

VALLEY COUNTY, IDAHO COMPREHENSIVE PLAN



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CHAPTER 1: INTRODUCTION

A Short History of Valley County

Round Valley, Long Valley, High Valley, Scott Valley, among others, are all part of the aptly named Valley County, established in 1917. Carved from Idaho County to the north and Boise County to the south, its diverse landscape has welcomed miners, farmers, loggers, and recreationists throughout its history.

Early inhabitants of the area were Northern Shoshone (Sheepeater) Indians. This nomadic tribe spent its winters in the canyons of the Salmon River drainage, particularly along the Middle and South Forks, and then traveled into Long Valley for the summer season. Here they would hunt, fish, and gather roots. At the end of each summer, they would meet on the southern shore of Payette Lake where they would join members of the Nez Perce and Weiser tribes for an end of the season celebration. Artifacts from Indian activities can be found in all areas of Valley County.

While fur trappers passed through the area between 1815-1840, it was the Idaho gold rush that brought the first influx of white settlers to the area. Following major strikes in Florence and Warren in 1862, miners headed south following the Payette River from Secesh Summit through Round Valley. They found little success and most early mining ventures in the county were short lived. The exception was Thunder Mountain, which brought thousands of miners and investors to the remote site in the eastern part of the county in the early 1900s. An estimated 3000 people worked in and around Roosevelt, the largest city of the mining district. But with hard winters, rough roads, and a lack of gold, Thunder Mountain lost its luster. When a landslide blocked Monumental Creek, Roosevelt was soon underwater, like most of its investors.

However, the Thunder Mountain rush was successful in bringing entrepreneurs into the area who found that gold was not the only mineral in the hills. Discovery of antimony, tungsten, and mercury in the Stibnite area led to mining booms during both world wars. In the 1940s, Stibnite was a company town, home to worker housing, a school, hospital, dance hall and bowling alley. But the need for Stibnite's treasures waned after the war, and by the mid-1950s, the site was virtually abandoned. Still, interest in the Thunder Mountain and Stibnite areas has remained, rising and falling with gold prices.

While not as frenetic as the rush for gold, the establishment of sawmills and lumber companies also led to the development and growth of Valley County. With trees plentiful and an increased demand for cut lumber and railroad ties, small mills were built in almost every community, the first coming in 1883, at what we now call Smith's Ferry. While many of the mills were short lived, two thrived and helped shape the communities of McCall and Cascade.

McCall's mill, founded in 1902 by Tom McCall, survived several fires and various ownerships before Theodore Hoff and Carl Brown teamed up in 1914 to form Hoff and Brown Lumber. The partnership dissolved in 1929, and Brown became sole owner of Brown Tie and Lumber. For many years the company was the leading employer for northern Valley County. Brown sold out to the Boise Cascade Corporation in 1962, which closed the mill in October 1977.

Cascade's mill was not built until 1923, but the logging industry shaped the community beginning as early as 1902 with the Payette Lumber and Manufacturing Company (later the Boise-Payette Lumber Company). But instead of constructing a mill to handle the logs, various attempts were made to send the logs by river to the mills in Emmett. These efforts proved unsuccessful. The coming of the railroad in 1913 allowed for easier transport of the logs to the mills, as well as the creation of Cascade and well-manned logging camps, but a local mill was still needed. J. P. Dion, who had built the Boise- Payette mill in Emmett, saw this as an investment opportunity and built his mill on the banks of the Payette in Cascade. The mill would change hands several times before being purchased by Boise-Payette, which later became Boise Cascade. The mill provided an economic boost to the area for over 75 years before closing in 2001.

While the railroad was a boon to the timber industry, it also meant the end to early towns in both Round and Long Valleys. When the rail route circumvented their communities, merchants in Van Wyck, Crawford, and Thunder City moved their businesses, buildings and all, and helped establish the new town of Cascade. The progressive community of Roseberry, whose Commercial Club worked to make Roseberry the center of commerce in Long Valley, saw its hopes dashed when the railroad passed one mile to the west. Donnelly was born and Roseberry faded.

The communities, both old and new, served people of diversified cultural backgrounds. Most numerous were the Finns who began arriving in 1895. They settled in central Long Valley, farming, hunting, and fishing much like they did in their native Finland. The iconic Finn Church as well as many of their barns and outbuildings still stands. They, along with many other European settlers, took advantage of the Homestead Act, laying claim to 160 acres of "free" land.

The homesteads, which became farms and ranches, brought staying power to the county. While the valley's short growing season limited the types of crops, settlers found the rich soil, wet springs, and warm summers perfect for cultivating grasses. They also raised chickens, sheep, goats, and cattle. Agriculture provided a livelihood for many of the county residents and many descendants of those early settlers still call the area home.

The construction of the Cascade Dam took away some of that rich farmland, and the economic focus of the county began to change. Designed for irrigation and flood control, the dam created Lake Cascade. Immediately, county leaders saw the potential of turning the area into a destination recreation center for Idaho. Valley County, with its numerous lakes, great fishing and hunting, hot springs, and breathtaking beauty was the perfect vacation getaway. And so as the mining and lumber industries declined, tourism began its rise.

The county has seen significant increases in recreation and second home building in each decade since the 1950s. In 2001, construction of Tamarack Resort, a four-season destination resort with a ski hill, golf course, upscale homes, and other amenities brought a building frenzy to the county that strained its resources and filled it with unbridled optimism. When the economy tanked in 2008, Tamarack went bankrupt, the investors left, and Valley County saw some of the highest unemployment rates in the state.

Today, the county has begun a slow, measured recovery with recreation remaining a driving force. From the backcountry communities of Big Creek, Yellow Pine, and Warm Lake to

the established communities of McCall, Donnelly, and Cascade, people continue to come to Valley County for its incredible beauty and unlimited recreational activities. Our connected society is allowing those who enjoy an outdoor lifestyle to move here on a permanent basis, and the area attracts a fair share of retirees each year. Still, with the influx of people, the county retains much of its rural flavor. The wide-open valleys are filled with cattle each summer and small farms continue to provide some of the best grass hay in the state. New local growers, urged on by an interest in sustainability, share their goods at weekly farmers' markets, making the county an eclectic collection of those living off the land.

Valley County recently celebrated its centennial. It has endured a myriad of changes during its first 100 years, and more are sure to come. With careful, measured planning, it can remain a viable, beautiful place for those who choose to call it home.

For further reading on the history of Valley County, see *Valley County Idaho, Prehistory to 1920*, edited by Shelton Woods; *Early Days in Long Valley: Pioneers, Settlers* by Signe Bollari Callender; *Free Land! Hopes and Hardships of Pioneers of Valley County*, Valley County History Project; *Valley County, the Way it Was and 83 Miles of Hell, the Stibnite Ore Haul*, by Duane Petersen; *The King's Pines of Idaho: a story of the Browns of McCall*, by Grace Jordan; *Once Upon a Time, Cascade was born*, by Gratia Bacon Matthews; *Finnish Settlers of Long Valley, Idaho*, by Merle Reinikka and Gene Knapp, previous versions of the *Valley County Comprehensive Plan*. And, many other pieces of literature. (see maps at back of this chapter)



OLD WALLACE BARN

Photograph by Duane Peterson

II. PLANNING PROCESS

- 1 This is the updated comprehensive plan for Valley County. It is designed to update the 1978 Valley County Comprehensive Plan ("1978 plan") and subsequent iterations, and to guide the growth and development of Valley County during the coming years.
- 2 The 1978 plan stated: "Idaho is feeling the pressures of rapidly increasing population as more Americans discover the need to escape the crowds, crime and confusion of highly congested population centers...because Idaho offers a quality of life better than most states... ." Despite a

slight population decline in the 1980's, that statement applied to Idaho again in the 1990's and into the 21st Century. Valley County is sharing in the pressures and rewards of that growth, and its citizenry is interested in ensuring that the quality of life does not decline as the population continues to increase.

3 This plan contains many of the same goal statements and objectives as the 1978 plan. The will of the community has not changed significantly in twenty years on some topics, such as those addressed in the chapters on transportation and special sites. New chapters or sections have been added to address property rights, education, natural resources, and community design. The direction taken on some topics has changed somewhat from the direction of the 1978 plan.



BOISE-CASCADE MILL and VALLEY COUNTY RODEO GROUNDS, 2001

Photograph by Cynda Herrick

III. PURPOSE OF THE VALLEY COUNTY COMPREHENSIVE PLAN

1 The purpose of the Comprehensive Plan is not to control land, but to prevent uses of land harmful to the community in general. The natural beauty and open characteristics of the county can, without reservation, be described as a major reason why land development is rapidly increasing in the county. The purpose of this plan and analysis is to guide development so as not to harm the characteristics which attracted it here in the beginning.

2 This plan is not a zoning ordinance or a blueprint for specific development. Instead, it presents a number of broad development guidelines. These are intended to be used as a general guide for the provision of public facilities, the adoption of implementing ordinances, considering changes in land use, and decisions regarding future development.

3 The strategy of the Plan is summarized in the goal statements, objectives, and the proposed land use maps. They are broadly phrased, meaningful concepts which should be applied to every decision pertaining to the growth of Valley County. They provide direction to the planning processes of both the public and private sectors, with guidelines for making consistent and rational decisions for Valley County's future development. Human interest shall be considered in the balance of ecosystem decisions.

4 This Comprehensive Plan was developed in accordance with the guidelines set forth in the Idaho State "Local Land Use Planning Act", as amended.

5 Idaho Code Section 67-6502 regarding Comprehensive Plans is as follows:

PURPOSE -- The purpose of this act shall be to promote the health, safety, and general welfare of the people of the State of Idaho, as follows:

- (a) To protect property rights, while making accommodations for other necessary types of development such as low-cost housing and mobile home parks.
- (b) To ensure that adequate public facilities and services are provided to the people at reasonable cost.
- (c) To ensure that the economy of the state and localities is protected.
- (d) To ensure that the important environmental features of the state and localities are protected.
- (e) To encourage the protection of prime agricultural, forestry and mining lands for the production of food, fiber and minerals.
- (f) To encourage urban and urban-type development within incorporated cities.
- (g) To avoid undue concentration of population and overcrowding of land.
- (h) To ensure that the development on land is commensurate with the physical characteristics of the land.
- (i) To protect life and property in areas subject to natural hazards and disasters.
- (j) To protect fish, wildlife, and recreation resources.
- (k) To avoid undue water and air pollution.
- (l) To allow local school districts to participate in the community planning and development process so as to address public school needs and impacts on an ongoing basis.

6 This Plan is an important legal document intended to serve as the basis for subsequent decisions and regulations within Valley County. Implementing ordinances relating to zoning and land use shall conform with this Plan. Ongoing development and changes in use shall be consistent with this Plan.

