

## **MIA Fw: McCall Impact Area Vote**

**From:** Sean Allen [REDACTED]

**Sent:** Saturday, July 19, 2025 1:22 PM

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

**Subject:** McCall Impact Area Vote

Dear Valley County Commissioners,

My name is Sean Allen, 1095 Ridge Road, McCall, ID 83638. I live in the Valley View 3 subdivision, within the existing boundaries of the Impact Area. In my 8 years of residence, I have seen no benefits or services in my neighborhood (Valley View 1,2 3) from the City of McCall. I have only seen, and experienced, a rise in permit fees. I have also witnessed a massive amount of new construction (permitted or not) that does not match our community.

The claims from the City of McCall June 2025 letter I received states that the "City and its residents will lose the ability to help guide development just outside the city limits, including development around Payette Lake, the airport and McCall's southern entrance". These areas mentioned are not in my neighborhood. Most lots are developed in Valley View 1,2,3 so we would not have any continued benefit from the City of McCall since no services are provided.

I have also read that there are many more letters in favor of the Impact Area to not change than there are for the removal. I would hope you would be able to see what part of town these letters are coming from; Impact Area residents or City Limit residents.

I encourage you to vote in favor of the removal of our subdivision(s) from the Impact Area.

Thank you for your time,

Sean Allen  
Valley View 3 Resident

**From:** C.W. Hurless <cw@stor-it.com>

**Sent:** Friday, August 8, 2025 12:41 PM

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

**Subject:** Ordinance No. 2025-06 City of McCall Impact Area

Good Afternoon,

I am emailing to let you know I fully support and approve Valley County removing the majority of the McCall Area of Impact according to the map draft dated 7/30/2025.

Thank you!

C.W. Hurless

Avest LP Chief Development Officer



[cw@stor-it.com](mailto:cw@stor-it.com)



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**From:** Blaine Bergin <blaine@nwhardscapespecialties.com>

**Sent:** Friday, August 8, 2025 2:11 PM

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

**Subject:** Valley County Board of Commissioners

Valley County Board of Commissioners

In lieu of your hearing/meeting on September 3<sup>rd</sup> at 1 PM at the McCall Public Library – 218 E. Park St., McCall, ID 83638 . I am emailing to let you know I that I personally and professionally are in full support and approve Valley County removing the majority of the McCall Area of Impact according to the map draft dated 7/30/2025. I think would be a great addition to McCall for the residents and businesses alike.

Thank you

Blaine R Bergin II

President of Northwest Hardscape Specialties, Pools, B3 properties and Valley county Homeowner



**Regarding the vote on Sept. 3, 2025**

**From:** Megan Milich <megan@neighborhoodsbygini.com>

**Sent:** Friday, August 8, 2025 2:50 PM

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

**Subject:** Regarding the vote on Sept. 3, 2025

To whom it may concern;

I am emailing to let you know I fully support and approve of Valley County removing the majority of the McCall Area of Impact, according to the map draft dated 7/30/2025

Sincerely,

*Megan Milich*, CPM®

Director of Operations



**Avest Multifamily Division**

**Neighborhoods by Gini, LLC**

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**Remove McCall area of impact**

**From:** sean@innotechintegration.com <sean@innotechintegration.com>

**Sent:** Saturday, August 9, 2025 12:31 PM

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

**Subject:** Remove McCall area of impact

I am emailing to let you know I fully support and approve Valley County removing the majority of the McCall Area of Impact according to the map draft dated 7/30/2025. This would benefit local business and residents

--

Sean Walker

Innotech Integration Group



[www.HomeTheaterBoise.com](http://www.HomeTheaterBoise.com)

**From:** Cynda Herrick <cherrick@valleycountyid.gov>

**Sent:** Monday, August 11, 2025 7:31 AM

**To:** [REDACTED] Valley County Commissioners <commissioners@valleycountyid.gov>

**Cc:** 'Thomas' [REDACTED] lhunter@valleycountyid.gov

**Subject:** Re: Draft McCall Impact Area

Hello,

Thank you for the response. I will share it with the Board of County Commissioners for consideration during the public hearing.

The Board drew the lines based upon proximity, services, potential pathways to developable land, and likely potential of being annexed into the city. I am positive that they will take into consideration your testimony when finalizing a boundary at the public hearing.

A staff report will not be completed until the last week of August; it will be posted on the Valley County website. If you have additional matters that you would like to discuss, please give me a call.

Thanks, Cynda

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

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

*Service Transparent Accountable Responsive*

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**From:** [REDACTED]

**Sent:** Monday, August 11, 2025 3:47 AM

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

**Cc:** 'Thomas' [REDACTED]

**Subject:** Draft McCall Impact Area

Ms. Herrick

We have received your letter regarding the City of McCall Impact Area public hearing on September 3, 2025. It includes a map of the draft impact area.

However, looking at the Valley County website, we do not see a staff report with more information as promised in the letter. Where can we find it?

Specifically, the Nordic Village COA would like to know why Area 1 is included in the McCall Impact Area. What were the criteria used to include that Area? What were staff recommendations and reasoning regarding this Area? Is that included in the "staff report"?

