

Prior Annexations, not Mapped:

Effective Year	Ordinance	Ordinance Date
2007	ord._813	2/24/2005
1994	ord._653	9/9/1993
1994	ord._652	9/9/1993
1993	ord._586	2/13/1992
1993	ord._603	4/9/1992
1993	ord._604	6/11/1992
1994	ord._625	2/25/1993
1989	ord._536	8/11/1988
1989	ord._528	4/14/1988
1987	ord._503	10/6/1986
1985	ord._477	3/19/1984
1984	ord._458	1/3/1983
1981	ord._400	5/5/1980
1980	ord._384	6/4/1979
1979	ord._372	8/7/1978
1979	ord._365	5/1/1978
1974	ord._322	7/30/1973
1977	ord._357	8/2/1976
1973	ord._317	11/6/1972
1972	ord._308	8/2/1971

Valley County Road and Bridge

PO Box 672 • 520 South Front Street
Cascade, ID 83611-1350



Phone (208) 382-7195
roaddept@co.valley.id.us

Wednesday, July 2, 2025

Dear Residents of McCall Impact Area,

We want to acknowledge and address recent concerns regarding increased traffic and roadway demand throughout our community. As McCall continues to grow and attract visitors, our roads are experiencing higher volumes of vehicles, which can lead to congestion and safety challenges.

Please be assured that county officials are actively working together to assess these impacts. The current surge in traffic is largely uncoordinated with the existing transportation system, and we recognize the need for strategic improvements and planning to accommodate this growth effectively. The county currently provides planning and manages the impact area to date we would continue this process moving forward.

We are committed to developing solutions that enhance mobility, safety, and accessibility for all residents and visitors. This includes exploring options such as improved traffic management, infrastructure upgrades, and coordinated planning efforts.

We appreciate your patience and understanding as we work toward creating a transportation system that supports our community's vibrant future. Your feedback and involvement are valuable—please stay informed and share your suggestions with county officials as we strive to address these challenges together.

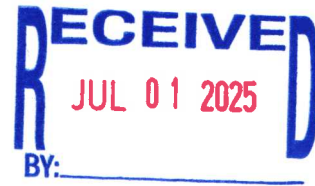
Thank you for your continued support as the community evolves.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dan Coonce".

Dan Coonce
Public Works Engineer
Valley County, Idaho
dcoonce@co.valley.id.us

June 20, 2025



Valley County Board of Commissioners
c/o Cynthia Herrick, AICP, CFM
Planning and Zoning Director
P.O. Box 1350
Cascade, ID 83611

Re: Ordinance No. 2025-06
VCC 7-1 City of McCall Area of Impact

Commissioners:

We wholeheartedly support the amended City of McCall Area of Impact boundary proposed by Valley County in its Public Hearing notice for July 7, 2025. Unlike the City of McCall's requested boundary, the County's version meets the criteria outlined in 67-6526 and the intent of SB1403.

Valley County is eminently qualified to make planning and permitting decisions that promote the safety of its residents and the protection of its resources from a broad and informed perspective.

If and as the City of McCall demonstrates realistic growth anticipations beyond the proposed boundaries, and as it confirms its willingness to provide transportation infrastructure and municipal water and sewer extensions to serve those areas, perhaps the County could make appropriate adjustments at that time.

Thank you for your consideration.

Respectfully,

A handwritten signature in black ink. The signature appears to be "William and Marcia Mulder" written in a cursive, flowing style. The first part of the signature is more stylized, while the last part clearly shows the name "Mulder".

William and Marcia Mulder
6700 E. Glacier Dr.
Boise, ID 83716 [Mailing address]

Area of Impact meeting

From: Wendy Albright [REDACTED]
Sent: Tuesday, July 1, 2025 1:40 PM
To: Valley County Commissioners <commissioners@valleycountyid.gov>
Subject: Area of Impact meeting

To Whom It May Concern,

I am writing in regard to the McCall Area of Impact issue scheduled for discussion at the July 7th meeting.

I would like to express my full support for Valley County's proposal to remove the McCall Area of Impact. My husband and I spend approximately 75% of our time in McCall and have done so for many years. We are deeply invested in the long-term economic vitality and overall well-being of this region.

We believe that removing the Area of Impact will significantly contribute to the area's economic growth and will have a positive and lasting effect on those of us who call this beautiful community home.

Thank you for your time and consideration.
Sincerely,

Wendy Albright
P.O. Box 261
Meridian, ID 83680
[REDACTED]

Approval for Valley County to remove McCall Area of Impact

From: C.W. Hurless [REDACTED]

Sent: Tuesday, July 1, 2025 10:35:49 AM

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

Subject: Approval for Valley County to remove McCall Area of Impact

Good Morning,

I am emailing to let you know I fully support and approve Valley County removing the McCall Area of Impact.