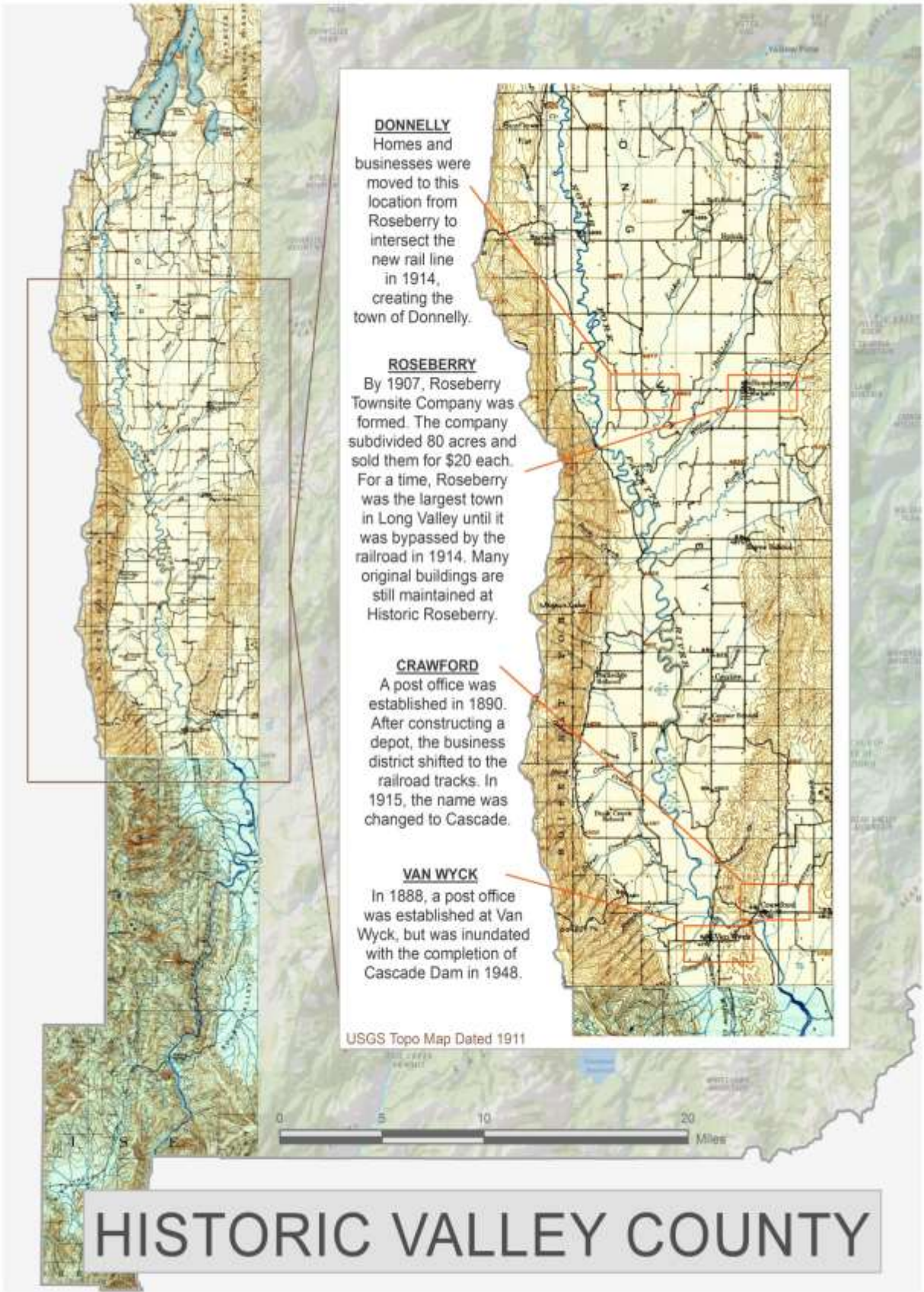
IV. SCOPE OF THE VALLEY COUNTY COMPREHENSIVE PLAN

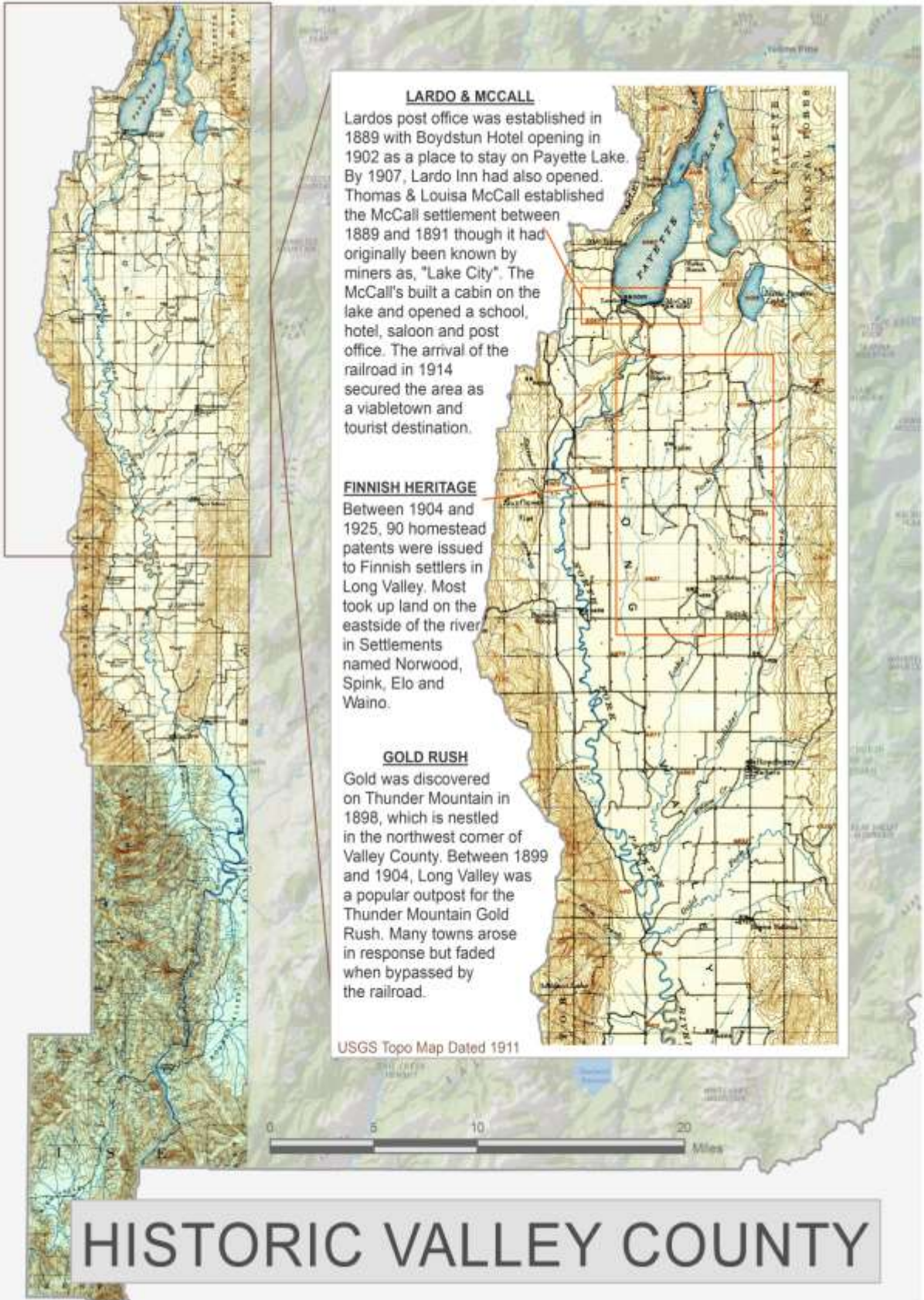
1 This Plan applies to private lands and uses, and to some public lands and uses, within the unincorporated portion of Valley County; but, does not apply to those lands addressed in specific City Area of Impact Agreements.

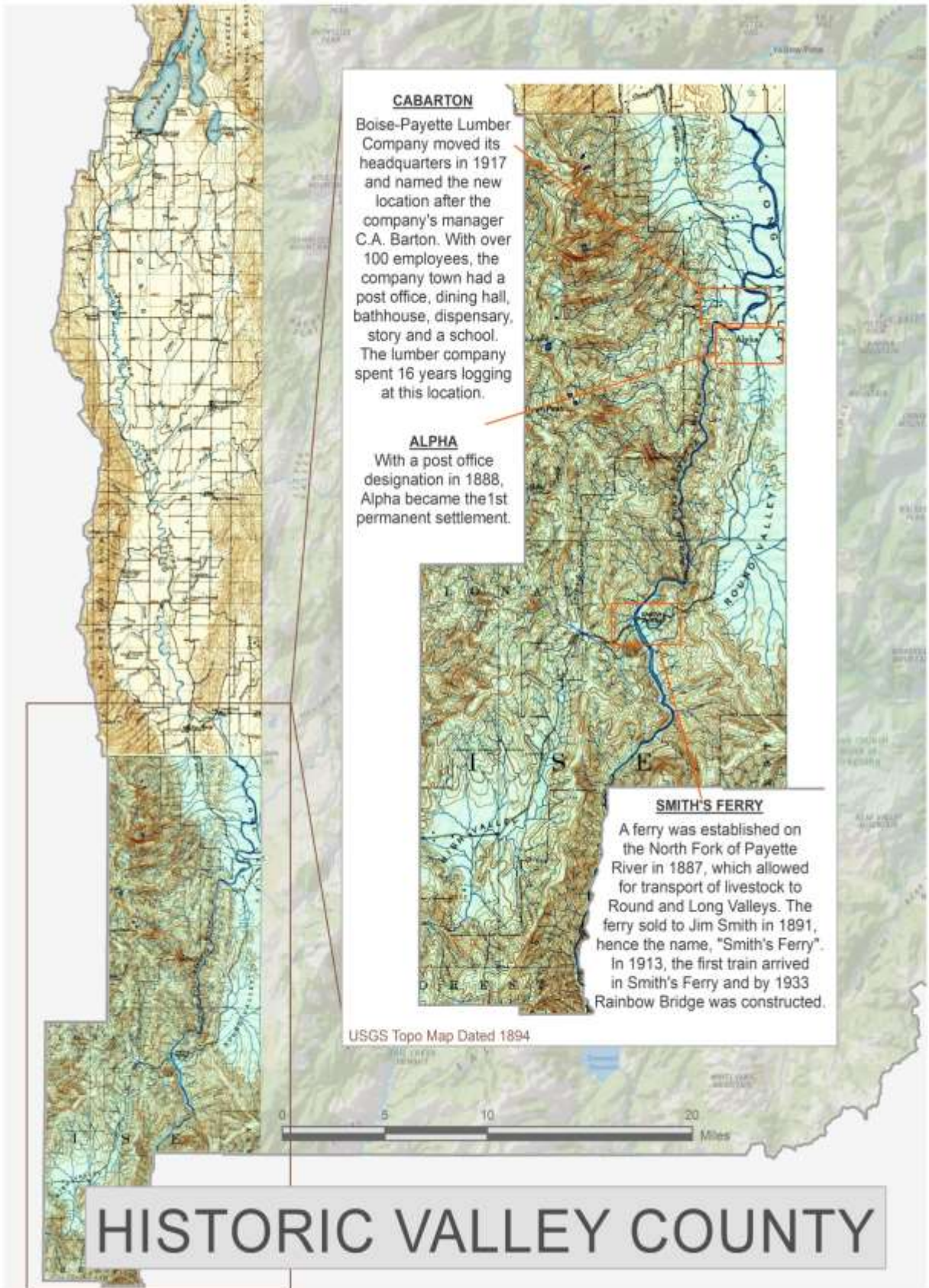
V. REVIEWING THE PLAN

1 It is recommended that the Planning and Zoning Commission review the Plan in order to monitor its implementation and to determine whether changes in the county justify amending or updating the Plan in accordance with Idaho Code 67-6509.









CHAPTER 2: POPULATION

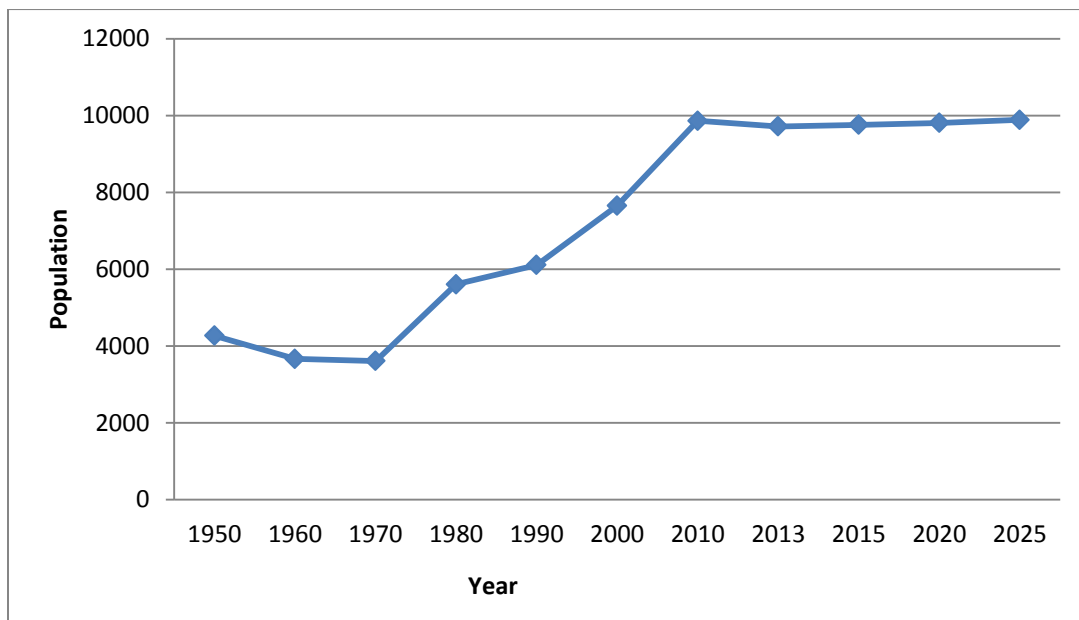
BACKGROUND

1 In 1978, Valley County population was estimated to be 4,240 residents. At that time it was expected to grow to 7,480 residents by the year 2000. The 1978 growth projections have been exceeded, with a population of 7,651 in the year 2000. Valley is one of 44 counties in Idaho. It is not part of a metropolitan area. Its 2016 population of 10,496 ranked 28th in the state.

2 Idaho is, according to the U.S. Census Bureau, the fastest growing state in the nation, with a net migration of nearly 19,000 people in 2016.

----- *Table 1* -----

Year:	1950	1960	1970	1980	1990	2000	2010	2015	2020	2025
Population:	4,270	3,663	3,609	5,604	6,109	7,651	9,862	9,759	9,807	9,880



* 1950 - 2010: U.S. Census
2015 - 2025 Projections: Idaho Department of Labor

3 The percentage of second homes increases each year; currently 78% of the homes in Valley County are second homes. Tourism becomes a larger presence each year. Second home owners and visitors do not appear in population statistics, but they add significantly to the seasonal and weekend population of the county.

