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**ORDINANCE NO: 2025-08
CITY OF MCCALL IMPACT AREA BOUNDARY**

AN ORDINANCE AMENDING VALLEY COUNTY CODE, IN ORDER TO CONFIRM THE CITY OF MCCALL IMPACT AREA BOUNDARY SO AS TO ESTABLISH THE AREA OF IMPACT WHERE GROWTH AND DEVELOPMENT ARE EXPECTED TO OCCUR, IN ACCORDANCE WITH IDAHO CODE 67-6526; TO RESCIND PORTIONS OF ORDINANCE 2025-06; TO ESTABLISH THE VALLEY COUNTY COMPREHENSIVE PLAN AND VALLEY COUNTY CODES IN THE FORMER MCCALL IMPACT AREA (INCLUDING A REZONE FROM EUCLIDIAN ZONING TO A MULTIPLE USE ZONE); AND, TO ADOPT THIS CODE AS VALLEY COUNTY CODE 7-1.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF VALLEY COUNTY, IDAHO, THAT VALLEY COUNTY CODE, BE AMENDED, AS FOLLOWS:

Rescind portions of Ordinance 2025-06 City of McCall Impact Area Boundary recorded as Instrument # 2025-004809 on September 15, 2025, in regards to Valley County Code 7-1

Retain the portions of Ordinance 2025-06 that amends Title 6 Building Regulations 6-1-2.

SECTION:

7-1-1: Purpose And Intent

7-1-2: Geographic Area Of Impact

7-1-3: Changes In Area Of Impact Outermost Boundaries

7-1-4: Jurisdiction And Development Review

7-1-5: Application For Annexation Requirement

7-1-6: Comprehensive Plan

7-1-7: Zoning

7-1-8: Subdivision

7-1-9: Joint Review And Time Lines For Action

7-1-10: Public Improvement Standards

7-1-11: Building Codes, Permit Requirements

7-1-12: Approach Permits

the Valley County board of commissioners having final permitting authority. Notice of all developments shall be submitted to the city of McCall for review and comment. Valley County shall take into consideration all comments in relationship to the future land use map so long as responses are received in a timely manner.

7-1-5: APPLICATION FOR ANNEXATION REQUIREMENT:

When property located within the McCall impact area is contiguous to the city of McCall and the owner or their agent desires to change the principal land use, the owner must first apply for annexation into the city. A property owner may not purposefully circumvent this requirement by creating a strip of undeveloped land, as determined by the administrator of Valley County. If the annexation is denied, then the owner may proceed with an application to Valley County in accordance with this agreement.

7-1-6: COMPREHENSIVE PLAN:

The Valley County comprehensive plan and subsequent amendments thereto as officially adopted by Valley County shall apply within the McCall impact area as set forth in Idaho Code title 67, chapter 65. A specific section describing the uses envisioned in the impact area will be included in the plan and depicted on an attached future land use map.

7-1-7: ZONING:

The Valley County land use and development ordinance and subsequent amendments thereto as officially adopted by Valley County shall apply within the McCall impact area as set forth in Idaho Code title 67, chapter 65. All permits within the impact area including, but not necessarily limited to, zone changes, variances, records of survey, conditional use permits, special use permits, and planned unit developments, shall be reviewed by the Valley County Planning and Zoning Commission with final approval authority resting with the Valley County Board of Commissioners.

7-1-8: SUBDIVISION:

The Valley County subdivision ordinance and subsequent amendments thereto as officially adopted by Valley County shall apply within the McCall impact area as set forth in Idaho Code title 67, chapter 65. Valley County shall modify their subdivision regulations to accommodate different standards in accordance with the city of McCall upon request and review.

7-1-9: JOINT REVIEW AND TIME LINES FOR ACTION:

A. Upon receipt of any development request, permit application or discretionary action submitted to Valley County for developments within the city of McCall area of impact, the county shall deliver a copy of the completed application and supporting documents to the city of McCall at least forty five (45) days prior to any county public hearing or public meeting.

B. The city of McCall will then have the opportunity to review the application and submit recommendations or opinions. These must be submitted in writing to the Valley County planning and zoning commission on official city letterhead at least seven (7) days prior to the county hearing or meeting date.