Thank you!

C.W. Hurless

Avest LP Chief Development Officer

208-867-8579

cw@stor-it.com



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Formal Protest Regarding the Proposed Reduction of the City of McCall Impact Area

From: Jen Harwood [REDACTED]

Sent: Tuesday, July 1, 2025 9:32 AM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Cc: Kole Harwood [REDACTED]

Subject: Formal Protest Regarding the Proposed Reduction of the City of McCall Impact Area

To the Honorable Valley County Commissioners,

Valley County Courthouse
219 North Main Street
Cascade, ID 83611

Dear Commissioners,

I am writing to formally express my profound concern and strong protest regarding the recent decision or proposed action to reduce the designated City of McCall Impact Area. This decision, if finalized, represents a significant step backward for responsible growth, coordinated planning, and the long-term well-being of both the City of McCall and Valley County as a whole.

The concept of an "Impact Area" is fundamentally designed to facilitate harmonious development at the urban-rural interface, ensuring that areas immediately adjacent to a city's boundaries develop in a manner consistent with the city's comprehensive plan and its ability to provide essential services. A reduction in this critical planning zone threatens to undermine decades of collaborative effort and foresight.

My primary concerns stem from several critical areas:

1. **Uncontrolled and Uncoordinated Growth:** Reducing the Impact Area will inevitably lead to fragmented and uncoordinated development immediately outside McCall's new, smaller boundary. This "sprawl" will lack the necessary planning oversight, potentially resulting in inconsistent zoning, inadequate infrastructure, and a diminished quality of life for residents in these areas.
2. **Strain on City Services:** Properties developing just beyond a reduced impact area will still inevitably rely on McCall's public services, including water, sewer, police, fire, and emergency response. Without the ability to plan for and integrate these areas, the City of McCall will bear the burden of extending services without the benefit of coordinated development fees or annexation, placing an undue financial strain on existing city taxpayers.
3. **Loss of Environmental Protection:** The McCall area is renowned for its pristine natural beauty, including the health of Payette Lake and the surrounding watershed. A diminished Impact Area could lead to less stringent environmental

regulations and oversight for development in ecologically sensitive areas, risking irreversible damage to our shared natural resources.

4. **Erosion of Community Vision:** The City of McCall has a comprehensive plan that reflects the community's vision for its future. A reduced Impact Area undermines this vision by allowing development that may not align with the community's desired character, density, or aesthetic, ultimately eroding the unique appeal of McCall.
5. **Economic Implications:** Coordinated growth and a well-planned community are essential for long-term economic stability and tourism. Fragmented development and strained services could negatively impact property values, deter future investment, and diminish McCall's standing as a premier destination.

I urge the Valley County Commissioners to reconsider this decision. Instead of reducing the Impact Area, I implore you to engage in renewed collaborative discussions with the City of McCall to ensure that future growth in our region is managed thoughtfully, sustainably, and in a manner that benefits all residents of Valley County. Maintaining a robust and appropriately sized Impact Area is not about control; it is about responsible stewardship of our land, resources, and community future.

Thank you for your time and consideration of this critical matter. I look forward to your thoughtful response and, more importantly, a commitment to preserving the integrity of our planning processes.

Sincerely,

Jen and Kole Harwood
1112 Blue Haze Way
McCall, ID 83638

Area of Impact

From: Kraig Hutchison [REDACTED]

Sent: Tuesday, July 1, 2025 10:56:47 AM

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

Subject: Area of Impact

Good Morning,

I am emailing to let you know I fully support and approve Valley County removing the McCall Area of Impact.

Kraig Hutchison

VP of Operations

2785 N Bogus Basin Rd, Boise ID 83702

Mobile: (208) 880-4685

Office: (208) 629-2952

kraig@forgebuildings.com



FORGE a Connection. Click :



Remove impact area

From: C.W. Hurless <[REDACTED]>
Sent: Tuesday, July 1, 2025 2:40:41 PM
To: clare dreyer <[REDACTED]>
Cc: Valley County Commissioners <commissioners@valleycountyid.gov>
Subject: Re: Remove impact area

Good afternoon,

Truly appreciate this and you are so spot on!!

Hope all is well!

Thank you!

C.W. Hurless
Avest LP CDO

Please excuse any misspellings
Sent from my iPhone

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On Jul 1, 2025, at 11:29 AM, clare dreyer <[REDACTED]> wrote:

I am emailing to let you know I fully support and approve Valley County removing the McCall Area of Impact.