Population Change, 2000- 2017

Valley County, ID	
Population Change, 2000-2017	3,051
Average Annual Population Change	136
From Natural Change	31
Births	93
Deaths	62
From Net Migration	105
International Migration	2
Domestic Migration	103
From Residual	0

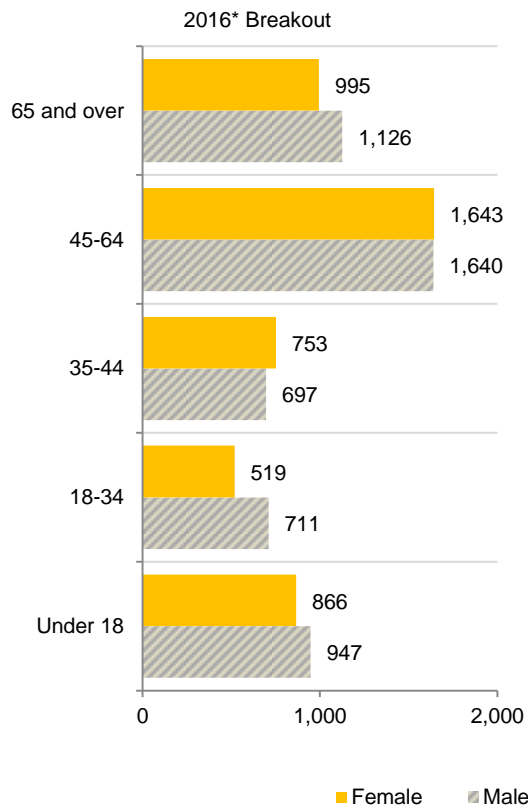
Percent of Average Annual Population Change, 2000-2017

Natural Change	22.8%
Net Migration	77.2%
Residual	0.0%

Data Sources: U.S. Department of Commerce. 2018. Census Bureau, Population Division, Washington, D.C.

4 This observation from the 1978 plan was reflected many times during the current planning process:

“...growth in population combined with the knowledge that Valley County is becoming ever more popular as a center of recreation and tourism makes it imperative that planning be instituted to preserve the open characteristics and scenic beauty of the county.”



Age and Gender Distribution and Change, 2010-2016

Data Sources: U.S. Department of Commerce.
2017. Census Bureau,
American Community Survey Office,
Washington, D.C.

Goal I: Accommodate growth and development while protecting quality of life within Valley County.

Objectives:

1. Maintain or improve existing levels of service as new growth occurs.
2. Evaluate the likely impact on the costs of services for new growth to ensure it does not create an undue hardship for Valley County residents.
3. Collaborate with other regional partners and communities.

Goal II: Retain the rural/small town character enjoyed by residents and visitors in Valley County.

Objective:

1. Consider the community's stated vision to retain its attractive rural character and existing advantages for the future: In 2030, Valley County will have more people and more businesses, but will retain the character of small towns in a rural setting.



CLEAR CREEK STAGE STOP

Photograph from Historical Comprehensive Plan, Overlay, Significant Sites, and Inventory



PASTURE NEAR YELLOW PINE, 2018

Photograph by Lori Hunter

CHAPTER 3: PRIVATE PROPERTY RIGHTS

1 Valley County adheres to the fifth amendment of the Constitution of the United States, which states: "No person shall be deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use, without just compensation." Articles in the Idaho Constitution are also a driving factor in the Valley County Comprehensive Plan.

2 Private Property Rights are considered when creating land use policies, goals, objectives, permits, conditions, and fees so as not to violate private property rights, adversely impact property values, or create unnecessary technical limitations on the use of property in accordance with Chapter 80, Title 67, Idaho Code.

Goal I: Protect individual private property rights while considering community rights.

Objectives:

1. Design all provisions of the Comprehensive Plan in order to protect both private property rights and the community's rights to have a safe and healthy community.
2. Protect private property from the negative effects of recreational uses (trespassing, property damage, opened gates) and nearby incompatible uses.
3. Protect each citizen in the community from unsafe and unhealthy conditions caused or worsened by activities, uses, structures, buildings or other factors located on someone else's privately owned property.
4. Implement the Plan, in order: "...to ensure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property..."(Idaho Code section 67-6508(a)).
5. Design land use regulations to protect the health, safety, and welfare of the community, avoiding any unnecessary conditions, delays, and costs.
6. Protect all persons from being deprived of private property without due process of law.
7. Use the following generalization of the **Idaho Attorney General's checklist** as an implementation tool:
 - a. Does the regulation or action result in a permanent or temporary physical occupation of private property?
 - b. Does the regulation or action require a property owner to dedicate a portion of property, or to grant an easement? (If yes, the dedication must be designed to compensate directly for adverse impacts of the proposed development.)

- c. Does the regulation or action deprive the owner of all economically viable uses of the entire property?
- d. Does the regulation or action have a significant impact on the landowner's economic interest in the property as a whole? (If yes, the impact must not be a severe reduction in value.)
- e. Does the regulation or action deny any fundamental attribute of ownership, such as the ability to possess, to exclude others, or to dispose of the property?
- f. Does the regulation or action serve the same purpose that would be served by directly prohibiting the use or action; and does the condition imposed substantially advance that purpose?

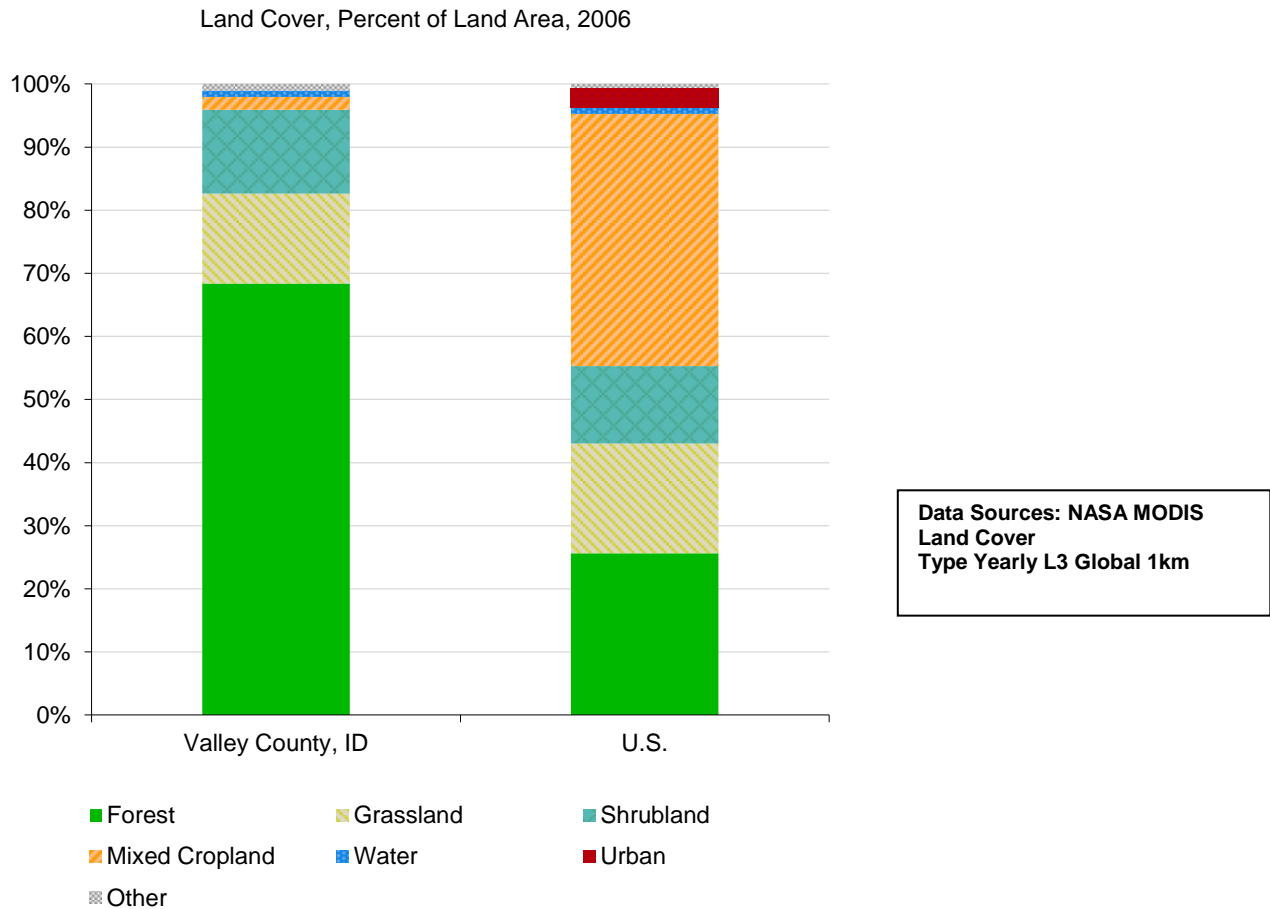
If the answer to any of the above question is "yes" the implementation tool must be limited to ensure private property rights are not compromised to the degree financial compensation from the county to the landowner would be required. The Idaho Attorney General's Office periodically changes guidelines. The latest updates can be found at www.ag.idaho.gov .



CHAPTER 4: NATURAL RESOURCES

BACKGROUND

1 Natural Resources such as water, wildlife, geothermal waters, timber/forests, and mineral resources have been a significant positive impact for Valley County. They have provided an important benefit to the economy and to recreation.



2 Geothermal waters are prevalent in the Cascade region. In 1963, a number of hot springs in Valley County were sampled and evaluated as possible indicators for the presence of one or more high temperature geothermal deposits. In 2002, additional exploration and development was conducted on previously identified possible resource locations. Conclusions show that the Cascade region has the potential for the presence of a deep regional hot fluid capable of power generation.

3 Overall water quality in Valley County, Lake Cascade and Payette Lake has been found to be declining. Lake Cascade is of particular concern. Since declining water quality in Lake Cascade and Payette Lake have caused particular concern, some water quality practices have been implemented in order to make improvements.

- a) The Idaho Department of Environmental Quality has prepared the Cascade Reservoir Watershed Management Plan Phase II - Total Maximum Daily Load (TMDL) Plan to improve Lake Cascade water quality. That plan was created in order to reduce phosphorous and chlorophyll in the reservoir.
- b) The Big Payette Management Plan and Plan Implementation Program is a voluntary management plan that has been prepared in order to preserve and enhance Payette Lake water quality.
- c) The Valley Soil and Water Conservation District is actively working with Valley County landowners on Best Management Practices (BMPs).
- d) Valley County has adopted the Idaho Department of Environmental Quality “Catalog of Stormwater BMPs for Idaho Cities and Counties” along with a Valley County specific addendum table to assist local agencies and developers with the selection, design, installation and maintenance of BMPs to reduce stormwater pollution. The handbook presents general guidelines and is voluntary.
- e) Wellhead Protection ordinance was implemented as an overlay in the Land Use Ordinance (Title 9).

4 The North Fork of the Payette River and its tributaries runs through Long Valley. It is no longer natural and has significantly changed in the last century:

- a) The Cascade Dam was constructed in the 1940’s.
- b) Recreational use is becoming more prevalent. Kayakers, rafters and fishermen frequent the waters. Kelly’s Whitewater Park was constructed along the Strand in Cascade. The Cabarton Run boat ramp was placed at the bridge on Cabarton. There are three water trails between the dam and Smith’s Ferry.
- c) With the increased encroachments, erosion has become a concern so property owners are placing more riprap in the river.

5 Wildfire has become and evermore increasing concern with the dryer weather patterns, lack of timber harvesting, higher populations using the forests for recreation, and infringement into the Wildland Urban Interface with homes. Wildfire may directly or indirectly impact the following:

- a) Natural resources such as agricultural losses that include timber stands, livestock, crops, fencing, and equipment.
- b) Water quality from increased surface erosion in areas severely burned which could lead to increased sedimentation to streams or large landslides.
- c) Air quality as enormous volumes of smoke and airborne particulate materials are produced – effecting the health of people and animals for many miles downwind.
- d) Nearer to active fire, smoke reduces visibility, disrupts traffic, and increases the likelihood of highway accidents.
- e) Loss of tourism dollars to the economy.
- f) Loss of wildlife habitat.
- g) Reduces tax base of many different taxing districts, which redistributes and increases taxes for non-affected property owners.

Goal I: Conserve and manage groundwater and surface water in all its forms in order to prevent depletion or pollution.

