky 1563 W Colville Ct Eagle ID 83616 Neutral
Dear City of McCall and Valley County Development Services, Thank you for taking the time to consider my family's comments on the City of McCall Area of Interest (AOI) at Parcel ID:NE4 NE4 SW4 S6 T18N R3E. We have owned the land for the last 10 years. My family has had some challenges achieving a higher and better use in comparison to other ownerships in the neighborhood. The city of McCall does not provide sewer or City water for our property. In addition, the City of McCall told me they do not recognize the portion of Meadows Road that we use to access our property (which was decreed by Idaho's 4th district Court in 2009 as a "Public Right of Way",see court instrument: 34810). Our property sits in between the Meadows and Mile High Roads subdivisions and the Bear Basin area so it serves as a development buffer

increasing the value of the subdivision's properties yet challenges my family to get the same value. I have attempted to build on our property on 2 separate occasions but abandoned the effort, including the building permit on it. I feared the investment would not work out for us because we would have to develop the public road into our property, yet it is heavily used by motorized and non-motorized vehicles as well as hikers and bicycle traffic for folks wanting to access the Bear Basin area from adjoining subdivisions as well as the public. Shouldn't AOI only be implemented when a neighborhood is in direct line of development and services are expected to be extended in the near-term, rather than "Land Banking" for say open space or future development? Regards, William Senkosky Bill.senkosky@outlook.com

48-Glenn M. Harsh, Trustee McCall Cottage Trust 1676 Brooklawn St. McCall ID 83638

Against I am the trustee of an Idaho Revocable Trust that owns property at 1676 Brooklawn St., Payette Lake Club Subdivision, Valley County, Idaho. I am absolutely opposed to having the City of McCall annex my property or to have any governing authority over my property whatsoever. I desire Valley County, and only Valley County, to have any authority over my property. I suggest that McCall's Area of Impact be dissolved.

49-Margaret M. Williams 1040 Crescent Rim Drive McCall ID 83638 Against

As a property owner on Crescent Rim Drive for 20 plus years I am against our neighborhood being annexed into the City of McCall. As it is now, we are in the McCall impact area. I see no benefit in being annexed. Thank you

From: Carolyn GOWING <[REDACTED]>

Sent: Friday, March 7, 2025 1:34 PM

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

Subject: McCall 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 Commissioners,

We, Charlie and Carolyn Gowing property owners 1100 Valley Rim Road McCall want to express our absolute opposition to McCall City future annexation plans for our subdivision. The county takes care of everything needed and we are quite pleased with the services provided. This future annexation of our subdivision will bring nothing but higher taxes for us. No thank you.

We are currently building our 2700 sq ft home and the ridiculous, frustrating process we went through to get a building permit brought nothing but exorbitant cost and time. This is the ONLY service provided by the City. Our home is a far cry from a Whitetail home.

Our subdivision owns approximately 32 acres of common ground which borders along the Payette River. McCall City has made it known of their desire to have public walking paths along the river. They have interest in our subdivisions common ground, the vast majority of property owners have no desire to have hundreds if not thousands of folks using. This will bring, garbage, noise, Trespassing on private property to name a few nuisances. As stated in the City's most recent letter conservation of natural resources are extremely important..Really?

Please hear the voices of our AOI and grant the people what they want. Release the grip of McCall City and remove us from the AOI.

Thank you,

Charlie and Carolyn Gowing

Sent from my iPhone

From: [Kris McEntee](#)
To: [Bessie Jo Wagner](#)
Subject: AOI
Date: Friday, March 7, 2025 1:08:56 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.

My family has had property in the Sylvan Beach area since 1942. I have listed my concerns and thoughts for the upcoming AOI meeting on March 10, 2025.

1. The county has been doing a fine job with the area you want to annex. The land is protected from further growth.....which the lake can not handle.
2. The city wants more tax money from these properties.
3. Questioning of property rights and land use? You're stirring up unnecessary conflicts. Most properties have been surveyed, staked or can be.
4. One cabin has been on the lake since 1900, with many others later. The character of these original, older cabins and area doesn't need to be CHANGED! That's why they're so special and unique.
5. Our properties are very important to us and are using high building standards, if building or remodeling. Some of these cabins have not been remodeled and are in excellent condition. Talk about high building quality!
6. We don't need or desire landscaping requirements. Drive around the lake in a boat and you'll view the different lakefront landscaping.
7. The properties and land around the lake are all different and unique and do not need to be policed to architectural and design rules. This is not one big Homeowners Association!
- 8 ~9. I would hope the city and county work together to protect the Payette lake water. There needs to be a limit or even better NO WAKE BOATS on the lake due to the quality of the water is being changed and affecting the fish population, the loss of beaches and dock damage caused by the churning of the water and the huge surfing waves.
10. This area does not need ANY comm'l and/or industrial development. Build south of the city; to the east or west.
11. Why would you change how the public is involved with long range planning decisions?
12. Traveling to Cascade for public hearings and permitting processes is ridiculous and not convenient on HWY. 55. These services need to remain in the city of McCall. They were easy to work with for me.

Thank you.
Kristi McEntee

Impact Area Discussion - Comments for the Valley County Commissioners and McCall City Council Discussion - No live comments will be received, only written comments
March 10, 2025 Final

50-Barbara Nokes Kwader 34 Ilka Lane McCall ID 83638 Against

I appreciate the value and quality of the existing McCall Comprehensive plan, and I believe that the Area of Impact should continue to be administered as planned. I believe that the citizens of the town are best qualified to develop and use this long-standing plan, It is not in the best interests of the local community to allow the county or state to insist on unnecessary or arbitrary changes to the existing Area of Impact and zoning plan. I don't think the new interpretation of the statute will be found to support major changes, Please leave it alone.

51-Matt Dahlgreen 847 NE Jones Rd Bend OR 97701 Neutral

I lived in McCall from 1958 until summer of 1966. My parents purchased property on Farm to Market Road in about 1968. I support retaining the Area of Impact as it is--with "planning and zoning regulations closely align(ed) with the City's (from the City of McCall letter of February 13, 2025." I have no objection to the AOI being annexed by the city of McCall. I do not support the County's approach to zoning and development. Respectfully, Matt Dahlgreen

52-James Fereday 1017 Elm Ave Coos Bay OR 97420 For

Dear Commissioners/Councilors, Please accept these comments into your records FOR keeping the McCall Area Comprehensive Plan. As a land owner within the McCall Area of Impact, I urge the County to continue to honor the adopted McCall Area Comprehensive Plan as the guide to development. I just turned 70 and some of my earliest memories are of swimming in the pristine waters of the Payette, hiking close by the lake with my mother witnessing badger, watching eagles, and picking morel mushrooms, among many other activities in this lovely setting. I visit here regularly and find that the lake is largely still in excellent condition and the area around it, though developed obviously more than in my childhood, still has the charm and "go lightly" touch that would be expected by sound and thoughtful planning. I believe that the McCall Area Comprehensive Plan affords this. I am all FOR keeping it alive and in play as a County plan.

53-Greg Youmans 3506 KP Cove McCall ID 83638 Neutral

That's for the inclusive process and notifications. Q's: What are the "certain criteria" of the modified Idaho code ? What might be "Changes in the scenic corridor and shoreline protections" ? Are there currently any differences between city and county regulations regarding dock space per shoreline footage ? If so, what would those differences be ? What outlying areas of McCall could be considered for annexation ? Would that include Warren Wagon Rd. ? If so, how far out ? What kind of "Changes in public involvement in long-range planning decisions" might be contemplated? In general, the area has been developed too much and too fast, eroding the quality of life experience in McCall. I hope for the preservation of shoreline and water quality of Payette lake, including, if anything, tighter restrictions on dock footage per shoreline length. Thanks

54-Lawrence & Diane Alves 965 Valley Rim Rd McCall ID 83638

Against

Received 1 letter on subject matter, 1 week prior to meeting. Letter is vague in overall content as to how it will impact Valley View Estates and area in general. We are a thriving neighborhood with retirees, young families, business owners, healthcare professionals, and other community service employees. We have wells and septic systems that the individuals in the community maintain on their own. Many have asphalted their driveways and take care of their own upkeep. In our county taxes, we are already paying for City of McCall items. I moved into the County area to avoid high property taxes, HOA fees and restrictions, and industrial and commercial development. I can't see any benefits being annexed by the city can offer us!