C. All official communications between the city and county pertaining to a development proposal within the city of McCall impact area shall be in writing. If the city does not provide written comment on any particular proposal, then the note, "No comment from the City of McCall", will be entered into the official public record for the affected project. (Ord. 10-05, 8-23-2010)

7-1-10: PUBLIC IMPROVEMENT STANDARDS:

All public improvements within the city of McCall impact area should be designed and constructed according to the city standards for future annexation consideration when appropriate. Valley County should consider adopting city of McCall public improvement standards for use within the impact area if changes or annexation are requested. City of McCall water and sewer service may be available subject to city of McCall service extension policies and city code requirements being met. All costs associated with upgrading or extending main lines and/or connecting to city services will be paid by the landowner or developers according to the city code and fee schedule.

7-1-11: BUILDING CODES, PERMIT REQUIREMENTS:

All building code administration within the McCall impact area will be conducted by Valley County outside of the present city limits.

7-1-12: APPROACH PERMITS:

Approach permits, when required, shall be obtained from the Valley County road department or the Idaho transportation department prior to construction of project improvements. Permit requirements must be completed prior to recordation of a final plat or final occupancy of a structure.

7-1-13: FLOODPLAIN ORDINANCE:

The floodplain ordinance adopted by Valley County shall apply within the McCall impact area and shall be administered by Valley County.

7-1-14: PUBLIC STREET MAINTENANCE:

Maintenance of public streets within the McCall impact area shall be the responsibility of Valley County unless otherwise stipulated by written agreement between the county and city.

7-1-15: AMENDMENTS:

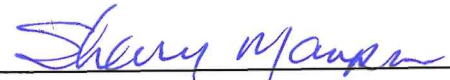
This agreement shall not be amended, supplanted or repealed except pursuant to the Idaho Code 67-6526.

7-1-16: SEVERABILITY:

Should any section, clause, or provision of this agreement be declared by the courts to be invalid, the same shall not affect the validity of the agreement as a whole or any part thereof, other than the part so declared to be invalid. The provisions of the agreement may be enforced by either the city of McCall or Valley County by virtue of legal action initiated to require specific performance with the terms of this agreement.

Attachment A – City of McCall Impact Area Boundary

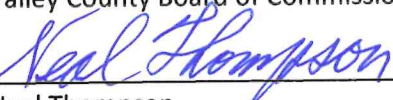
NOW, THEREFORE, BE IT ORDAINED AND APPROVED by the Valley County Board of Commissioners, Idaho this 8th day of December, 2025, with an effective date being January 1, 2026.



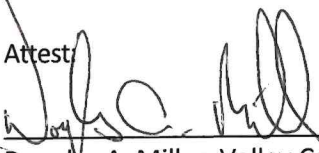
Sherry Maupin, Chairman
Valley County Board of Commissioners



Katlin Caldwell
Valley County Board of Commissioners



Neal Thompson
Valley County Board of Commissioners

Attest: 

Douglas A. Miller, Valley County Clerk

McCall Impact Area Map

This map displays the seven designated impact areas within the City of McCall, Idaho. The areas are outlined in red and labeled AREA 1 through AREA 7. The map also shows the City of McCall Boundary (red outline), Impact Areas (yellow hatched areas), Bureau of Land Management land (yellow areas), and State land (pink areas). Key geographical features include Payette Lake, Little Payette Lake, and various roads such as Highway 55, Eastside Dr, and Adams Cir. A legend in the bottom right corner defines the symbols used. A scale bar indicates distances up to 1 mile.

Legend:

- City of McCall Boundary
- Impact Area
- Bureau of Land Management
- State

Map Labels:

- Area 1:** Located near Little Payette Lake, bounded by Eastside Dr and Adams Cir.
- Area 2:** Located near Payette Lake, bounded by Adams Cir and Highway 55.
- Area 3:** Located near Payette Lake, bounded by Highway 55 and Adams Cir.
- Area 4:** Located near Payette Lake, bounded by Highway 55 and Adams Cir.
- Area 5:** Located near Payette Lake, bounded by Highway 55 and Adams Cir.
- Area 6:** Located near Payette Lake, bounded by Highway 55 and Adams Cir.
- Area 7:** Located near Payette Lake, bounded by Highway 55 and Adams Cir.

McCall Impact Area Map