Objectives:

1. Orient watershed management practices toward the improvement and maintenance of ground and surface water quality throughout Valley County.
2. Take an active role, regarding water quality and quantity, by participation in the revision of the plans of the National Forests and Bureau of Reclamation.
3. Encourage open space buffers adjacent to rivers and creeks in order to preserve riparian areas.
4. Promote agricultural practices which protect and improve water quality and the expansion of those practices.
5. Protect the recreational value of the county's water bodies and water courses.
6. Protect important riparian areas by:
 - a) Promoting the designation and mapping of critical areas.
 - b) Promoting the preservation of riparian habitats and stream conditions.
 - c) Promoting the rehabilitation and enhancement of degraded riparian habitat and stream conditions.
7. Encourage improvement of irrigation water management practices which conserve water and reduce ground and surface water pollution or contamination.
8. Promote the use of geothermal resources for recreation or commercial useage and conduct additional studies
9. Encourage the retention of existing wetlands in order to protect water quality and establishment of new wetlands.

Goal II: Preserve and protect the rich natural resources, assets, property values, animals, and people in Valley County from the threat of wildfire.

Objectives:

1. Promote planned developments through the use of the Wildland Urban Interface Fire Protection Plan portions of the Subdivision Regulations for new subdivisions.
2. Educate landowners about defensible space around new and existing structures.

3. Educate landowners on available resources.
4. Encourage landowners to annually treat hazardous vegetative fuels to reduce wildfire risk, increase water quality, and improve wildlife habitat.
5. Consider firewise implementation on private properties.
6. Promote firewise implementation on state and federal lands.
7. Promote responsible grazing on federal and state forests to reduce fuels in appropriate areas.



THE CAUSEWAY BETWEEN DONNELLY AND TAMARACK FALLS

Photograph by Cynda Herrick

Goal III: To protect fish and wildlife as natural resources of critical importance in Valley County.

Objectives:

1. Valley County shall encourage:
 - a) Preservation, protection, and enhancement of wildlife and fish.
 - b) Preservation of open space buffers adjacent to rivers and creeks for wildlife and fish habitat.
 - c) Preservation of historical wildlife movement corridors.
2. Valley County shall take an active role in the revision of the National Forests' plans and Bureau of Reclamation's Resource Management Plans.

Goal IV: To maintain sustainable commercial harvesting and use of renewable timber land resources.

Objective:

1. Take an active role in the revision of the National Forests' plans and state timber management plans to improve forest health.
2. Support responsible and sustainable forest management activities, including logging and firewise activities.

Goal V: To assure mining remains a viable element in Valley County's economy.

Objective:

1. Encourage mining if it meets environmental standards and complies with water quality goals.

Goal VI: To protect vegetation as a valuable resource in Valley County.

Objective:

1. Promote the protection of vegetated areas in Valley County from the intrusion of invader species plants and noxious weeds by supporting noxious weed eradication.

Goal VII: To ensure impacts of various uses on state lands do not overload Valley County infrastructure.

Objective:

1. Pursue cooperative efforts to work with State of Idaho Department of Lands to manage land use and recreation uses on state endowment lands.
2. Encourage local elected officials to communicate with the State Land Board.
3. Help the state develop management tiers for different uses.



ZENA CREEK DRAINAGE, 2018

Photograph by Lori Hunter

CHAPTER 5: HAZARDOUS AREAS

BACKGROUND

1 Valley County is in Seismic Design Category D of the earthquake classification system as shown in the 2006 International Codes (Residential, Building, Energy Conservation). The Goose Creek Fault follows the course of West Mountain running north and south through the county -- it junctions with another fault running east and west near Lake Cascade. Valley County should collaborate with the Forest Service in developing a hazardous area study.

2 Avalanches and landslides are conditions present in the county, but they occur mostly in the back country on isolated National Forest lands. Forest Service aerial photographs show that a landslide once occurred near Little Donner Summit. A massive landslide destroyed the town of Roosevelt in the Thunder Mountain mining area. In 1997, soils throughout the region were saturated from a heavy rain on snow event in January that caused landslides on roads going into and out of the county – the county was completely isolated for approximately one week. Further information is needed to complete an understanding of the landslide and avalanche hazards and how it affects the county.

3 Serious flooding is not a problem in Valley County. However, along the Payette River and its smaller tributaries, occasional high water during spring run-offs flood limited areas along the river. The most serious flooding occurs when debris clogs up drainages and then unexpectedly breaks loose causing flash flooding events beyond 100 year floodplains. Valley County has adopted the Flood Damage Prevention Ordinance and the Valley County Land Use and Development Ordinance, which limits development in flood prone areas – Title 9 and Title 11 of the Valley County Code. FEMA recently did extensive study of the floodplain and new Flood Insurance Rate Maps and are scheduled to be adopted by the county in 2018 or 2019.

4 Soil testing and higher standards for the use of on-site sewage disposal systems must be met in order to avoid ground water contamination. Development that does not have sewage treatment facilities must take measures to mitigate any adverse conditions that could lead to surface or underground contamination.

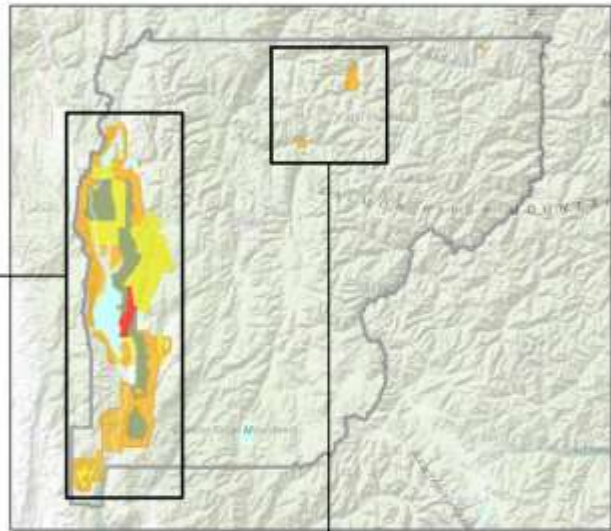
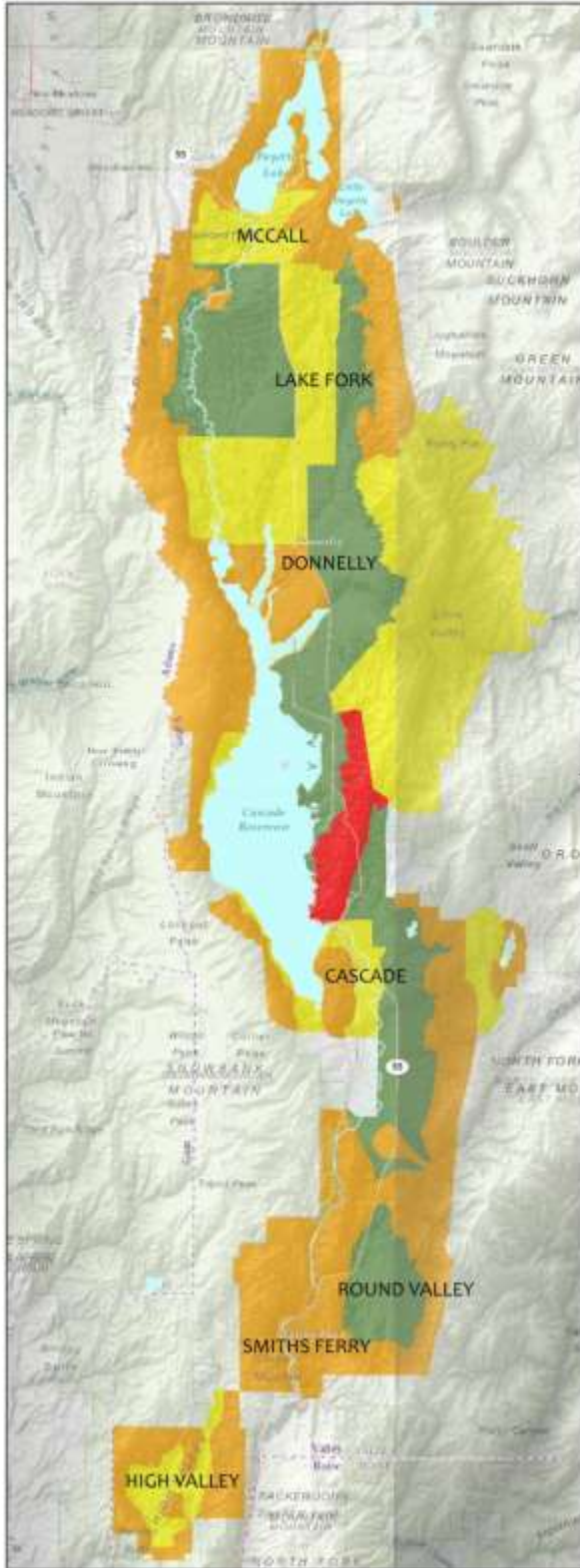
5 Valley County has adopted a Wellhead Protection Ordinance that applies county-wide and a Drinking Water Protection Plan in the Impact Area for the City of Donnelly.

6 Various levels of radon gas are found in the county. In McCall, more than one in every four homes have tested high for radon. Radon is the leading cause of lung cancer in non-smokers. You can't see, smell, feel or taste radon. The only way to know if your home has high radon levels is to test. Winter is the best time to test your home for radon. The Indoor Environmental Program (IEP) wants more people in Valley County to test their homes for radon. To order a radon test visit www.radonidaho.org or for more information about radon contact the IEP at 1-800-445-8647.

FIRE HAZARDS IN POPULATED AREAS

Fire hazard data contained in this map was provided by Wildfire Prevention Associates. Hazard variables used to define the level of hazard/risk for each area were calculated with 2010 data, however new research based on more current data is in progress.

■ 1 High Extreme
 ■ 2 High
 ■ 3 Moderate
 ■ 4 Low



7 In recent years, Wildfire has become the number one hazard risk in Valley County. Development is encroaching into wildland areas and expanding the County's Wildland Urban Interface. Valley County consists of 91% state or federally managed lands, which are mostly forestland and highly susceptible to wildfires during the hot summer months. During the last ten to fifteen years, there have been new subdivisions or individual homes constructed in or near these forestlands, which makes the possibility of loss of life or property much greater. Given the right conditions, any wildfire or groups of fires may explode and extend beyond immediate control of any protection agency. The County has endured many such incidents, some of considerable size, throughout its history. The results of wildfire are other hazards such as landslides, floods, avalanches, contaminated waters, etc.

8 Chartered in 2007 by the Board of County Commissioners. The Valley County Fire Working Group is a collaborative, advisory group comprised of representatives from the multiple public land management agencies, structural fire districts, wildland fire management agencies and state parks located in Valley County. Responsible for the continued update of the County Wildfire Protection Plan (CWPP), the group utilizes the National Cohesive Strategy for Wildland Fire: "To safely and effectively extinguish fire when needed; use fire where allowable; manage our natural resources; and as a nation, to live with wildland fire." The Cohesive Strategy will address the nation's wildfire problems by focusing on three key areas: Restore and Maintain Landscapes; Fire Adapted Communities; and Response to Fire. The Fire Working Group is comprised of its general membership and four sub-committees for action items. Lands, Response, Education and Legislative which focus on, but at not limited to, the following goals and actions:

Fire Mitigation Goals of the Fire Working Group:

- Emphasize prevention of wildland urban interface fires using a proactive, cooperative approach.
- Ensure that the land development ordinances and building codes in Valley County support mitigation of wildland urban interface fire danger.
- Promote effective fuel reduction programs in all wildland urban interface areas in Valley County.
- Promote the development of water resources and use agreements for wildland resources throughout Valley County.
- Facilitate and maintain a County-wide mutual aid agreement.
- Produce and distribute functional maps for Rural Fire Departments.
- Facilitate wildfire training for responding agencies

Fire Mitigation Actions of the Fire Working Group:

- Prevention- promote local jurisdictions working together and with Federal and State agencies to establish on-going local prevention programs.
- Regulation- monitor and support and supplement local and national fire codes and wildland fire strategies and ordinances to reduce wildfire risk.
- Fuel reduction- Identify priority fuel reduction projects and pursue the appropriate grant.

Wildland-Urban Interface (Square Miles), 2010

Valley County, ID	
Total WUI Area	61
WUI Area with Homes	6
WUI Area without Homes	55
Percent of Total	
WUI Area with Homes	9.8%
WUI Area without Homes	90.2%

Data Sources: Gude, P.H., Rasker, R., and van den Noort, J. 2008. Potential for Future Development on Fire-Prone Lands. *Journal of Forestry* 106(4):198-205; U.S. Department of Commerce. 2011. TIGER/Line 2010 Census Blocks and 2010 Summary File 1, Washington, D.C.

Goal I: To protect the health and safety of Valley County residents and visitors from the impacts of natural hazards.