55-Robert Bechaud 664 Woodlands Drive McCall ID 83638

Against

Three primary concerns: 1. Valley County does not have effective zoning that protects the interests of ALL residents and the record clearly shows that the "rights" of developers are given priority over all other interests. 2. Much of the Impact Area adjoins Payette Lake. Without stringent zoning and development criteria the source of McCall's drinking water will be at risk. 3. In areas not adjacent to the Payette Lake, Valley County's current approach to zoning and land use has the potential to result in diminished property values and create the type of poorly planned mix of commercial and residential development evident in some areas of Valley County. The current approach has worked for years and should be maintained, especially with the current development pressures in the McCall area. Thank you for considering these comments.

56-Tom Muhlfeith 1175 S. Samson Trail McCall Idaho 83638

Neutral

To: Valley County Commissioners and City Council of McCall. As property owners within the City of McCall Area of Impact, I am writing to express my and many of my neighbor's deep concern regarding the proposed reduction of the City of McCall's Area of Impact (AOI). Since its establishment in 1977, the AOI has played an essential role in guiding responsible and sustainable development in our community. In my opinion drastic reduction to this area would have serious and lasting consequences for the future growth and character of the McCall region. The existing AOI framework ensures that development in this critical area is governed by thoughtful zoning regulations that work collaboratively with the City and the County. These regulations are integral to maintaining consistency, preventing unchecked sprawl, haphazard developments and safeguarding the unique character of our community. If a reduction of the AOI is approved, the area in question would fall under the County's planning rules for unincorporated areas—rules that currently lack zoning guidance and rely on case-by-case project approvals. Such an approach introduces uncertainty and opens the door to haphazard development that could undermine decades of careful cooperative planning between City of McCall and Valley County. The current AOI serves as a blueprint for smart growth. It prioritizes long-term collaborative stewardship, and the well-being of current and future residents. By maintaining the AOI in its current form, we can continue to protect the balance between development that is considerate of all property owners and preserves the character that makes McCall and Valley County a desirable and unique place to live, work, recreate and visit. If it is not possible to maintain the current AOI at a minimum the County should consider adopting the current zoning that has guided this area for decades, I urge you to consider the value the AOI brings to our community. Reducing its scope risks affecting the future character of areas that have been guided

by public input and years of thoughtful planning. Let us work together to find solutions that respect our shared vision for growth while honoring the careful cooperative planning that has guided us since 1977. Thank you for your attention to this matter. I would welcome the opportunity to discuss this issue further and to contribute to a constructive dialogue about McCall's future. Sincerely, Tom Muhlfeith & Muhlfeith Family

57-Sara Wolf 108 Brundage View Court McCall Id 83638

Against

I am against Valley County taking over the impact area. I would like the City of McCall to annex the impact area. Thank you!

58-Karla Eitel 1029 Kaitlyn Loop McCall ID 83638

Neutral

I am deeply concerned about any decisions that would lessen the community's collective ability to care for the quality of our lake - our drinking water, an economic driver in the community, and a part of this place that so many of us hold to be special. Having observed the County's approach to managing the surrounding lands, I see that there is a reticence to impose regulation. I can understand that lack of regulation may feel like freedom, but I truly worry that to ensure that a public good like the lake is cared for in the long run, we need some strong collective agreement on what is and is not acceptable. I want that my children and grandchildren have the freedom to enjoy a beautiful lake and clean drinking water, and I'm not convinced that they will have this if the rules are left up to the County alone.

59-gina bonaminio 903 Davis Ave McCall ID 83638

For

I am for the AOI and the city annexing land where property owners advocate for annexation. As a long-time resident of Valley County and the City of McCall, I would be disappointed in the County's leadership if they decided to turn away from nearly 50 years of planning and public service. The McCall Area Comprehensive Plan is solid and good for the future growth of McCall and Valley County. County and City officials work for the residents who have voted them in. Residents voted in officials to administer the AOI and the McCall Area Comprehensive Plan, and as a resident, I respectfully ask all officials to continue to do their jobs. I understand that the state code has changed, but that does not mean that officials need to turn away from 50 years of working together to grow the city and county in ways that the residents promote, meaning the AOI and McCall Area Comprehensive Plan. I am concerned that changes to the AOI will alter how land is designated for development, not sustainable growth. No one can see into the future, but we can be intentional about planning for the future. The success of the AOI for nearly 50 years is an example of planning with intentionality. Please work to keep the AOI as it is and continue to work together to grow the city and county with intention.

60-James Wolf 932 Brentwood St McCall Idaho 83638

Neutral

The mailed notice does not indicate clearly what is the agenda for this meeting. I am anxious about it, as recent political developments tend to favor ultra-conservative viewpoints and pander to the wealthy. If this is about development at the Stibnite mine, I am against it. If this is about accommodating the Wilkes brothers, I am against it, particularly as it impairs backcountry travel and further clogs Hwy 55. If this is just about extending McCall's boundaries, I'll wait to hear the arguments. I hate to pay more taxes and fees, but some sidewalks would be nice.

61-Dave Petty 912B Fairway Dr. MCCALL ID 83638

Neutral

March 8, 2025 Valley County Commissioners and McCall City Council Thank you for the opportunity to address this meeting regarding the impact area of the City of McCall. As a member of the McCall Planning and Zoning Commission I attended the September 27, 2024, joint meeting of the commissioners and council. In the months since I have continually been disappointed by the Valley County Commission overruling the decisions of our P&Z commission, specifically regarding our scenic approach to McCall. How anyone would even consider multiple storage unit farms scenic is beyond me. Specifically, during the September meeting the Valley County Commission repeatably stated that they had no intention of disrupting the process that has been in place for many decades. Now we find out that not only are you purposely working to take over control of land use within two miles of the city border, but there are also indications that you helped push the legislation into law last year. Again, while there have been no public meetings discussing changes to the AOI and my personal conversations with Valley Commissioners as a citizen left me with the belief that this process was not going to be as contentious as it seems have become. I only hope you will stand by your public and private statements to leave the AOI as it currently is and work with our city as the legislation directs you to. Sincerely, David Petty

62-Ronald and Mary Nahas 978 Wagon Wheel Road McCall ID 83638

Against

Our home is on the west side of the lake within the impact area of the City. The current cooperative agreement between the City and County is working well and we would oppose a change. Payette Lake is unlike most of the rest of the state. Activity within the drainage area affects the entire lake and everything from auto traffic to water to sewer transit through McCall. It makes no sense to have more than one planning jurisdiction within the watershed. Making a change will inevitably lead to more contentious local decision making which is in the best interest of no one. I urge the county to embrace the special qualities of this gem in the heart of Idaho and sustain the current area of impact. Thank you, Ron Nahas

63-Sheree Sonfield 664 Woodlands Drive McCall ID 83638

Against

I am concerned about changing the AOI boundary. I'm very concerned about Valley County's ability to administer land, including the most precious land on the shores of Payette Lake and land adjacent to current developed property within the City of McCall limits. The County disregards any Comprehensive Plans, zoning, impact on neighborhoods, public input and its currently administered lands are a single-zone mess of pot-holed roads and neighborhoods of varied uses alongside each other. There's a big visual and neighborhood character difference when travelling from the City limits and into the County, proof right there of a negative impact of changing the AOI to County administration. Most of the land on the shores of Payette Lake is in the AOI now, and it's clear that the current administration of the AOI creates more protection for our precious drinking water source than if the County were to administer these lands with its single-zone county wide approach, for example. Is there a special designation of shoreline areas of drinking water sources? If not, there sure should be shoreline protections to protect our drinking water source. What are the County's specific plans for administering AOI lands? The current single-zone county wide approach with limited regulations won't do much for maintaining property values. When would these County plans be available for the community to

review and comment? How would the County propose to protect our drinking water source? What zoning, professional long-range planning, approval processes (that include public input), design guidelines, Comprehensive Plans, development standards affecting building quality and such would be in place for lands in the AOI so the character of the neighborhood is maintained, especially land surrounded or adjacent on 1 or more sides by City land? Legal interpretation is needed here too. Is an AOI boundary adjustment decision required right now? Or is a plan to determine adjustments from the current boundary required by Dec 31, 2025. Both the City and County must agree to such a plan, isn't that correct? What are the required contents and other details of such a plan? Make the County begin from the beginning vs jump to the end game. A plan detailing how exactly the county would administer these lands should be available to the public for comments prior to any final boundary adjustments. And the plan should address everyone's concerns, including mine outlined above. Commissioner Maupin says she'll follow the law, please hold her to the law, not her interpretation of it. Thank you all very much for your service and dedication to our community.