Both in my dealings with the city of McCall as a business owner within city limits as well as having a Conditional use Permit in the impact and scenic byway - it is my experience that the city of McCall is unable to support our basic needs. They're decent at formulating plans that win awards but have proved incapable or unwilling to execute on said master plans to benefit the citizenry in favor of putting their own pet projects first and prioritizing the tourists that may come first a visit once in awhile. Their job is to serve the local taxable district of which us living in the impact located outside of city limits risk their decisions without voting power. The confidence I have in the county's ability to continue our impact area service far out weighs any shred of hope that the city could take on another responsibility when they're falling short in current responsibilities.

Clare Dreyer
1740 Whitebark Rd
McCall ID 83638

McCall Area of Impact

From: KC Hurless <kchurless@dmserectors.com>

Sent: Tuesday, July 1, 2025 5:23:44 PM

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

Subject: McCall Area of Impact

Hello,

I am emailing to let you know I fully support and approve Valley County removing the McCall Area of Impact.

Thank you.

KC Hurless
Chief Operating Officer

Donahue McNamara Steel
1330 E. Exchange street
Boise, Idaho 83716
kchurless@dmserectors.com

Cell
208.999.5820 Office



meeting response to July 7th meeting re area of impact

From: JAN LARREA [REDACTED]

Sent: Tuesday, July 1, 2025 11:40:45 AM

To: Katlin Caldwell <kcaldwell@valleycountyid.gov>

Subject: meeting response to July 7th meeting re area of impact

I have property at 2084 Payette Dr, McCall - and am in the area of impact. I would urge Valley County to leave the agreement that is in place . It seems to have worked for some time. There is a lot of growth in the whole valley.

Thanks

Jan Larrea
[REDACTED]

McCall area of impact

From: Scott Hedrick <Scott@scotthedrick.com>

Sent: Wednesday, July 2, 2025 6:49 AM

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

Subject: McCall area of impact

We are in full support to remove the McCall area of impact. We feel this will support controlled and positive growth in the right direction. As an active owner of property and a builder of many projects in McCall over the last 30 years this would be a positive step.

Scott Hedrick (CEO)

Scott Hedrick Construction, Inc. #RCE-5186 & SCOTTHC014DE

1154 North Orchard Street, Boise Idaho 83706

Boise Office: 208-345-5800

Fax: 208-345-5825

Cell: 208-863-6079

E-mail: scott@scotthedrick.com

Visit our Website: www.scotthedrick.com

I support the reduction of the McCall Area of Impact

From: Page Creed [REDACTED]

Sent: Wednesday, July 2, 2025 10:07 AM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Subject: I support the reduction of the McCall Area of Impact

I support the reduction of the McCall Area of Impact.

That the City of McCall threatened a business owner with jail and thousands of dollars in fines for a public art display (Laketown) is a good enough reason for me.

Frankly, the heavy-handed enforcement of the sterile "Mountain Modern" aesthetic is killing the charm of McCall, and I'd rather have Valley County making decisions for the wider area.

Judith Page O'Flaherty

126 E Park St

McCall ID 83638

mccall impact zone

From: Patty Jacobsen [REDACTED]

Sent: Wednesday, July 2, 2025 3:54 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Subject: mccall impact zone

as a permanent homeowner in mccall, i support the current city impact area. with the current growth of homes & buildings in both mccall & valley county, we need tighter regulations to manage this growth. thank you. glenn jacobsen

Failure Notice**From:** [REDACTED]**Sent:** Thursday, July 3, 2025 9:15 AM**To:** Cynda Herrick <cherrick@valleycountyid.gov>**Subject:** Fw: Failure Notice

Cynda,

I sent this e-mail on Monday to the address listed with the article in the Star-News (see notification below). Not sure where that information came from, but it was obviously inaccurate.

Carol

----- Forwarded Message -----

From: "mailer-daemon@yahoo.com" <mailer-daemon@yahoo.com>**To:** [REDACTED]**Sent:** Monday, June 30, 2025 at 08:55:19 AM MDT**Subject:** Failure Notice

Sorry, we were unable to deliver your message to the following address.

<cherrick@valley-countyid.gov>:

No mx record found for domain=valley-countyid.gov

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

Valley County Commissioners

Cynda Herrick

Good Morning,

We are submitting this letter of support for the proposed reduced size of the City of McCall Impact Area.

It seems reasonable to us that impact area status be limited to areas that are "very likely" to be annexed within five years. The larger impact area can trigger years of unnecessary duplicate permit fees without any foreseen benefit to those landowners not likely to be annexed within the five year time frame (or at all!).

We also believe it is reasonable to require that some significant City services (i.e., water and/or sewer service) be provided to landowners, and prior notification provided, before annexation can occur.

Thank you for the opportunity to comment.

Sincerely,

Ken and Carol Shaw
355 Boulder Lake Road
McCall, ID