Objectives:

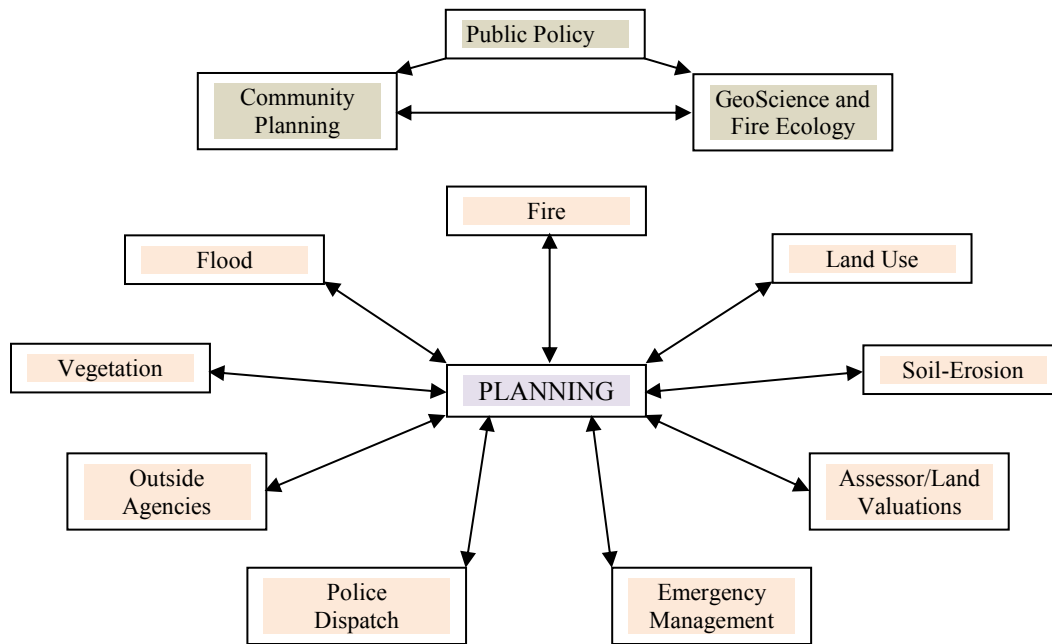
1. Encourage appropriate agencies to disseminate information about radon gas with measures to reduce the risk to human health.
2. Continue Valley County's participation in the Federal Emergency Management Agency's (FEMA) flood insurance program.
 - a) Promote the program by providing information to the public, realtors, title companies, and lending institutions.
 - b) Promote consideration by the Army Corps of Engineers to certify the dam on Lake Cascade for flood protection.
3. Retain existing regulations that prohibit or control construction, development, and filling in designated flood prone areas.
4. Encourage uses in floodplains which will incur or cause minimal damage if there is flooding.
5. Participate with Avalanche Forecast Center.
6. Continue to require engineering for all structures, except utility buildings, to protect against damage from earthquakes.

Goal II: To protect the health and safety of Valley County residents and visitors, structural and infrastructure assets, and wildlife/natural resources from wildfires and the aftermath of wildfires.

Objectives:

1. Recognize the Wildland-Urban Interface Wildfire Mitigation Plan portion of the All Hazard Mitigation Plan – commonly referred to as the County Wildfire Protection Plan (CWPP), an annually updated plan which includes a Wildfire Risk Assessment Map.
2. Utilize the Wildland Urban Interface Fire Protection Plan portion of the Subdivision Regulations to guide new and renewed applications toward recognizing wildland fire risk.
3. Encourage property owners to review the Wildfire Section of the All Hazard Mitigation Plan and reduce the wildland fire risk in their communities and areas of risk.
4. Encourage property owners in the WUI to be proactive and learn how to prepare and protect their homes and businesses from the threat of uncontrolled wildland fire. Each and every homeowner is personally responsible for creating and maintaining effective defensible space.

Wheel of Fire – Plan Before You Burn
Regional Fires DO NOT STOP at Jurisdictional Boundaries





Washout of Lick Creek Road



Cleanup after landslide onto East Fork Road



Smoky sunset due to 2018 Mesa Fire

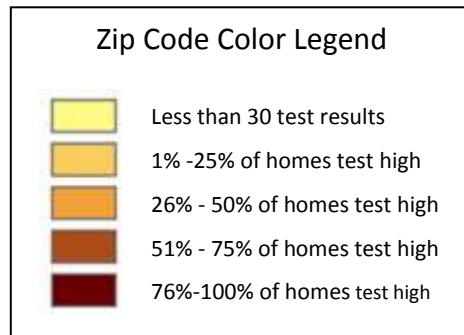
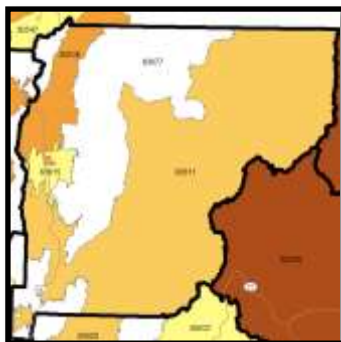
Goal III: To mitigate effects of disasters on Valley County residents and visitors, structural and infrastructure assets, and wildlife/natural resources from all hazards.

Objectives:

1. Participate with other communities in the West Central Mountains in developing the All Hazard Mitigation Plan.
2. Educate residents and visitors of potential hazards. Enlist first contact professions such as realtors, title companies, financial institutions, etc.

* * *

Valley County Residents, Test Your Homes for Radon (2014)



CHAPTER 6: SPECIAL AREAS AND SITES

BACKGROUND

- 1 Wildlife habitat and historical buildings and sites are valuable.
- 2 The traditional economies of timber, mining and agriculture, which have contributed so much color to the region's culture and past, have already been affected or are presently being affected by a changing economy. The increase of a recreation-based economy has resulted in rapidly advancing second-home and subdivision development as well as cultural and life-style changes in the region. Consequently, residents of the county have begun to see the need for preserving some remnants of an original way of life, which is quickly fading from memory. A partial inventory of historical buildings and sites is as follows:

Roseberry Museum and Store	Finnish Church and Cemetery
Long Valley Massacre Site (Cascade)	Sheepeater Massacre Site (Warm Lake)
Slick Rock (Lick Creek Road)	Thunder Mountain Mining Area
Monumental Rock	Vinegar Hill
Edwardsburg (mining town)	Stibnite (mining town)
School at old site of Elo	Eagle's Nest (West of Donnelly)
Round Valley Schoolhouse	Reed Ranch
Gold Fork, Vulcan, Hot Creek, Molly's, Cabarton and Boiling Spring (Hot Springs)	Brundage Lookout
No Business Lookout	Fisher Creek Halfway House (North Fork of Payette)
Powerhouse Site (Lake Fork)	Old Water-powered Flour Mill at Lardo
Halfway House at Hendricks Homestead	Lakesport, Idaho
Thunder City Site (SE of Cascade)	SITPA Facilities at Cougar Mountain & McCall
R.L. Wisdom Grave (SW of McCall)	Roosevelt and Roosevelt Lake
Chinese Placer Mining (Poorman Boulder Creek)	Private Eagan's Grave (Soldier Bar)
<i>Record Size</i> Englemann Spruce (NE Payette Lake)	Three Fingers Smith Grave (Elk Creek Road)
Pioneer Cemetery (Yellow Pine)	Knox Ranch Way Station (Thunder Mountain Road)
Hennessy Cabin (Johnson Creek)	Alpha Cemetery & Grange (South of Cascade)
Albert Holm Cemetery	Billy Kline Grave (on Warm Lake Road)
Halfway House on road to Burgdorf and Warren	Lone Grave West of McCall on road to Abbot Ranch
Snowbank Radar Site	Tom Moore Grave (on Skunk Creek Road)
	Bell Cemetery (fka Spink Cemetery)

- 3 Wildlife habitat, waterways, water bodies, and scenic byways are features that merit protection and improvement. A few that can be found in the boundaries of Valley County are as follows:

- a) Salmon River (Middle Fork) (Idaho) is one of the original eight rivers in the nation designated as Wild and Scenic on October 2, 1968, the Middle Fork of the Salmon River originates 20 miles northwest of Stanley, Idaho, with the merging of Bear Valley and Marsh Creeks. The entire river, to its confluence with the Salmon River, is designated and is classified as wild with the exception of a one-mile segment near the Dagger Falls-Boundary Creek Road, which is classified as scenic. All except this short scenic segment is also within the Frank Church River of No Return Wilderness. The Middle Fork is one of the last free-flowing tributaries of the Salmon River system. Only a few trails, landing strips, private ranches, and U.S. Forest Service stations are evidence of man's presence.

- b) The Frank Church-River of No Return is a wilderness of steep, rugged mountains, deep canyons, and wild, whitewater rivers. The Salmon River Mountains, located south of the Main Salmon and west of the Middle Fork, are the most massive range, and dominate the Wilderness.
- c) The Payette River National Scenic Byway is recognized for its outstanding scenic and historic attributes. It was designated an Idaho Scenic Byway in June 1977 and a National Scenic Byway in 2005. It extends 112 miles along Idaho 55 between Eagle and New Meadows and is one of the most beautiful and heavily-used roadways in Idaho. It accesses some of Idaho's most beautiful scenic and recreational areas in and near the Payette and Boise National Forests. The route offers views of mountains, forests, lakes, valleys, and the famous whitewater rapids visited by rafters, canoeists, and kayakers from around the world. There are other scenic drives and loops throughout the county, such as the Yellow Pine loop.

Goal I: To identify, protect and maintain historically significant buildings and sites within Valley County.

Objectives:

1. Promote continued identification and mapping of cultural and historical resources within the county.
2. Promote establishment of buffer zones surrounding historically significant buildings and sites.
3. Explore ways to provide incentives for owners of historically significant buildings to preserve and maintain them.

Goal II: To recognize the waterways and water bodies in Valley County as special areas.

Objectives:

1. Encourage formation of a citizens group to develop a specific plan for the North Fork of the Payette River between Payette Lake and Lake Cascade.
2. Work with local, state and federal agencies to provide improvements to waterways within the county.
3. Encourage retention of vegetation along specific waterways.

Goal III: To recognize important wildlife habitats.

Objectives:

1. Consider the needs of fish and wildlife in policies and regulations for the preservation of water quality.

2. Include consideration of the needs of the fisheries and wildlife resources of the areas in specific plans for the North Fork of the Payette River, and other watercourses or water bodies.
3. Consider the effects on wildlife ecosystems in development and special area protection decisions.

Goal IV: To identify, protect and maintain scenic byways and drives within Valley County.

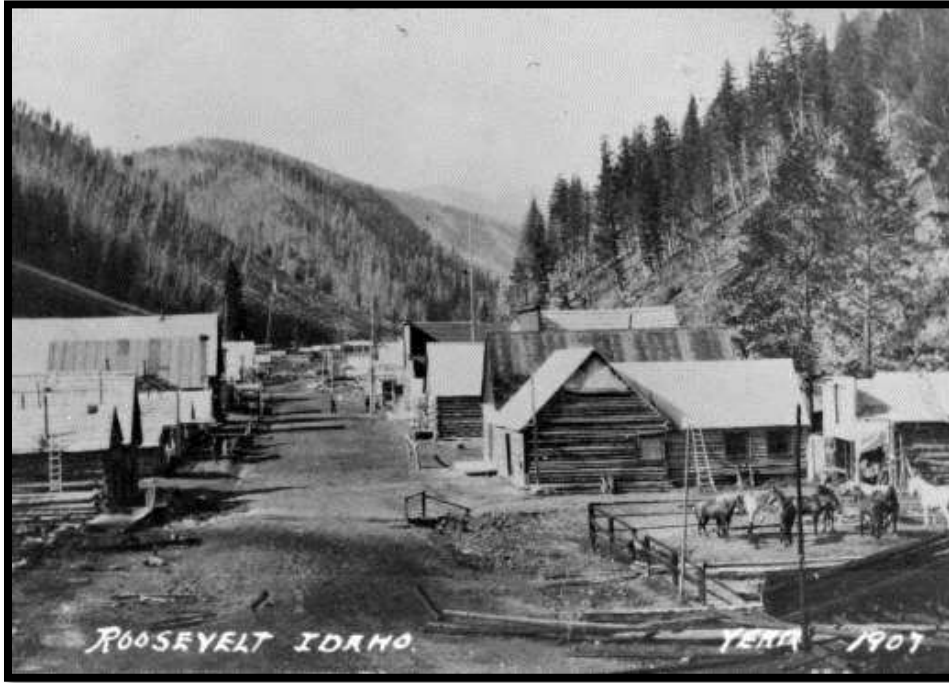
Objectives:

1. Promote continued identification and mapping of scenic drives throughout the county.
2. Continue to work with the West Central Mountains Economic Development Council and various agencies in the preservation of the scenic qualities on the Payette River National Scenic Byway.