64-Marty Potucek 1561 Oakwood Road McCall Idaho 83638 Against

I don't agree with AOI annexation to the city of McCall at this point. My major concern regards what specific new services will be provided at what cost, tax wise.

65-Scott Tunnell 1569 Warren Wagon Rd, PO Box 755 McCall IDAHO 83638

For As a McCall AOI full time resident for the last 14+ years and a McCall AOI P&Z Commissioner from 2013 through 2022, I encourage the Valley County Commissioners to continue the plan adopted by Valley County in 2018. Valley County is the 5th largest county in Idaho. The Valley County Commissioner's decisions and programs cover an immense area with diverse geography, hundreds of miles of roads and many bridges and other infrastructure. Directing and managing this vast area requires planning and managing road maintenance issues and countless other rural development planning issues. My 9 years on the McCall P & Z as an AOI Commissioner gave me an appreciation for the importance of a joint effort between the City of McCall and Valley County Commissioners. The City of McCall has a capable and dedicated group of planners, and other staff members who have spent untold hours developing a process and system to handle the varied issues including engineering, permitting, land use planning, and appropriate zoning classifications. This group of professionals help a growing city control and manage what some would describe as explosive growth. I urge Valley County to continue to focus on the growth issues in the non incorporated areas of the county and continue to work with the City of McCall as it applies oversight and direction to the City of McCall and the AOI. The agreement adopted in 2018 has worked well and still provides Valley County oversight on land use decisions in the AOI and the rest of the county. Respectfully, Scott Tunnell

66-Gail Rankin 675 Fox Ridge Lane McCall ID 83638 Neutral

Comments on McCall AOI Issues I would like to see the City of McCall and Valley County doing an even stronger job of oversight for responsible management of growth. This includes planning for appropriate future access and traffic patterns, capacity of fire and medical resources, water and sewer capacity and some specific environmental safety issues. It is important to acknowledge that Cascade has inadequate capacity for increasing processes

involved in governing at this time. The specific environmental safety issues that concern me include: Strengthening of oversight for water quality of Payette Lake (including from future developments that the city may not own). Clear information concerning the capacity of Payette Lake to serve as a source of safe drinking water for the community. Strengthening of oversight for air quality considering a recent study showing that traffic caused a decrease in air quality just this past winter in McCall. Strengthening of protections for neighborhoods against potential bitcoin mining with noise pollution, toxic air pollution (frequent burning of tires on county property next to our subdivision with toxic smoke going toward homes and the grade school) or other harmful forms of pollution. Thank you, Gail Rankin

67-Kristin Hoff Sinclair 2083 Lakeview Ave McCall id 83638 Against

I am concerned about the county taking control of the AOI. I live off of Eastside Drive in the AOI. Concerns include changes in land use decisions from neighborhood approaches to changed zoning that is more random and may affect building quality, design and property values. I believe Eastside drive is also a scenic corridor that should remain protected for all to enjoy. Thank you.

68-Melissa Coriell 1109 Buckboard Way McCall ID 83638 Neutral

The impact area is doing its job and it is working. Please retain the area of impact as it stands. In addition, the City has a source water protection plan in place to protect water quality of Payette Lake, and I am concerned these protections will be lost with a change in management.

69-Nadina Zarkowski 709 Bridle Path Way McCall ID 83638 Against

Please retain the area of impact as it currently stands.

70-Patricia A Young 793 Chad Loop McCall ID 83638 Neutral

It's confusing to me whether I'm Neutral, For, or Against but I know what I want. I am FOR the McCall Area Comprehensive Plan. I live in the McCall Area of Impact and I want a plan. I want a plan that protects my property rights and property value, and encourages development closer to the city rather than in rural areas. If the City and the County can work together and continue to follow the McCall Area Comprehensive Plan, which was adopted by both the City and the County, that is what I would prefer, but it seems that is very unlikely to happen. Although the County Commissioners state that the current situation is confusing to residents of the AOI it isn't to me. I have been to City Council meetings and have met with City staff. I have also been to County Commissioner meetings and have met with County staff. If I have to pick one governing body I will definitely go with the City. The City encourages community engagement and works to inform and listen to myself and other community members. Although the County staff I have met with have been helpful, the Commissioners have been less than welcoming to the public and unwilling to listen to concerns or suggestions from myself and community members. I have requested information from the City regarding annexation and would like to learn more about annexation but at this time I would prefer to be annexed into the City than remain in the AOI and be governed by the current County Commissioners.

71-Carl and Liz Ruhkala 550 Elo Road McCall ID 83638

Against

Why is there such an apparent rush to dismantle our current McCall AOI? Yes, the new statute to ID State Code requires some changes, but why the hurry? This needs to be an AGREEMENT, not a takeover. There are ways to ensure compliance with the new updates to ID State Code 67-6526 that don't require the County to rush to take over everything, including possibly altering or repealing the McCall Comprehensive Plan and changing development decisions and/or zoning regulations. We believe the City of McCall is doing an admirable job administering the current AOI. We appreciate the time, effort and thought that goes into their planning processes, growth management, resource protections (including the lake and water) and aligning developmental standards, among just a few of the many things they do for us all. They are fair and consistent and adhere to the rules. They demonstrate a faith in process and a caring for our community rather than caving in to developers who are out to make a buck at our expense. We recognize and appreciate that commitment and request that they be allowed to continue administering our current AOI. Please slow down the possible AOI changes in governance. This needs to be an AGREEMENT between City, County and McCall AOI residents and property owners. Preserve our Impact Area! Carl and Liz Ruhkala

72-Caitlin Gustafson 129 Mather Rd McCall ID 83638

For

I am for maintaining the impact zone under City of McCall where there are standards for water quality, esthetics and many other elements that make McCall a safe and beautiful place to live!

73-Laura & Alan Shealy 3710 Warren Wagon Rd McCall ID 83712

Neutral

Dear Commissioners, As a property owner on Payette Lake in McCall, I want to express my concerns regarding the potential changes stemming from the proposed alterations to Idaho State Code currently under review. For the past fifty years, the McCall Area Comprehensive Plan has effectively guided the management of the Area of Impact (AOI). Now, with a new framework being considered, this well-established system may be at risk. My family has owned lakefront property here for nearly a century, and we are deeply concerned that changes to AOI governance could have significant negative consequences. These include declining property values, uncertainty surrounding adjacent land uses due to shifts in—or the removal of—zoning regulations, alterations to the scenic corridor and shoreline protections, potential impacts on Payette Lake's water quality from upland development, and the added burden of traveling to Cascade for public hearings and permitting processes. I strongly support McCall retaining governance of the AOI under its existing multi-use zoning codes and upholding the integrity of the McCall Area Comprehensive Plan. This plan ensures that zoning and land use decisions remain under McCall's Planning and Zoning jurisdiction, with public input—providing the local attention and historical perspective that our community and properties deserve. I appreciate the time and effort involved in this process and your dedication to preserving the beauty and future of this special place. Sincerely, Laura Shealy 3710 Warren Wagon Rd. McCall, ID 83638

