



## Valley County Board of County Commissioners Invites You to Participate in a PUBLIC HEARING

### Proposed Changes to Valley County Code (VCC) 7-1 and 6-1-2 Ordinance No. 2025-06

The Board of County Commissioners will hold a public hearing on the following issues:

#### 1) Amending the City of McCall Impact Area Boundary by amending VCC 7-1 McCall Area of City Impact.

Idaho code 67-6526 requires counties to adopt an area of city impact area boundary where growth and development are expected to occur. Areas of impact should be planned for growth and development and should not be used to stop growth and development that conforms to applicable plans and ordinances. Areas of impact should be established, modified, or confirmed based on the ability and likelihood of a city or cities to annex lands within that area of impact in the near future.

Other criteria are as follows:

- (i) Anticipated commercial and residential growth;
- (ii) Geographic factors;
- (iii) Transportation infrastructure and systems, including connectivity;
- (iv) Areas where municipal or public sewer and water are expected to be provided within five (5) years; and
- (v) Other public service district boundaries.

In addition to the criteria set forth in paragraph (a) of this subsection, **an area of impact shall not exceed the areas that are very likely to be annexed to the city within the next five (5) years.**

#### 2) Amendments to Title 6 Building Regulations.

It is proposed that VCC Title 6 Building Regulations be amended to require all buildings and construction permits within the unincorporated areas of Valley County to be submitted to Valley County.

**See attached map of draft impact area. More information, including a staff report, will be posted online at:  
[www.co.valley.id.us](http://www.co.valley.id.us)**

### PUBLIC HEARING

(In-Person)

July 7, 2025

2:00 p.m.

Valley County Courthouse  
219 North Main Street  
Cascade, Idaho

You are invited to participate in the public hearing and/or comment on the proposal.

You may view the hearing by going to our website, [www.co.valley.id.us](http://www.co.valley.id.us), and click on "Watch Meetings Live".

You may comment in person, by U.S. Postal Service mail, or by email.

Written comments greater than one page must be received at least seven days prior to the public hearing.

To be included in the staff report, comments must be received by 5:00 p.m., June 30, 2025.

#### Direct questions and written comments to:

Cynda Herrick, AICP, CFM  
Planning & Zoning Director  
PO Box 1350  
Cascade, ID 83611  
208-382-7115  
[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

Contact Douglas Miller,  
Valley County Clerk, at 208-382-7100, if you need special accommodations.