ROSEBERRY TOWNSITE, 2011

Photograph by Cynda Herrick



ROOSEVELT, IDAHO, 1907

Photographer Unknown



ROOSEVELT LAKE, IDAHO, 2009

Photograph by Lori Hunter

CHAPTER 7: TRANSPORTATION

BACKGROUND

- 1 The 1978 plan called State Highway 55 (Highway 55) the transportation lifeline of Valley County. It remains the only arterial highway in the county. It runs north and south through Long Valley connecting Cascade, Donnelly, and McCall; and, provides the only major outlet to urban areas north and south of the county. The Idaho Transportation Department has long range plans for three alternate routes and one reroute of Highway 55 in Valley County. The three alternate routes are around McCall, Donnelly, and Cascade. A reroute of Highway 55 in the Smith's Ferry area was funded but has been pulled; it has been determined the best "Smith's Ferry to Round Valley" route is the existing route.
- 2 Due to the rugged mountainous terrain, many east-west routes intersecting Highway 55 are not passable year-around. A route to Yellow Pine is maintained year-around when funding is available. The Warm Lake Road to Stanley is used extensively when passable during the summer months.
- 3 Interconnected with Highway 55, the Valley County Road Department maintains 779 miles of roadway. Of these roadways, 233 miles are paved – the remaining 546 miles are gravel.
- 4 Ribboning the county are numerous graded and drained, improved and unimproved roads used



WEST MOUNTAIN ROAD
Photograph by Duane Petersen

primarily for logging, mining and access to private property as well as recreational activities. These roads provide access through Forest Service lands. All RS2477 public rights-of-way, roads, and trails are under county jurisdiction.



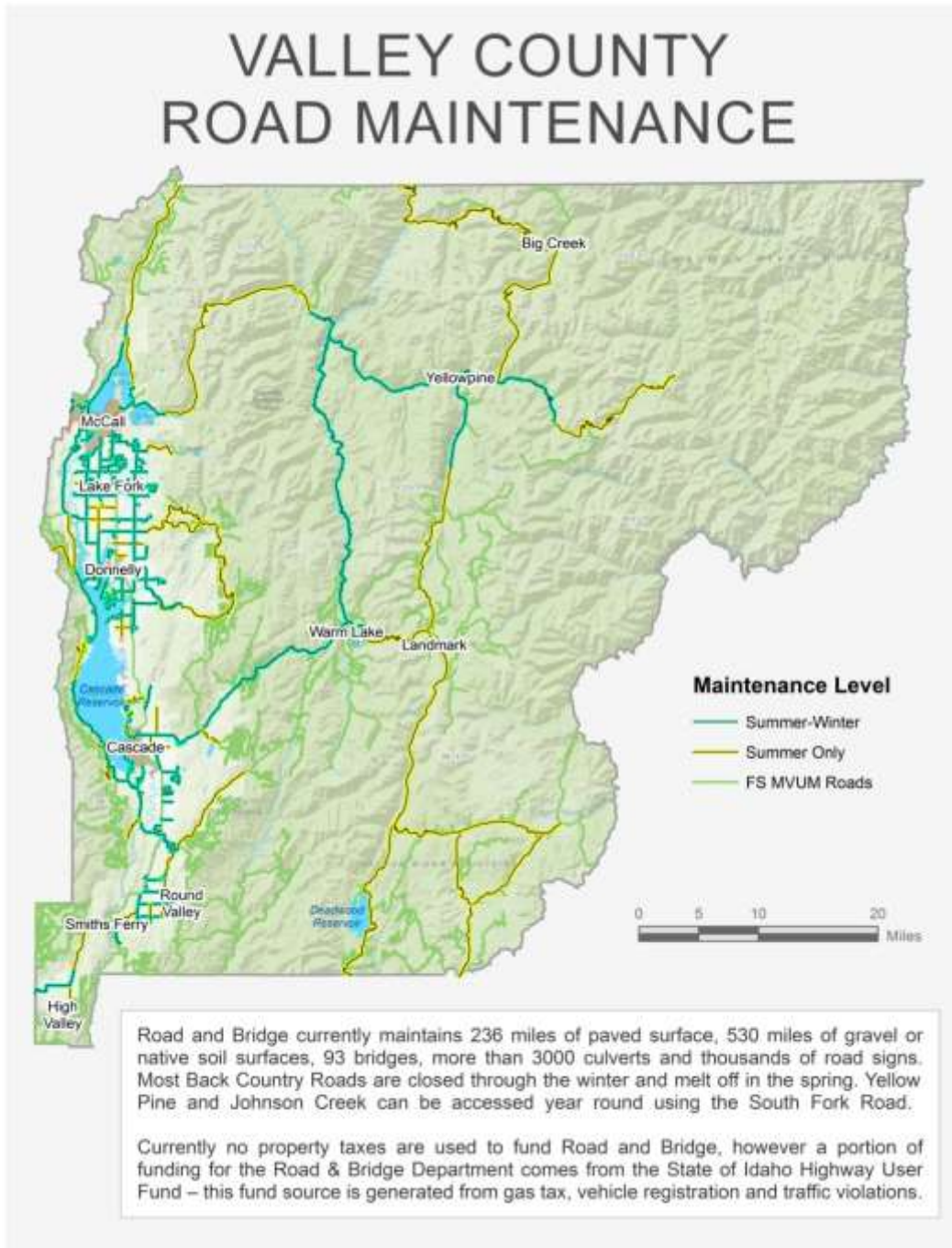
5 The Functional Classification Map of roads in Valley County is adopted by Valley County and the Idaho Transportation Department. The map is updated every five years. The most recently adopted Functional Classification Map shall be incorporated as a part of this plan. The map designates the roads classified as arterial and collector roads.

6 Three public airports are available for general aviation use in Cascade, Donnelly and McCall. Other public airports are located in the back country and are operated by the State Department of

Aeronautics. Charter flights are available to various points for passengers and freight. There are numerous private grass airstrips.

7 Bus service is available daily along Highway 55. There is also a regional transit bus that makes numerous daily trips between McCall, Donnelly, and Cascade.

8 A railroad line previously hauled product between Cascade and Emmett. The Idaho Historical Railroad recently provided sightseeing tours for passengers between Cascade and Smith's Ferry on the Thunder Mountain Line, but tours have been halted.



9 It's important to realize that one of Valley County's major expenses is the road system. This expense is currently paid by the highway-users gas tax and timber receipts. Timber receipts have ceased, but there have been other federal funding programs such as the Craig-Wyden Bill and the Secure Rural School Funds; these other funding mechanisms are decided on a year to year basis and are not guaranteed. Maintenance of our transportation system at its current level of service is totally dependent upon continuation of revenues comparable to our historic level of timber receipts. Valley County has adopted a Master Transportation Plan.

10 In 2017, Valley County adopted the Valley County Pathways Master Plan (PMP). The PMP portrays pathways throughout the valley that connect each of the communities, from Cascade to McCall. The pathway plans from each of the communities is included in the PMP. The City of McCall has an approved master plan for developing pedestrian pathways in the city limits. The City of McCall has built a number of pathways that will eventually be linked together into a cohesive pathway system. The City of Donnelly has an approved master plan for developing pedestrian pathways in the city limits, and now is working on developing the pathway system. The City of Cascade has a pathway master plan. It has built a recreational pathway, The Strand, along the Payette River in the city limits from bridge to bridge. The City of Cascade is also working on their Adventure Biking routes that extend into the county. The Valley County Pathways Committee has developed a concept master plan that outlines key potential pathway corridors to create a valley-wide pathway system (valleycountypathways.org).

Goal I: To improve county-wide transportation.

Objectives:

1. Maintain the comprehensive county wide transportation plan.
2. Encourage coordination of road construction and maintenance decisions between the various agencies with jurisdiction.
3. Encourage improving road conditions and better road maintenance, rather than construction of new roads.
4. Encourage the three cities to maintain extensions of county collector roads to county standards or better.
5. Seek to balance protection of the public investment in airports with private property rights and the importance of quiet in our communities.
6. Explore acquisition of abandoned railroad rights-of-way for use as future transportation corridors.
7. Continue to utilize a Road Surface Management System to prioritize future improvements.
8. Encourage participation of developers in Capital Improvements to roads by requiring them to contribute property or funds through Road Development Agreements.



BIG CREEK SUMMIT

Photograph by Duane Petersen

Goal II: To ensure that roadways in new development are properly planned for good circulation, will provide for future expansion needs, and are aesthetically pleasing.

Objectives:

1. Discourage new development of permanent dead-end roads.
2. Encourage underground utilities in new developments.
3. Use design techniques for new development along Highway 55 and major collectors in order to reduce turning movements and preserve the safety and future capacity.

Goal III: To seek continued improvements for State Highway 55.

Objectives:

1. Acknowledge the Payette River Scenic Byway Corridor Management Plan for State Highway 55 and its proposed alternate routes.
2. Improve design and landscaping standards for the corridor.

3. Encourage shared access points or shared access roads where appropriate.
4. Encourage development to accommodate for designated corridors along future alternate routes.

Goal IV: To develop a valley-wide pathway system.

Objectives:

1. Endeavor to develop a valley-wide pedestrian pathway system in Valley County that connects to the pathway systems now under planning and development in the City of McCall, the City of Donnelly, and the City of Cascade.
2. Work with developers who come forward with new subdivisions and other development projects to obtain easements and finished pathways in areas where the developments overlay key pathway corridors in Long Valley, as identified in the Valley County Concept Master Plan. The objective is to capture opportunities to develop new pathways as part of new developments when the developments overlay key pathway corridors. Easements obtained from developers should be held by Valley County government.
3. The Valley County Pathway Committee should work with the Valley County Road and Bridge Department to collaboratively look for opportunities to incorporate pedestrian and bicycling facilities into the design of road and bridge projects in areas where regional pathways are proposed and elsewhere.
4. The Valley County Pathways Committee should work with existing landowners and subdivision owners to obtain temporary and long-term access agreements to open key pedestrian pathway corridors to the general public. These negotiations should be done in a way that respects landowners' private property rights. Any temporary or long-term access agreements should be held by Valley County government.
5. Developers should be encouraged to develop neighborhood pathways, bike lanes and/or sidewalks in areas near regional pathway corridors so people living in adjacent neighborhoods can connect to the regional pathway system.
6. The Valley County Pathway Committee should work with the Valley County Road and Bridge Department to create multiple options for financing and maintaining a valley-wide pathway system.
7. Pathway systems should comply with minimum design standards and guidelines as outlined in the Idaho Bicycle and Pedestrian Plan.
8. After new pathways are built in Valley County, the Valley County Pathways Committee should work with the county to create a map and brochure of valley pathways.

9. A uniform signage system for Valley County pathways should be developed, and trailheads with rest rooms should be developed in strategic locations.
10. The objectives of developing a valley-wide pathway system include:
 - a. Creating new opportunities for recreation and for people to commute to work or shopping areas without using fossil fuels.
 - b. Enhancing public safety for families, children, seniors and others who use pedestrian pathways.
 - c. Boosting local economies.
 - d. Providing transportation links to culturally or historically valuable areas.
 - e. Tying together parks, schools, waterways and communities.
 - f. Creating opportunities for people to improve physical fitness and healthy lifestyles.
 - g. Enhancing our community's quality of life.
 - h. Preserving open space corridors.



PATHWAY AT TAMARACK RESORT

Photograph by Sally Gossi



NORTHWEST PASSAGE
APARTMENTS
2018

Submitted by
Michele Basye

EXAMPLE OF
SINGLE-FAMILY
RESIDENTIAL
2018

Photo
by Valley County
Assessor's Office



EXAMPLE OF
LAKE FRONT
PROPERTY
2018

Photo
by Philip Yribar
208 Productions
McCall, Idaho



CHAPTER 8: HOUSING AND COMMUNITY DESIGN

BACKGROUND

1 Since the 1970's most of the housing development is in the form of second-home construction for recreation purposes. This type of development has changed the county's land-use pattern from agricultural to rural residential. The effects are both positive and negative.

- a) During the early stage of recreation home development, the out-of-area owner contributes substantially to: 1) tax revenues; 2) construction expenditures for both labor and materials; 3) increased property values and tax base; and, 4) other expenditures made in the area. All of this is done without placing an undue strain on local institutions and facilities.
- b) As the developments become more permanent, new demands will be placed on local institutions and services. As lot owners retire and move into their second homes, greater needs for access, lighting, fire, and police protection will be required. Those demands cause the costs of government to increase.

2 The major housing issue raised during the 2003 Comprehensive Plan update was affordable housing for full-time residents -- the same holds true for the current Comprehensive Plan update. The largest concern is with the inability to hire employees to fill jobs without available housing. Job positions have been offered at the Valley County courthouse, but people are unable to relocate to the West Central Mountains due to the lack of housing. A number of concerns were also raised about the pattern of new residential and non-residential development in the county.

Housing Characteristics, 2016*

Valley County, ID	
Total Housing Units	11,920
Occupied	3,446
Vacant	8,474
For rent	"0
Rented, not occupied	"0
For sale only	"50
Sold, not occupied	"130
Seasonal, recreational, occasional use	8,263
For migrant workers	"5
Other vacant	"26

Data Sources: Theobald, DM. 2013. Land use classes for ICLUS/SERGoM v2013. Unpublished report, Colorado State University; U.S. Department of Commerce. 2017. Census Bureau, American Community Survey Office, Washington, D.C.