74-William Edwards 215 Rawhide Loop McCall ID 83638

Against

I am opposed to McCall's annexation of land and private property. McCall city government has not demonstrated that it can effectively run a small village much less take on the

responsibility of future growth. I have witnessed a village with a \$57 million budget waste money on an over budget library, bike lanes and utility box vinyl wraps while streets have potholes and residents have to walk in Third Street traffic lanes due to the absence of sidewalks. First Street was paved twice in two years. City employees who oversaw that project should be fired. In addition, the city received a two million dollar grant to "study" using Deinhart as a bypass around town after a study was done a few years ago-- hint-- just put up a detour sign. Where the heck is all the money going? Just about every commercial development application in town is opposed in lengthy drawn out endless meetings, hearings etc. until the hapless developers get up and leave. Shall I remind you of Maverick, Mile High Marina, and a slew of home site proposals? Scenic byway is used as an excuse but rundown buildings on Third Street are not "scenic". The city government cannot be trusted to oversee any more land. McCall certainly needs a good dose of DOGEing. W. Edwards

75-Mike and Pam Wissenbach 280 May Road McCall ID 83638 For

We live at the boundary of the Area of Impact and the McCall City Limits. From what we know about the comprehensive plans of McCall and Valley County, we feel that it is best to have McCall manage the AOI. We have major concerns about being annexed by The City of McCall. It is important to us to be able to keep our well and septic; we would like a guarantee that can happen from McCall. We realize there could be additional taxes being in the city limits. What are the benefits of being annexed to the city? (We know about library use and being able to vote). Another huge concern we have is if the AOI is annexed by the city, would that make large developments approved more easily? It is critical that as the AOI is developed, these developments are compatible with the surrounding, existing neighborhoods. Although we have concerns about being annexed, if Valley County and the City of McCall cannot come to mutually agree on a plan, we feel it would be in our best interest to be annexed by McCall. The City of McCall has stricter requirements for new development and growth. There is already staff in place to work on development issues. If it is decided that Valley County would be the leader in this change, then some major management points must be made clear. Valley County would need to develop a more detailed comprehensive plan and adopt a zoning code. Additional staff would be needed to review and advise the Valley County Planning and Zoning Commission. To date, development within Valley County seems to get a rubber stamp approval, without considering the opinions of the people living in the surrounding neighborhood or what has been the vision for the property in the comprehensive plan. (E.g. the approved storage unit on Elo Road). How is Valley County going to protect natural resources, most notably water quality? Payette Lake has many pressures on it, but it must be protected as it is the only drinking water source for the city of McCall. These are our comments thus far. We feel there is more information needed to be shared with residents of Valley County. We want to stay involved and appreciate the letter from the City of McCall and the letter in the Star News inviting resident input. Pam Wissenbach Mike Wissenbach 280 May Road McCall

76-Debbie Fereday for Big Payette Lake Water Quality 315 Burns Rd McCall ID 83638
Neutral Big Payette Lake Water Quality Council, Inc. P.O. Box 3108 McCall, ID
83638 March 9, 2025 Valley County Commissioners McCall City Council Members Dear
Commissioners and City Council Members, The Big Payette Lake Water Quality Council

acknowledges the almost 50 year partnership between the City and the County in administering the McCall Impact Area. We have serious concerns about the protection of the North Fork Payette Watershed and Source Water Protection for Payette Lake if there are zoning changes. Can the County protect the lake? What is their plan? What codes would be in place to facilitate a plan that would protect the lake? It would be crucial to hear this plan before any zoning change goes into effect. The endowment lands to the north and those that surround Payette Lake, make up the Payette Watershed, now governed by the AOI. If and when those lands are sold or traded, there would be serious, maybe unintended consequences, for water quality should the zoning density change. Let's be clear, any development in this watershed would spell trouble for Payette Lake's water quality. The State Statutes for Impact Areas (67-6526) changed in 2024. What is the County's specific plan moving forward? There have been significant City resources invested in the McCall Area long range planning, code development, public involvement and code enforcement. McCall City staff manage the administration for the McCall Impact Area and the County Commissioners have been the final decision makers. Land use applications go to a joint P&Z Commission, and the Board of County Commissioners (BOCC) make the final decision on major land use applications. Let's keep this process that has taken so much time to establish and let's keep the cooperation ongoing. Will there be more opportunities for public engagement on this issue in the near future? Respectfully Submitted, Deb Fereday, President Tom Tidwell, Laura Shealy, Pam Pace, David Simmonds, Dave Burica, Greg Irvine, Tom Forestel, Melissa Porter, Scott Harris, Tyler Harris, Ed Elliott, Michael Beckwith

77-Karen Anglea 937 Flynn Lane McCall Id 83638 Against
I do not want the governance to change. It needs to stay with the city.

78-Becky Rine 1200 S Samson Trail McCall ID 83638 Against
First of all, process matters. My recent experience with the VCC and McCall Area P&Z has made clear the need for all parties to follow established process. For instance, the City and VCC jointly established the process (including the 12 criteria) to permit exceptions to zoning within the AOI. However, the VCC boldly ignores this requirement without consequence, even when publicly presented with the criteria by the City and asked by citizens to address the criteria. In this, the VCC has destroyed public confidence and made a mockery of order and process of law. How can we trust the VCC in this new AOI process, if the VCC does not follow the current process it agreed to regarding the AOI? Who will make the VCC follow the rules? Secondly, definitions matter. That is why planning documents normally include glossaries: without agreement on definitions of even common words, discussion is confused, decisions are flawed, and the only remedy is costly legal action. For instance, if, at the beginning of a process, the definitions of "fire station" or "wildlife corridor" are established, discussion can move forward fruitfully, and decisions—whatever they are— will be ordered and defensible. If the process allows persistent misuse of a term (e.g., when an applicant is allowed by the VCC to continually refer to a "fire station" because it sounds better than fire department storage space and hides the onerous requirement for a bond election), any decision based—even in part—on the misused term will be flawed. Who will create a glossary of terms and compel its consistent and correct use? Who will enforce the rules of order in this new process for potential changes to the AOI? I do not support takeover of any part of the AOI by the county, because it has proved surprisingly

untrustworthy. The City of McCall is rapidly growing within the AOI. The AOI needs zoning that protects neighborhoods, prioritizes safety, and minimizes impacts to land and water. Nonetheless, I could better accept an adverse decision if the rules of order and process are followed, meticulously and demonstrably, by parties involved.

79-Steve Anglea 937 FLYNN LANE MCCALL ID 83638 Against
I want the governance to stay with the city and not moved to the county.

80-Greyson Anglea 937 Flynn McCall Idaho 83638 Against
To protect from the future development of areas impacted by a shift in AOI, I am selecting "against".

81-Marnie-Anne Sell 605 Woodlands Drive McCall ID 83638 Against
I have been a resident of McCall for just over 11 years and live adjacent to the AOI. Those who established both the AOI almost 50 years ago, and the McCall Area Comprehensive Plan in 2018 sought to protect this land for future generations. They had clear honorable goals that are well documented regarding future growth and development that served the people of McCall and surrounding area. The County's so called, "potential shift in approach" is alarming. I am concerned that the parcels could come under County P & Z jurisdiction and lose the protection that had been established for us today under previous agreements. I would like to see more information about what is being proposed and in the meantime I hope that those making decisions will honor the spirit of cooperation and responsible stewardship that have been in place for nearly half a century and continue to protect the land for all people and wildlife that call this area home. Thank you for considering my opinion. Marnie-Anne Sell

82-Rick Fereday 315 Burns Rd McCall ID 83638 Against
For as long as I have lived in McCall (50 years), there has been an impact area. I believe that this has been extremely important to how development within that area has been managed to maintain building so that our lake and the surrounding areas are being developed with respect to setbacks, stormwater management, neighbor to neighbor conflicts and many other issues that development within the County doesn't address. With a new State law, this well-established system is at risk. My family has owned property out Warren Wagon Road for 75 years and we are concerned that changes to AOI governance could have significant negative consequences. The County's "compatibility" rating for determining what gets built and where, is antiquated and needs to be changed. I am extremely satisfied with the way that McCall manages development. Having the County take the impact area would be horrible for how future development takes place in the entire impact area, especially the land around Payette Lakes. IF IT AIN'T BROKE, DON'T FIX IT. Rick Fereday

83-Scott Harris 86 Ilka Lane McCall ID 83638 Against
Dear Valley County Commissioners and City of McCall: We are extremely concerned about the intent of the Board of Valley County Commissioners (BOCC) to take full control of the McCall City Area of Impact (AOI) , which is currently zoned and guided according to the McCall Area Comprehensive Plan. This award winning plan was formulated using extensive input from the public, planners, businesses, and agencies and both the City and the BOCC.