As we have previously stated, the Nordic Village COA is adamantly opposed to being included in the McCall Impact Area. The City of McCall could provide us with no services not already available. There is no way the property owners in Area 1 would vote to be Annexed to the City of McCall within 5 years. Is the Idaho Department of Lands dictating this?

A response to this email/note would be greatly appreciated ... if not, when would a convenient time to meet with you be available to answer our questions?

Regards ...

Arlin Olson

President, Nordic Village Condominium Owners Association

**From:** Phil Yribar <phil.yribar@mccallrealestate.com>  
**Sent:** Monday, August 11, 2025 3:40 PM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Subject:** 9/3/25 Public Hearing - Ordinance No. 2025-06

Hello Cynda,

We are in favor of the county's proposed ordinance amendments to VCC 7-1 and 6-1-2.

Please enter our approval into the public record for this hearing.

Thank you,

Phil and JoEllen Yribar  
2280 Payette Drive  
McCall, ID 83638



**JoEllen & Phil Yribar**  
Associate Broker, GRI, SRES, RSPS/Realtors, CLHMS  
McCall Real Estate Company  
301 E. Lake Street  
McCall, ID 83638

Office: 208-634-2100  
Fax: 208-634-3719  
Jo email: [joellen.yribar@mccallrealestate.com](mailto:joellen.yribar@mccallrealestate.com)  
Phil email: [phil.yribar@mccallrealestate.com](mailto:phil.yribar@mccallrealestate.com)  
Web site: [www.mccallidrealestate.com](http://www.mccallidrealestate.com)

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8/12/25

Valley County Board of Commissioners  
Attn: Cyndi Herrick, Planning & Zoning Director

In response to your recent letter and Map regarding the McCall Area of Impact dated 7/30/2025:

Thank you for your good work and updated information.

Item 1)

VVI, HOA agrees with your 7 Area Plan, including the undeveloped Area 5 located closest to our Subdivision. Those 7 undeveloped areas do need to be given guidance by the City of McCall.

Item 2)

Amendments to Title 6 Building Regulations also meets our approval, placing permitting under proper County Authorities.

This is a big win! It is proper and less conflicting for the Citizens, the County, and the City of McCall.

Our wish is to see these Amendments adopted with no changes.

We are grateful to you for faithfully representing the citizens of Valley County!

Sincerely,

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



**From:** Ken or Chris DeAngelo [REDACTED]  
**Sent:** Monday, August 18, 2025 8:50 AM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Subject:** comments for McCall impact area boundary changes

Cynda,

In the mail, I received the McCall Impact Area Map draft 7/30/2025.

I fully support the latest revision as proposed by the Valley County Commissioners.

I currently live in the McCall impact area here in Sylvan Beach, McCall. I don't wish to be in McCall's current impact area as they offer no value to us.

Regards,

Ken DeAngelo  
2460 Sharlie Lane  
McCall

**Ordinance No. 2025-06 Amendments to VCC 7-1 and 6-1-2**

**From:** Peter Bailey [REDACTED]

**Sent:** Wednesday, August 20, 2025 4:55 PM

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

**Subject:** Ordinance No. 2025-06 Amendments to VCC 7-1 and 6-1-2

I own parcel number RP18N03E053321 which is nearly 2 acres in size. It's within the area being addressed at the public hearing on September 3. I won't be able to attend, but I'd like my opinion to be recognized. I am strongly for the area in question to have all buildings and construction permits to be submitted to Valley County rather than to McCall.

Thank you,  
Lieselotte Bailey

**From:** Chanel Bailey [REDACTED]  
**Sent:** Sunday, August 24, 2025 2:05 PM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Subject:** Comment on upcoming hearing

Good afternoon , I am also the granddaughter of Lilo Bailey for our property parcel (RP18N03E053321) I'd like to add we are strongly asking to be in county area due to less codes for what we can do with our family land. We respect any codes and will always abide by them. Currently we have to abide by McCall city codes and they won't allow us to park one recreational camping trailer on our property without a building permit or it being a residential property. We would like to be able to still use our land recreationally ( only summer and fall time )and it would help us save money on storage for our one family camper just for half of the year. We look forward to building on the property in the future hopefully within county lines. Thank you so much for hearing our opinion.

Chanel Bailey

**Kearns Lot Coverage question****From:** Bill Kearns [REDACTED]**Sent:** Wednesday, August 20, 2025 7:10 AM**To:** Cynda Herrick <cherrick@valleycountyid.gov>**Subject:** Kearns Lot Coverage question

Good morning

Thank you for your time chatting with me the other day. I failed to clarify how decks and walks are considered in the lot coverage analysis.

Is a deck and/or a walkway included in the sq footage calcs when determining the 35% coverage?

I am trying to "compare" to the homes around me and I can't tell from the property descriptions online if decks are included in the description and first floor sq footage.

→ Also, as mentioned I am very supportive of the County's proposal for "taking over" the majority of the impact zone. I will get you my letter indicating such prior to the September 3 hearing

Thank you for the clarification on decks and walkways.

Bill

Bill Kearns  
[REDACTED]