HOUSING MARKET AND NEEDS ASSESSMENT

3 To address concerns about housing affordability, Valley County commissioned, through the Upper Payette River Economic Development Council, the Housing Market and Needs Assessment for Valley and Adams Counties, dated July 1, 2005, prepared by Melanie Rees, Rees Consulting. The assessment identified a shortage of affordable housing as evidenced by:

- Rapidly increasing housing prices – Housing prices have escalated by 62.9% in the Cascade area, 73.9% in the Donnelly area and by 95.7% in the McCall area between the average sale price of a home in 2004 and the average list price in 2005 (sales data not available)
- Rents increased roughly 35% to 50% from 2000 to 2005.
- Limited availability – Rental vacancy are low with waiting lists. Homes are selling for close to or exceeding asking price indicating a seller’s market.
- Unfilled jobs – most employers interviewed indicate they have had difficulty filling jobs as a direct result of housing.
- Housing is not affordable for many residents, with many residents spending more than 30% of their income on housing.
- Housing prices and rents exceed what a typical family can afford.
- Mobile home parks, typically a good source of affordably priced housing, are disappearing and RV parks are being used to house employees instead of tourists.

4 The Needs Assessment identified a striking need for affordably priced housing in Valley and Adams Counties. Traditionally the economy in Valley County has been resource based. Changing market forces, such as the opening of the Tamarack Resort in Valley County, the growth of the McCall area, and a national trend of people moving to more rural areas, have had a tremendous impact on Valley County. As these market forces continue to evolve, we can expect to see a deepening of the problems we have begun to experience with respect to affordably priced housing.

Housing Costs as a Percent of Household Income, 2016*

Valley County, ID	
Owner-occupied housing w/ a mortgage	1,700
Monthly cost <15% of household income	380
Monthly cost >30% of household income	765
Specified renter-occupied units	801
Gross rent <15% of household income	29
Gross rent >30% of household income	362
Median monthly mortgage cost^	\$1,468
Median gross rent^	\$762

Data Sources: Theobald, DM. 2013. Land use classes for ICLUS/SERGoM v2013. Unpublished report, Colorado State University; U.S. Department of Commerce. 2017. Census Bureau, American Community Survey Office, Washington, D.C.

5 In 2016, Valley County adopted the West Central Mountains Economic Development Strategy. The following are excerpt from that planning document:

- a) Between 2002 and 2007, Valley County experienced an 18% population growth to accommodate construction for recreation uses and rampant real estate speculation. When the Great Recession hit in 2008, much of the work force left. Construction, which accounted for 695 jobs in 2007, lost 57% of its jobs by 2013, while the real estate sector lost 40% of its jobs. The population decreased by 5%.

- b) Since 2013, the population has increased by 3.3% and unemployment has gone from 15.7% to 7.5%. Construction jobs have increased 17% and new home sales have risen 200%. This has caused a concern over housing prices climbing out of reach for many residents.
- c) A diversified housing inventory is integral for a region's livability. According to the 2013 American Community Survey Census, 79% of the homes in the West Central Mountains are stick built single family homes and 10% are manufactured single family homes. Multifamily units comprise 11% of the housing stock.
- d) Households that devote 30% of their income toward the cost of housing are burdened. Currently 40% of the West Central Mountain households spend above 30% of their monthly income on housing costs. Of these, 50% have a median income of less than \$50,000.

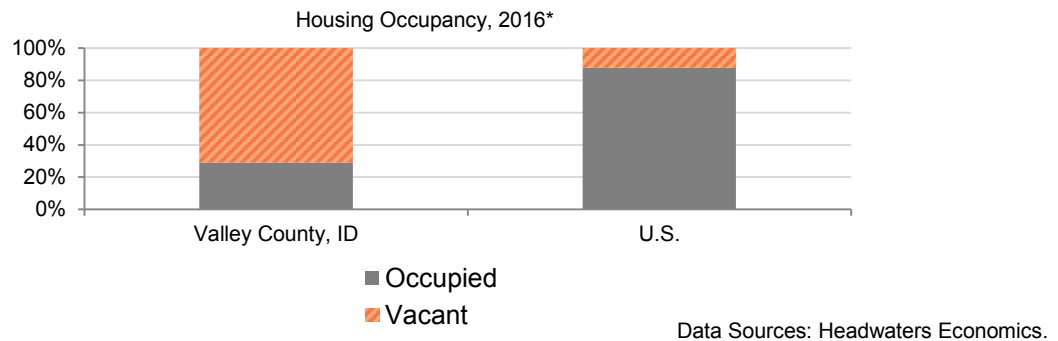
6 Valley County recognizes that housing is crucial to the success of our region. In 2016 a Housing Summit was held to discuss housing needs. The meeting was held in Donnelly at the Elementary school. In attendance were approximately 75 participants led by the Board of County Commissioners and facilitated by Sherry Maupin. The conversation centered on the Long Valley region's desire to provide workforce housing. The group discussed the diverse housing types that buyers and/or renters want to see. A discussion was held on the difference between "seasonal workers" and local year round employees. It was determined that there is not a difference between the two. Most employees want year round jobs but have to fill in between winter and summer seasons. Workforce housing is needed for young families, construction workers, hospitality workers, and civic workers, such as teachers, policeman, hospital workers, and firefighters. Efforts are being made throughout the region to create the housing stock needed.

- a) In 2010, Valley County donated land to a non-profit organization to construct The Springs, which has 36 residential units in the City of McCall.
- b) In August 2015, Whitetail Club and Shore Lodge created dormitory style housing and apartments for seasonal employees.
- c) In 2017, Northwest Passage Apartments were constructed in Donnelly.

7 The West Central Mountains Housing Trust has been established through an effort of the West Central Mountains Economic Development Council. The Housing Trust is a private, non-profit organization dedicated to sustaining the West Central Mountains Region of Idaho, specifically Valley County and the Meadows Valley region of Adams County, community through housing. The 501 (C) (3) has been submitted and the Articles of Incorporation filed with the State of Idaho. The bylaws have been finalized and adopted to complete the formation of the Trust. While newly formed, their volunteer board recognizes that affordable housing is the foundation of any community. The Housing Trust found that rent has increased roughly 35% to 50% since 2000; median house prices have risen as much as 116% since 2004; there is limited availability with a need of 500 units in the City of McCall alone; housing is not affordable, approximately 1,500 households spend close to 30% of their gross income on housing alone; and, the median house cost was \$216,970 in 2013 while average yearly family income was \$50,490. The Trust has acquired four rental units in the Meadows at West Mountain and has purchased properties in Meadows Valley. (wcmht.org)

8 The City of McCall went through an extensive planning process and in 2017 developed the McCall Area Housing Strategy, which was adopted by the Valley County Commissioners for the impact area. The Strategy is very detailed and shows the disparity in housing stock, need, cost, etc., with the need for 700 units in the City of McCall area.

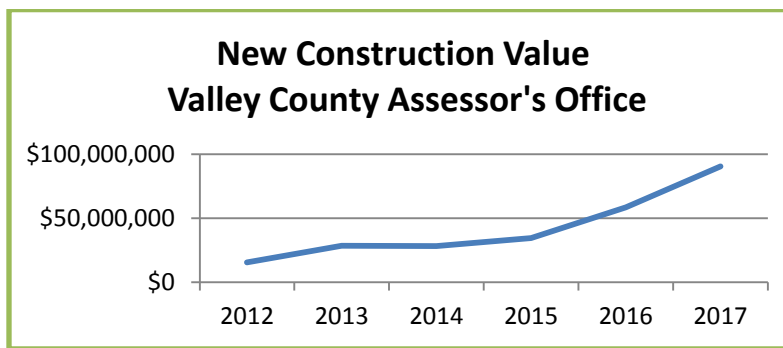
9 Short term vacation rentals have consumed much of the housing that was previously used for rental units. In October of 2017, McCall had an estimated 453 short term rentals. They have contributed to a lack of affordable housing stock due to the region being recreation based and the income opportunity for renting the units consistently. Neighborhoods are being disrupted with short term vacationers, but with the legislative changes, homeowner’s associations are unable to protect their life style from these uses. Boise State University, Fall 2017, prepared the Regulatory/Compliance Options for McCall’s Short-Term Rental Market. The document states, “short-term rentals help defray homeownership costs and provide economic benefits but often contribute to additional noise, trash, and parking challenges while reducing affordable housing.”



Goal I: To encourage an adequate supply and variety of affordable and quality housing types for the local residents including current and future, working and retired.

Objectives:

1. Encourage local employers to provide worker housing.
2. Encourage affordable housing to be located in a wide range of locations.
3. Applications for development of manufactured home communities shall be treated in the same manner as for site-built homes.
4. Encourage economic, ethnic and social diversity in neighborhoods.
 - a. Integrate Community Housing on-site in new developments.
 - b. Establish policies to allow ADU’s in residential subdivisions for the purpose of adding affordable housing for workforce housing, the elderly, and families in transition.

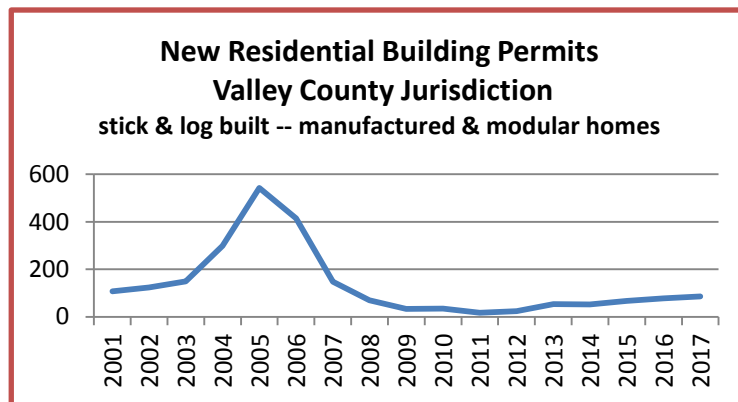


Data Sources: Headwaters Economics

Goal II: To encourage existing subdivisions to improve their standards for infrastructure and public services.

Objectives:

1. Encourage developers that propose expansion or redevelopment of existing subdivisions to improve infrastructure and services.
2. Encourage neighborhoods to participate in local improvement districts or other improvement districts.
3. Encourage infilling of existing subdivisions which meet current standards, where infrastructure is provided, and when services are nearby.



Data Sources: Headwaters Economics

Goal III: To encourage innovative and attractive designs for new development, preservation of the rural flavor of the region, and protection of special areas.

Objectives:

1. Encourage landscaping standards which mitigate potential impacts.
2. Encourage clustering of buildings within developments when it will preserve special areas, scenic views, or open space.

3. Encourage the preservation of views and rural openness as design considerations.
4. Promote sign regulations which ensure signage will be attractive and not excessive.
5. Encourage developers to promote the scenic aspects of existing water courses, forests, and natural topography as design considerations.
6. Discourage the use of continuous berms in scenic areas.
7. Encourage mitigation and reclamation of impacts created by hillside grading.
8. Adopt design standards for commercial and industrial development that provides buffering and screening around their perimeters.
9. Promote buffers and screening between agricultural and non-agricultural uses.
10. Valley County shall not adopt or enforce zoning, community development or subdivision regulations or ordinances which disallow the plans and specifications of a manufactured home community solely because the housing within the community will be manufactured homes.

Goal IV: To encourage new development in or near the existing cities and communities in Valley County.

Objectives:

1. Encourage industrial and commercial services to locate within the cities and within their areas of impact or areas with similar uses.

Goal V: Provide a variety of quality housing types for current and future working and retired residents.

Objectives:

1. Encourage or provide for affordable housing.

Actions:

 - a. Consider creating micro and tiny housing developments.
 - b. Encourage inclusionary housing.
 - c. Amend land use ordinance to increase densities in areas supported by sewer and where it is compatible with surrounding land uses.
 - d. Continue allowing accessory units.
 - e. Promote employer managed Housing Co-Ops.
 - f. Strive to keep construction costs low.
2. Encourage economic, ethnic and social diversity in neighborhoods.

Actions:

 - a. Integrate Community Housing on-site in new developments.