Protective zoning ordinances and processes were formulated and endorsed publicly and jointly. Those of us living in this area purchased property and built homes in good faith and in compliance with those rules, expecting this 50 year old protection would continue. We recognize the risks posed by proposed and planned development and growth both within the City and the AOI. Based on involvement with recent CUP variances for projects within the AOI which were denied by the joint McCall Area Planning and Zoning Commission for being incompatible with the neighborhood, and in the face of hundreds of communications from concerned residents in opposition, the BOCC ignored their own P&Z recommendations and the the property rights of adjacent residents in favor of those of commercial developers. The "Scenic Highway 55" between McCall and Lake Fork is a graphic illustration of the type of future approvals we can expect as commercial developments erode and leapfrog into residential and rural areas with unfettered BOCC approval. We feel strongly the City is much better suited to identify issues and further the goals we endorse and face as a community. While there is some overlap with countywide planning, ours are largely unique to McCall. The process of cooperation and coordination between the City and the BOCC for addressing common issues has worked well previously until we have begun to see friction over noncompliant and incompatible projects within the AOI and approved by a BOCC sympathetic to the will of developers over existing property rights. We need this zoning protection and the thoughtful, detailed planning the City can provide, and the BOCC simply cannot as they attempt to address the rapidly growing needs of three other townships and the rural communities of Valley County. Let's stick with the plan that has been working for 50 years, and make careful, measured changes jointly as needed if necessary. Please reject this takeover. Scott and Connie Harris McCall 3/9/2025

84-Kyle Thomas 1015 Valley Rim Road McCall ID 83638 Against

As a resident of the AOI, I'm not in favor of being annexed into McCall city limits and prefer to stay under county administration. I understand the perception of some of the benefits of annexation; however, without an immediate guarantee of sewer and water services to AOI residents within the next few years, the expectation to pay an increase in taxes associated with those services is not fair. If there are plans for those services to be extended to the AOI, please make those plans/timelines/guarantees available for public view prior to decisions on annexation. I use this as just one example, but overall, any perceived benefit does not equally reflect a likely significant increase in taxes.

85-Tor Andersen 129 Mather Rd McCall ID 83638 Neutral

I'm for the McCall AOI remaining as is. I'm concerned that disbanding the AOI will have negative impacts on the water quality of Payette Lake and prefer to keep current the zoning of the AOI surrounding McCall.

86-Thomas Manning 2071 Lakeview Ave McCall ID 83638 Against

I am AGAINST any changes to McCall's AOI. I do not want to see Valley County officials making unilateral decisions about zoning and development around Payette Lake. I do not go to Cascade, and almost never travel to Donnelly. I don't want those folks controlling what happens in my neighborhood. Please do not screw up what has worked really well to keep the

greater McCall and Payette Lake area great for 50 years. I drink water out of the lake every day. Don't mess it up.

87-Julie Manning 2071 Lakeview Ave McCall Idaho 83638 Against
We live in the AOI and strongly believe it should be managed under the existing McCall Area Comprehensive plan.

88-Jared Alexander 1639 lakeridge drive McCall Id 83638 Neutral
Please keep area of impact under the city.

89-Caleb Zurstadt 1429 Paul Bunyan McCall Idaho 83638 Neutral
To whom it may concern, I live in Ski Ranch Subdivision on Paul Bunyan Road. I would prefer to remain outside of city limits because I object to being required to use city water and sewer and any associated cost. Thank you for considering my comment.

90-David Hinchman 1774 Crescent Drive McCall ID 83638 Neutral
The annexation of the Area of Impact by the City of McCall is overreaching. We purchased our cabin 20 years ago and understood it to be outside the city limits and free from strict rules about landscaping, rental regulations, building requirements, shoreline restrictions and associated taxation. This will unilaterally slash the value of our property with no recourse from owners. Please keep the strict rules of living in McCall within the city limits. It's a mountain town becoming a dramatically overregulated bureaucracy.

91-Laurence Huie 375 S Samson Trl McCall id 83638 Neutral
I have been a homeowner on S Samson Trl since 2017 and one of the attractions to this location was being near town limits but within the impact area where the City of McCall would have a say in what developed in the zone-- Initially i was not in full understanding of the importance of being where i am until the last few years observing how valley county views development and the overall lack of concern as to what actually develops in this valley vs the concerns of the city of mc call and preservation of lands up to the city limits-- now seeing what is developing between the Valley County and City of McCall ... if we can not continue with the current AOI as it stands with then i stand to vote in favor of moving forward with annexation-- i am concerned about the quality of environs and impact on property values should the AOI dissolve.... Valley County is run by commissioners that don't have a clue about what they are approving as seen thru a two dimensional drawing and proposal-- unable to comprehend the reasonable opposition to a said proposal or in some cases reasonable positive comments-- as we see the blight being built without disregards to the visual impact along hwy 55 and all the storage and metal buildings ... a corridor that should be preserved as a representation of the quality of life each of the communities in this valley possesses so that said i again would like to learn more and see the benefits from both sides as to the advantage for and against annexation.... thanx

92-bruce D mclean 1550 Chris Lane mccall ID 83638 Neutral
RE AOI. I am opposed to the McCall annexation of impact zone neighbors for the following reasons: we live in the AOC and we are happy as a clam with the life style and services provided to us in the the impact zone, we chose this area for its privacy, affordability for retirement, acres we manage for groundwater recharge, wildlife habitat, wild fire control, and for

all the reasons your February 13, 2025 stated as the reason AOI was created. We are afraid of higher taxes for services for those who chose to live in the city of McCall. If our well runs dry or septic system fails, or we want our county road paved, we are solely responsible. If McCall mismanages resources, that should be the burden of those who are tied to city services. I understand making the pie bigger disperses the cost of McCall growth but it will increase costs of residents in the AOI. If we are tied to the thirsty revenue needs of city dwellers, it could be unaffordable to remain in this area.

93-Shelby Edwards 215 Rawhide Loop McCall ID 83638 Neutral

I strongly oppose the proposal by the City of McCall to annex portions of the currently designated "impact area". The City of McCall demonstrates a complete lack of understanding to what the majority of their population desires with respect to building and improvements. Their use of taxpayer dollars to support projects desired by City Counsel rather than the taxpayer further demonstrates this lack of understanding.

94-Teresa Troyer and Mark Fedor 204 Thula St. McCall ID 83638 Against

The recent decision by Valley County Commissioners to approve the expansion of Stor-It Self Storage on Elo Rd, despite strong local opposition and contrary recommendations from McCall City officials, raises concerns about the County's potential influence over McCall's Area of Impact (AOI). The unanimous vote to allow the project disregarded over 100 public comments against it, signaling a troubling trend where the County may prioritize private business interests over local resident input. This scenario suggests a risk of future developments that may adversely affect the community, as well as the possibility of the County reducing or eliminating the AOI boundaries. To ensure sustainable growth and protect significant local lands, it may be prudent for the City of McCall to consider an annexation plan that emphasizes areas of historical, cultural, or environmental importance, rather than allowing the AOI to fall solely under County jurisdiction

From: Laura Shealy <[REDACTED]>
Sent: Sunday, March 9, 2025 2:52 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: AOI considerations and concerns

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 Commissioners,

As a property owner on Payette Lake in McCall, I want to express my concerns regarding the potential changes stemming from the proposed alterations to Idaho State Code currently under review.

For the past fifty years, the McCall Area Comprehensive Plan has effectively guided the management of the Area of Impact (AOI). Now, with a new framework being considered, this well-established system may be at risk. My family has owned lakefront property here for nearly a century, and we are deeply concerned that changes to AOI governance could have significant negative consequences. These include declining property values, uncertainty surrounding adjacent land uses due to shifts in—or the removal of—zoning regulations, alterations to the scenic corridor and shoreline protections, potential impacts on Payette Lake's water quality from upland development, and the added burden of traveling to Cascade for public hearings and permitting processes.

I strongly support McCall retaining governance of the AOI under its existing multi-use zoning codes and upholding the integrity of the McCall Area Comprehensive Plan. This plan ensures that zoning and land use decisions remain under McCall's Planning and Zoning jurisdiction, with public input—providing the local attention and historical perspective that our community and properties deserve.

I appreciate the time and effort involved in this process and your dedication to preserving the beauty and future of this special place.

Sincerely,

Alan Shealy

3710 Warren Wagon Rd.

McCall, ID 83638

From: Brett Troyer [REDACTED]
Sent: Sunday, March 9, 2025 2:08 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: Oppose change in zoning.

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Dear Commissioners

Our home is in the current area of impact of the City of McCall. We are not in favor of creating more than one planning jurisdiction within the drainage area of Payette Lake. The current zoning laws have been in place for 50 year and are working and helping to protect the water we all rely on.

The current cooperative planning approach is working well and there is no reason to make a change.

Brett Troyer
1844 Warren Wagon Rd.

From: Clay Bradfield [REDACTED]
Sent: Saturday, March 8, 2025 8:42 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: AOI Meeting

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.

Honorable Commissioners,

We are AOI residents outside McCall. The City sent out a greatly self-congratulatory letter on the benefits of being in their AOI and future annexation. Their idea of a wonderful future is more regulation, more government, more control. It was awful.

Bottom line is we do NOT want to be in the City's AOI or annexed into the City under any conceivable scenario.

We urge you to minimize the City's AOI to the maximum extent possible under the new law.

C. & C. Bradfield



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

March 9, 2025

Valley County Commissioners
McCall City Council Members

Dear Commissioners and City Council Members,

The Big Payette Lake Water Quality Council acknowledges the almost 50 year partnership between the City and the County in administering the McCall Impact Area. We have serious concerns about the protection of the North Fork Payette Watershed and Source Water Protection for Payette Lake if there are zoning changes. Can the County protect the lake? What is their plan? What codes would be in place to facilitate a plan that would protect the lake? It would be crucial to hear this plan before any zoning change goes into effect.

The endowment lands to the north and those that surround Payette Lake, make up the Payette Watershed, now governed by the AOI. If and when those lands are sold or traded, there would be serious, maybe unintended consequences, for water quality should the zoning density change. Let's be clear, any development in this watershed would spell trouble for Payette Lake's water quality.

The State Statutes for Impact Areas (67-6526) changed in 2024. What is the County's specific plan moving forward? There have been significant City resources invested in the McCall Area long range planning, code development, public involvement and code enforcement. McCall City staff manage the administration for the McCall Impact Area and the County Commissioners have been the final decision makers. Land use applications go to a joint P&Z Commission, and the Board of County Commissioners (BOCC) make the final decision on major land use applications. Let's keep this process that has taken so much time to establish and let's keep the cooperation ongoing.

Will there be more opportunities for public engagement on this issue in the near future?

Respectfully Submitted,

Deb Fereday, President

Tom Tidwell, Laura Shealy, Pam Pace, David Simmonds, Dave Burica, Greg Irvine, Tom Forestel, Melissa Porter, Scott Harris, Tyler Harris, Ed Elliott, Michael Beckwith

From: D Petty [REDACTED]
Sent: Saturday, March 8, 2025 6:45 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: Comments regarding the AOI meeting on Monday

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March 8, 2025

Valley County Commissioners and McCall City Council

Thank you for the opportunity to address this meeting regarding the impact area of the City of McCall.

As a member of the McCall Planning and Zoning Commission I attended the September 27, 2024, joint meeting of the commissioners and council. In the months since I have continually been disappointed by the Valley County Commission overruling the decisions of our P&Z commission, specifically regarding our scenic approach to McCall. How anyone would even consider multiple storage unit farms scenic is beyond me.

Specifically, during the September meeting the Valley County Commission repeatably stated that they had no intention of disrupting the process that has been in place for many decades. Now we find out that not only are you purposely working to take over control of land use within two miles of the city border, but there are also indications that you helped push the legislation into law last year. Again, while there have been no public meetings discussing changes to the AOI and my personal conversations with Valley Commissioners as a citizen left me with the belief that this process was not going to be as contentious as it seems have become.

I only hope you will stand by your public and private statements to leave the AOI as it currently is and work with our city as the legislation directs you to.

Sincerely,

David Petty

From: Greg Irvine [REDACTED]
Sent: Sunday, March 9, 2025 11:21 AM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: McCall Special Impact Area decision

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Fellow Commissioners,

I rise to oppose the takeover of the McCall Special Impact Area by Valley County. I live in the Special Impact Area and feel that the SIA must be placed under the jurisdiction of the City of McCall. The following are my areas of concern:

-The quality of Payette Lake must be protected especially as the sole-source water supply for the City of McCall. This protection requires a single governing entity.

-Short term rentals in the SIA are currently in "no-man's-land" with respect to regulations, governed by the ordinances of neither the City of McCall or Valley County. This has led to a complete lack of adherence to any regulation by the owners of the STRs in the SIA. I live next to a huge party house that has no limit on the number of occupants and ignores noise ordinances, etc. This is like living next to a fraternity house with no legal recourse extended to me.

-Wake enhanced technology boats are ruining Big Payette Lake with turbulence, noise, and the inability to use other watercraft when they have taken over the lake. The environmental harm created by WET boats is indisputable. There has been no effective enforcement of even the very limited restrictions on this technology on the lake and, again, we need a single governing agency for legislation and enforcement on Big Payette Lake or we will destroy this precious resource in our community.

Respectfully submitted,

Greg

Gregory Irvine, MD

1770 Crescent Drive

McCall, ID 83638-1090

[REDACTED]

From: Laura Shealy [REDACTED]
Sent: Sunday, March 9, 2025 2:52 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: AOI considerations and concerns

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 Commissioners,

As a property owner on Payette Lake in McCall, I want to express my concerns regarding the potential changes stemming from the proposed alterations to Idaho State Code currently under review.

For the past fifty years, the McCall Area Comprehensive Plan has effectively guided the management of the Area of Impact (AOI). Now, with a new framework being considered, this well-established system may be at risk. My family has owned lakefront property here for nearly a century, and we are deeply concerned that changes to AOI governance could have significant negative consequences. These include declining property values, uncertainty surrounding adjacent land uses due to shifts in—or the removal of—zoning regulations, alterations to the scenic corridor and shoreline protections, potential impacts on Payette Lake's water quality from upland development, and the added burden of traveling to Cascade for public hearings and permitting processes.

I strongly support McCall retaining governance of the AOI under its existing multi-use zoning codes and upholding the integrity of the McCall Area Comprehensive Plan. This plan ensures that zoning and land use decisions remain under McCall's Planning and Zoning jurisdiction, with public input—providing the local attention and historical perspective that our community and properties deserve.

I appreciate the time and effort involved in this process and your dedication to preserving the beauty and future of this special place.

Sincerely,

Alan Shealy

3710 Warren Wagon Rd.

McCall, ID 83638

From: [Michelle Blank](#)
To: [Bob Giles](#); [Colby Nielsen](#); [Lyle Nelson](#); [Julie Thrower](#); [Mike Maciaszek](#)
Cc: [Bessie Jo Wagner](#)
Subject: Area of Impact
Date: Sunday, March 9, 2025 10:05:34 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.

Dear Members of McCall City Council -

I believe that the McCall Area Comprehensive Plan has been a very effective way to manage the lands within the McCall Area of Impact. Largely due to the tremendous effort to solicit public input in the drafting of the plan, the county and city were able to create a highly effective agreement. The agreement preserves and protects the character of McCall, the lake, the residences, businesses, and land within the area of impact. Please continue to follow the McCall Area Comprehensive Plan and uphold the current area of impact agreement.

Thanks you for your consideration,

Michelle Blank
McCall City Resident

From: Melissa Newell <[REDACTED]>
Sent: Sunday, March 9, 2025 2:52 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: Impact Zone

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Dear Commissioners,

Please retain the area of impact as it currently stands.

Thank you,

Melissa Coriell

McCall

From: m hays [REDACTED]
Sent: Saturday, March 8, 2025 4:11 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Cc: m hays [REDACTED]
Subject: attn: Commissioners re. 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 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

Valley Rim Rd

McCall

From: Max Williamson [REDACTED]

Sent: Saturday, March 8, 2025 2:28 PM

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

Subject: AOI: City of in McCall

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.

Please consider the following when you reevaluate & redefine the AOI with your final authority.

Our residence is In Kings Pines II(north side of Highway 55, west from Bear Basin parking lot), with the west boundary Adams County. Currently 4 resident with the potential for maximum of maybe 3 more someday.

Thus there is zero anticipated growth, no change for geographic features, & the city does not provide any services here & has said zero plans , to provide public services like water, sewer, internet net , transportation, trash, & etc. to this area.

There is no uncertainty for developers here, since there is nothing to develop. Property values are anyone's guess. My guess is values would go up if we were not in the AOI. There is no scenic corridor or shoreline to protect & expansion of industrial or commercial is not possible here.

The CC&R 's & the county's zoning are completely adequate to maintain this residential area. For the city to annex it requires 60% of the residents to vote for it & they must own 50+% of the land involved assuming the city wanted to do such, that would not happen.

Now is a very good time to change the boundaries of AOI & exclude areas like Kings Pines II phase 1(note phase 2 is in Adams county) from the AOI.

If you have any questions or would like to discuss any things, please call me. Thank for your time & consideration.

Max Williamson [REDACTED]

From: Michael Wissenbach <[REDACTED]>
Sent: Sunday, March 9, 2025 3:52 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Cc: [REDACTED]
Subject: Area of Impact Comments - Wissenbach

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March 9, 2025

Valley County Commissioners:

We are very concerned about potential changes to the McCall Area of Impact (AOI) that could be made by the County in response to recent updates to Idaho State Code 67-6526. We live within the AOI at 280 May Road, just south of the McCall city boundary.

Our experience is that many land-use decisions for the AOI made by the Valley County Commissioners often include exceptions or run counter to recommendations made by the McCall Area Planning and Zoning Commission. It is critical that the planning of the AOI ensure that any future developments are compatible with the surrounding, existing neighborhoods.

Specifically, we are concerned about losing the protections that our property currently has in the AOI. If Valley County wants to improve the oversight and management of the AOI, the County must adopt a plan for this area that relies upon specified, delineated land use zones, similar to the current zones in the McCall Area Comprehensive Plan. The development and designation of such zones must be done in a public forum, incorporating public opinion from those who live in those zones. Such zones must be developed based in part on the current AOI zones and designations and the existing land uses. Furthermore, the County must increase the intensity of managing these areas by increasing budgets, planning staff, and enforcement of the provisions of such land use zones. If the planning, zoning, and enforcement of the AOI area is done properly, there should be very few exceptions granted to any proposed development in the area.

Most homeowners buy their homes and property in a certain area because that area meets their needs and because that area reflects their values and interests. Other nearby properties are similar to theirs and help maintain those values and the character of the neighborhood. County (or city) plans for the area should identify those values, and the land-use zones established in the plans should be designed to perpetuate those values and characteristics. Planning and zoning should say "No" to proposed uses that undermine those values and characteristics.

Another reason for having a designated Area of Impact is to provide for the conservation of natural, cultural, and historical resources. Currently, the McCall AOI provides protection to

Payette Lake and a portion of its watershed. How can Valley County provide for the protection of Payette Lake water quality? Payette Lake has many pressures on it, but it must be protected as it is the only drinking water source for the City of McCall.

If Valley County is not ready or able to take on improved oversight and management of the AOI, then it is in the best interest of the AOI residents and the County to enable the City of McCall to take on that role.

We trust that the County and the City will work together cooperatively to address these concerns and the other important values of the AOI.

Sincerely,

Mike and Pam Wissenbach

280 May Road

McCall, Idaho 83638

March 9, 2025

Dear City of McCall,

Subject: Response to McCall Area of Impact (AOI) Developments and Future Changes

We hope this message finds you well. We are writing in response to the recent communication regarding the ongoing discussions and potential changes within the McCall Area of Impact (AOI).

We purchased our home in McCall December 22, 2023 due to the quiet, small-town setting with wildlife in our backyard and Payette Lake 2 miles away. This is the first time we were notified that we live within the AOI and there are plans to make drastic changes that could affect the value of our property. We did some further homework to find out that the AOI is just the first step and the second step is to build 600 homes on this property and to build a road to connect to the proposed 600 house subdivision which will be on one side or the other of our property (Deinhard Lane or Fox Ridge Drive). As you know, the Fox Ridge subdivision is quite small and putting a road on one of the empty lots to join our subdivision to the proposed subdivision will have a great impact on our small neighborhood (most will have a hard time backing out of their driveway). We estimate that each new household will have 2 to 3 cars which means we will have 1200-1800 extra cars going up and down Red Fox Ridge daily as we also heard that the school has already said they would not allow Deinhard Lane to be the main street to the new subdivision. We are sure this is due to the safety of the children going to school but those same children will be on Fox Ridge and need to get to Sampson and Deinhard Road.

We have a few questions regarding the letter we received:

1. How much is currently spent to maintain the existing AOI and how much will it cost homeowners if McCall takes over the ownership?
2. Was a traffic study done and what impact will it have on Fox Ridge Drive and downtown McCall on a daily basis?
3. Will the existing infrastructure support 600 new houses plus the 1000+ proposed homes the Wilks brothers plan to build? Is the city prepared to increase their population by 40% all at once?
4. What is the fate of our wildlife?
5. Can the current water system support 600 more houses and who will pay to get this water to the proposed 600 houses?
6. Is the fire department prepared for the increase in risk of fires in this area? Some homeowners are already receiving notices that their insurance company will not continue to insure their home.
7. The road department has a hard time keeping up with the roads and pot holes now and the large trucks going up and down the road to bring in supplies and build 600 houses will have a large impact on the quality of our roads. Is the construction company going to pay to maintain the roads they are damaging?
8. Does it pass Valley County's twelve-point zoning code criteria? Will there be 2 entrances into and out of the proposed subdivision as required by fire code?

9. How will these changes impact our property value, ability to sell our house, and taxes?

As a property owner within the AOI, we appreciate being informed about the developments and the potential impacts that changes in governance, zoning, and regulations might have on the community. We understand the significance of these changes and recognize the importance of participating in this collaborative process between Valley County and the City of McCall.

We would like to express the following thoughts and concerns:

1. **Zoning and Land Use Concerns:** The potential shift to a single-zone county-wide land use code raises concerns about the clarity and consistency of zoning regulations in the AOI. The possibility of inconsistent land use across adjacent properties is a significant concern. Clear, predictable zoning rules are essential for preserving the character of neighborhoods and ensuring property values are not adversely affected.
2. **Impact on Property Values:** We are particularly concerned about the potential for shifting property values as a result of changes in zoning regulations and land use policies. Many property owners, including myself, have invested in the area based on existing zoning and regulations. Any significant changes to these could lead to uncertainty and affect property values.
3. **Environmental Protections:** The preservation of natural resources, especially those related to water quality and the protection of Payette Lake, is of utmost importance. Any modifications that weaken scenic corridor and shoreline protections or alter development standards in sensitive areas should be approached with caution.
4. **Public Involvement and Process:** We appreciate the opportunity to engage in the process by submitting comments. However, we would strongly encourage ensuring that the public remains actively involved throughout, especially in light of any significant changes. It would be helpful to have a clear, consistent channel for ongoing community input as the planning and zoning decisions evolve. **It was our understanding that the property owner should be notified 4 weeks before a meeting is held, yet we received this letter one week prior to the meeting. This meeting should be rescheduled when proper notification to property owners has not been made (One week is not enough notice and the link for comments takes me to the March 13 meeting not the March 10 meeting. Homeowners that are on vacation may not even receive the meeting notice in time. Our letter was erroneously dated February 13 but was not received until March 3, 2025.)**
5. **Annexation Considerations:** Regarding the possibility of annexation, we would like to understand more about the process, especially how it would affect services, taxes, and voting rights for residents in the AOI. More information on the specific criteria for annexation and the potential impacts on residents would be greatly appreciated.

We plan to attend the upcoming joint meeting between Valley County and the City of McCall on March 10, 2025 through your streaming option due to the short notice about the meeting, and will submit further feedback through the comment portal as necessary. We value the opportunity to contribute to this important conversation and ensure that the changes made are beneficial to both current and future residents of the AOI.

We are not for the approval of the changes to the AOL. The letter we received was very vague and did not specify any advantages for the existing homeowners. We do not believe McCall City's infrastructure is large enough to handle the proposed additional houses.

Thank you for keeping us informed, and we look forward to continued engagement on this matter.

Sincerely,

Michelle and Craig Johnson

McCall Address: 609 Fox Ridge Drive, McCall, Idaho

Mailing Address: 4163 South 2175 West, Roy, UT. 84067



From: Rick Fereday <[REDACTED]>
Sent: Sunday, March 9, 2025 4:41 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: AOI comments - residence on Gladys Lane

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.

For as long as I have lived in McCall (50 years), there has been an impact area. I believe that this has been extremely important to how development within that area has been managed to maintain building so that our lake and the surrounding areas are being developed with respect to setbacks, stormwater management, neighbor to neighbor conflicts and many other issues that development within the County doesn't address. With a new State law, this well-established system is at risk. My family has owned property out Warren Wagon Road for 75 years and we are concerned that changes to AOI governance could have significant negative consequences. The County's "compatibility" rating for determining what gets built and where is antiquated and needs to be changed. I am extremely satisfied with the way that McCall manages development. Having the County take the impact area would be horrible for how future development takes place in the entire impact area, especially the land around Payette Lakes. IF IT AIN'T BROKE, DON'T FIX IT.

Rick Fereday

From: Ron Nahas [REDACTED]
Sent: Saturday, March 8, 2025 5:55 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: 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.

Valley County Commissioners,

Our home is in the current area of impact of the City of McCall. We are not in favor of creating more than one planning jurisdiction within the drainage area of Payette Lake. The arbitrary 2 mile limit established by the legislature is inappropriate for the unique topography that surrounds the lake. Everything that happens within the drainage area affects the lake. Every impact from traffic to water to sewer transits through McCall and the City remains the logical planning agency. The current cooperative planning approach is working well and there is no reason to make a change.

Thank you for your service.

Ron Nahas

978 Wagon Wheel Road

From: [REDACTED]
Sent: Sunday, March 9, 2025 5:57 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: Please Read: Oppose change in zoning

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.

The existing zoning protects water quality in Payette Lake. The current zoning laws that have been in place for 50 years are working and helping to protect the water we all rely on. Please oppose the county taking control of our impact area and continue with the current management of the McCall AOI.

Thank you,
Susan Nichols

342 Rio Vista Blvd
McCall, ID

From: Thomas Manning, MD [REDACTED]
Sent: Sunday, March 9, 2025 5:23 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Cc: bgiles@mccall.id.us; enielsen@mccall.id.us; lnelson@mccall.id.us; jthrower@mccall.id.us; mmaciaszek@mccall.id.us
Subject: Don't mess with the Current McCall 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 Valley County Commissioners and City of McCall,

Please do not mess with the existing arrangements with respect to the McCall Area of Impact. I live on the lake and drink water piped out of the lake every day. I hike the adjacent state public endowment lands daily with my dogs. The current McCall Area Comprehensive Plan, zoning regulations and the joint planning commission under the McCall AOI all work well under their current setup and have worked well for almost 50 years.

I hardly ever drive to south to Cascade and I do not want zoning and development issues in my neighborhood and the area surrounding Payette Lake dictated out of Cascade. What we have now works well. Please do not screw it up!

Respectfully,

Thomas Manning

2071 Lakeview Ave

McCall, ID

From: Tim Nichols [REDACTED]
Sent: Sunday, March 9, 2025 6:33 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: "Against" change in county zoning

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'm sending a message to oppose the county managing the zoning vs the city of McCall AOI.

Best Regards, Tim Nichols, 342 Rio Vista

From: greenacremccall [REDACTED]
Sent: Sunday, March 9, 2025 7:18 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: 3/10/25 meeting with mccall

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.

From Donald Green Owner 285 Bluejay st Mccall. [REDACTED]

The Bluejay sub division is in the mccall AOI . The 14 properties have all have single family homes and lots larger than 1 acre.

The zoning is currently R-1 the city has us becoming R-8 in the future ,i dont believe will happen as we all like R-1 lots .

As we all know the city has a problem with expanding due to current size of water and sewer systems. They need to save hook ups for the city limits and areas of AOI that need service now .

My point is to not take the west side in now to city being R-1 property the impact to land is very low now. Have the city wait until a later date to review . Don Green Former Member Mccall Impact p and z Thank You

To: Valley County Commissioners and McCall City Council Members

I am writing to provide my comments on the City of McCall's Area of Impact (AOI) which will now be managed by Valley County.

City ordinances currently in place for the AOI include zoning regulations that are mapped and that define what landowners can and cannot do on their property. County zoning regulations are very different and are subject to review by the County Planning and Zoning Commission and approval by the County Commissioners.

Property owners who built or bought homes in the AOI made decisions based on the city zoning regulations. They expected these regulations to remain unchanged. Residential areas would continue to be residential areas, and commercial areas would remain commercial. That gave residential purchasers an assurance that their neighborhood would remain residential.

If Valley County zoning regulations are imposed in the AOI, homeowners will have no assurance that a business will not be allowed next to their home. These owners had an implied "property right" to live in a residential area when they bought their property. With the new zoning regulations of Valley County, they could lose this right to a new neighbor who claims a right to do whatever they want with their property.

This change in zoning regulations becomes even more concerning in the AOI around Big Payette Lake. There, city ordinances are designed to protect water quality in the city's only drinking water source.

My hope is that Valley County will maintain the same zoning regulations in the AOI that the city has in place. These regulations were developed over many years to provide protection to property owners and to Payette Lake.

Thank you for your time and attention.

Jeff Canfield, McCall

From: Michelle Blank [REDACTED]

Sent: Sunday, March 9, 2025 9:36 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.

Dear Valley County Commissioners -

I believe that the McCall Area Comprehensive Plan has been a very effective way to manage the lands within the McCall Area of Impact. Largely due to the tremendous effort to solicit public input in the drafting of the plan, the county and city were able to create a highly effective agreement. The agreement preserves and protects the character of McCall, the lake, and the County within that area. Please continue to follow the McCall Area Comprehensive Plan and uphold the current Area of Impact.

Thanks you for your consideration,

Michelle Blank

McCall City Resident

Sent from my iPhone

From: (null) Ed Elliott
To: commissioners@co.valley.id.us
Cc: [City Council](#)
Subject: McCall Area of Impact
Date: Sunday, March 9, 2025 3:05:49 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.

The City of McCall must retain jurisdiction over the McCall Area of Impact. I have lived on Payette Lake as a year-round resident for over fifty years, served on the Area of Impact P&Z, served for 10 years on the Payette Lake Water and Sewer District Board of Directors when we successfully involved the EPA and installed the sewer system in the lake, and served on countless organizations discussing/planning the future of McCall. McCall and the lake must be viewed as a single entity and separating them relative to planning and ordinances would be inefficient and a profound disservice to our community.

Ed Elliott
1840 Warren Wagon Rd.
Sent from my iPad