CHAPTER 9: ECONOMIC DEVELOPMENT

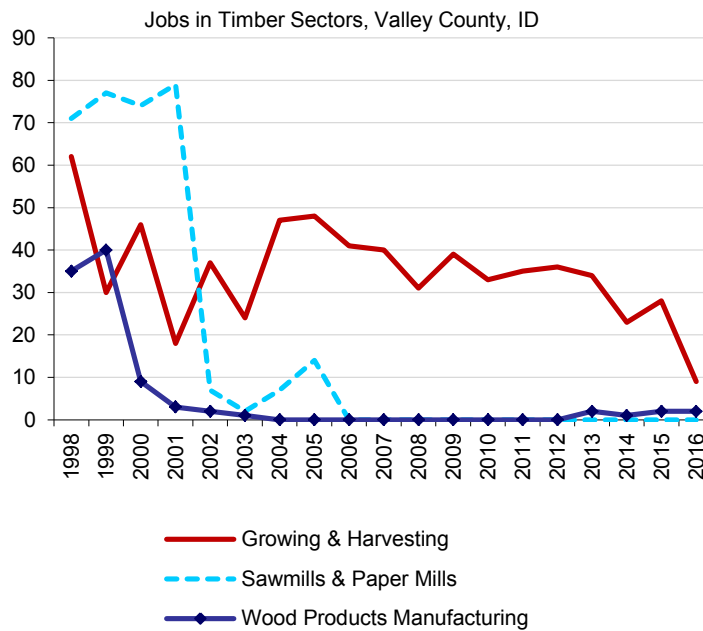
BACKGROUND

1 The economy of Valley County has been dependent upon the government, timber, mining, and agriculture. With major segments of the economy being seasonal employers, high unemployment has been a part of the traditional economic pattern. The single most important fact about the economy of Valley County is that the economic pattern is in a state of change.

a) Limited supplies of private timber and restrictive government land-use policies have resulted in a dramatic decline of the timber industry. Declines in timber harvest creates a hardship on the county. These "forest funds" play an important role in funding county schools and roads. The timber industry has always been crucial to the economy in Valley County. The Boise-Cascade Sawmill in Cascade was removed in the summer of 2002.

b) Mining has had good and bad years. In the 50's the leading industry was mining. In the late 90's reclamation was begun on the Stibnite mine. Currently there is an on-going effort to re-establish the mining operations in the Stibnite area. Part of their efforts, while going through the permitting process with the forest service, is reclamation of prior operations. Exploratory drilling has indicated large amounts of gold. If permitted, there will be large impacts to housing, workforce, and infrastructure such as power, roads, and recreational trails/uses.

c) The size and number of farms maintained for agricultural purposes has decreased and croplands are being purchased and developed to satisfy the demands for recreation housing. Agriculture has declined steadily as an employer from 168 jobs in 1980, to 133 jobs in 2006, to 53 jobs in 2016.

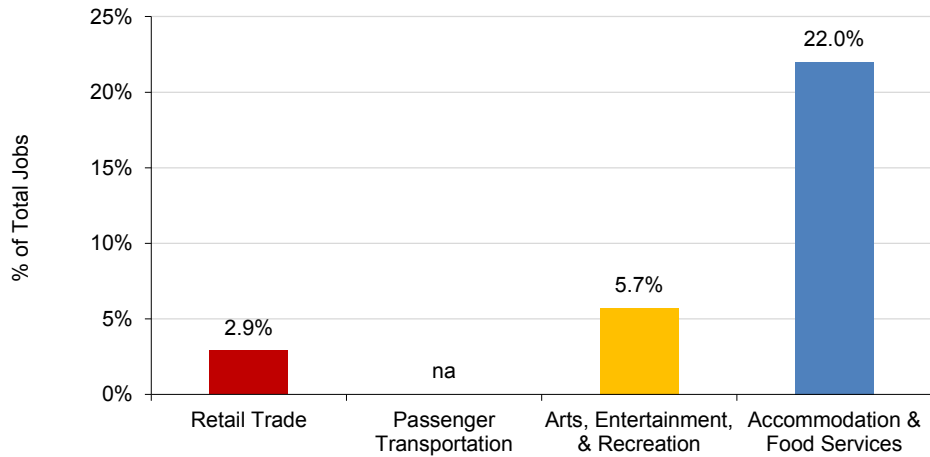
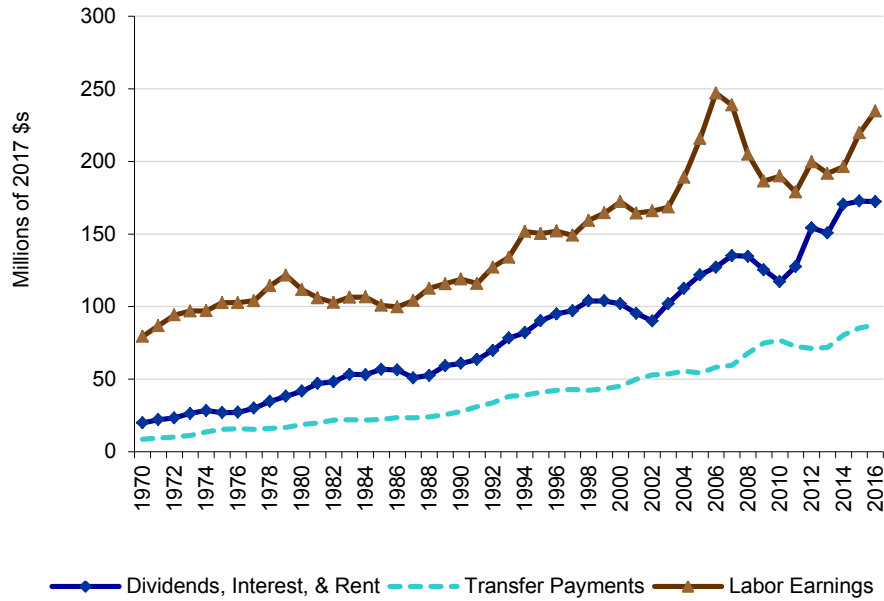


Data Sources: U.S. Department of Commerce. 2018. Census Bureau, County Business Patterns, Washington, D.C.

2 Recreation has become more influential to the local economy. Retail and services are now the top employment category, with government second, and construction third. Wages remain

generally low in the retail and services sector. Approximately 23% of jobs are recreation related and 31% are government: <http://labor.idaho.gov/publications/lmi/pubs/ValleyProfile.pdf>.

Components of Non-Labor Income Compared to Labor Earnings, Valley County, ID



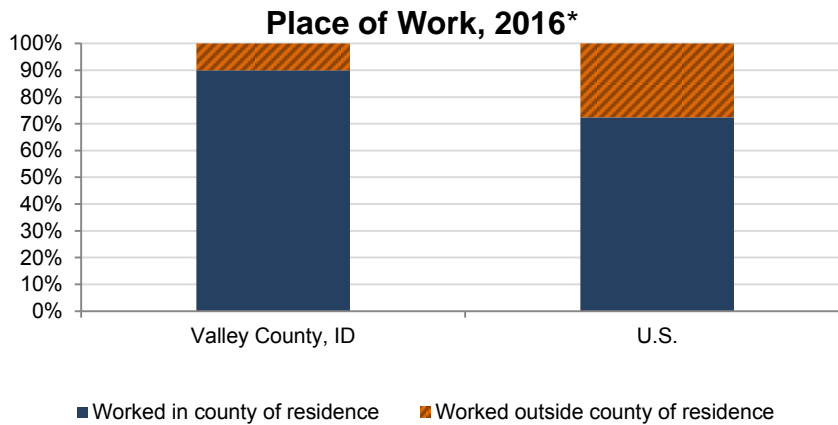
Data Sources: U.S. Department of Commerce. 2017. Bureau of Economic Analysis, Regional Economic Accounts, Washington, D.C.

3 Total civilian employment in the county grew 22% from 1985 to 1995. McCall is the top work destination for Valley County employees, with unincorporated Valley County second, and Cascade third.

Data Sources: U.S. Department of Commerce. 2017. Census Bureau, American Community Survey Office, Washington, D.C.

Commuting Characteristics, 2016

Workers 16 years and over	4,382
PLACE OF WORK:	
Worked in county of residence	3,944
Worked outside county of residence	438
TRAVEL TIME TO WORK:	
Less than 10 minutes	1,507
10 to 14 minutes	613
15 to 19 minutes	944
20 to 24 minutes	355
25 to 29 minutes	72
30 to 34 minutes	253
35 to 39 minutes	52
40 to 44 minutes	53
45 to 59 minutes	27
60 or more minutes	218
Mean travel time to work (minutes)	16.0



Employment by Occupation, 2016

Civilian employed population > 16 years	4,420
Management, professional, & related	1,500
Service	1,007
Sales and office	720
Farming, fishing, and forestry	33
Construction, extraction, maint., & repair	278
Production, transportation, & material moving	529

Data Sources: U.S. Department of Commerce. 2017. Census Bureau, American Community Survey Office, Washington, D.C

Employment by Industry, 2016

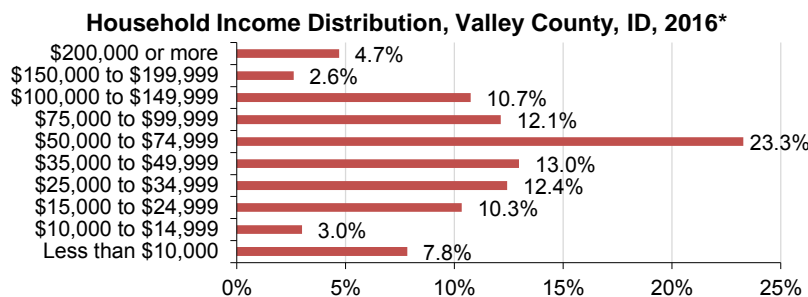
Civilian employed population > 16 years	4,420
Ag, forestry, fishing & hunting, mining	136
Construction	419
Manufacturing	125
Wholesale trade	13
Retail trade	469
Transportation, warehousing, and utilities	450
Information	102
Finance and insurance, and real estate	301
Prof, scientific, mgmt, admin, & waste mgmt	422
Education, health care, & social assistance	609
Arts, entertain., rec., accomodation, & food	965
Other services, except public administration	155
Public administration	254

Data Sources: U.S. Department of Commerce. 2017. Census Bureau, American Community Survey Office, Washington, D.C

4 In 2016, Valley had a per capita personal income (PCPI) of \$46,130. This PCPI ranked 5th in the state and was 117 percent of the state average, \$39,470, and 94 percent of the national average, \$49,246. The 2016 PCPI reflected an increase of 0.7 percent from 2015. The 2015-2016 state change was 1.6 percent and the national change was 1.6 percent. In 2006, the PCPI of Valley was \$37,505 and ranked 3rd in the state. The 2006-2016 compound annual growth rate of PCPI was 2.1 percent. The compound annual growth rate for the state was 2.3 percent and for the nation was 2.6 percent. (Source: U.S. Bureau of Economic Analysis)

Household Income Distribution, 2016*

Valley County, ID	
Per Capita Income (2016 \$s)	\$28,133
Median Household Income^ (2016 \$s)	\$53,630
Total Households	3,446
Less than \$10,000	270
\$10,000 to \$14,999	103
\$15,000 to \$24,999	356
\$25,000 to \$34,999	428
\$35,000 to \$49,999	447
\$50,000 to \$74,999	802
\$75,000 to \$99,999	418
\$100,000 to \$149,999	370
\$150,000 to \$199,999	90
\$200,000 or more	162

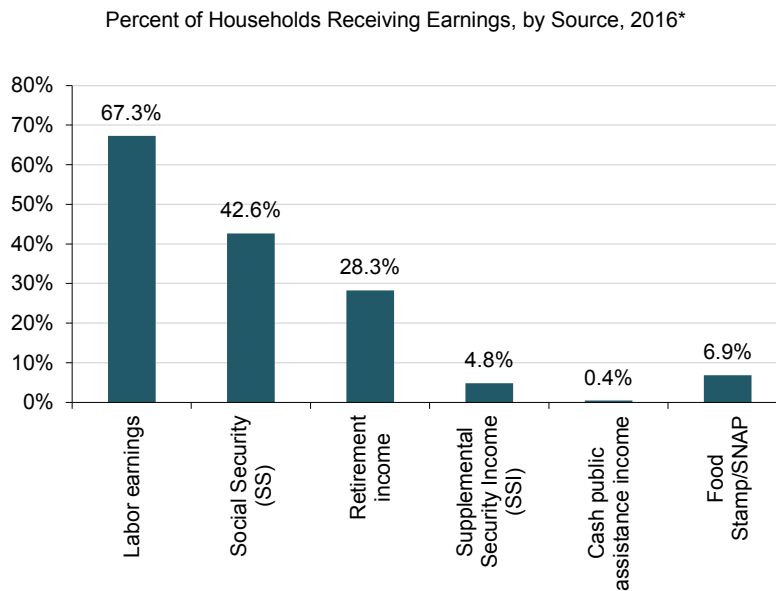


Data Sources: U.S. Department of Commerce. 2017. Census Bureau, American Community Survey Office, Washington, D.C

Goal I: To promote and encourage activities which will maintain a strong, diversified economy.

Objectives:

1. Encourage regional economic development and marketing efforts.
2. Consider the long-term impacts and benefits on the local economy and environment of each proposed new commercial and industrial activity.
3. Maintain the important role of the timber industry, tourism, outdoor recreation, mining, and agriculture in the local economy.
 - a) Encourage management of our Federal Lands to improve both forests and ecosystem health, which will provide a sustainable yield of forest products.
 - b) Support "multiple use" on public lands.
4. Support vital workforce development and regional training initiatives to ensure economic sustainability in the long term.
5. Promote regional solutions and analysis.
6. Continue to support the West Central Mountains Economic Development Council.
7. Improve infrastructure where possible, including enhancement of broadband and telecommunications.

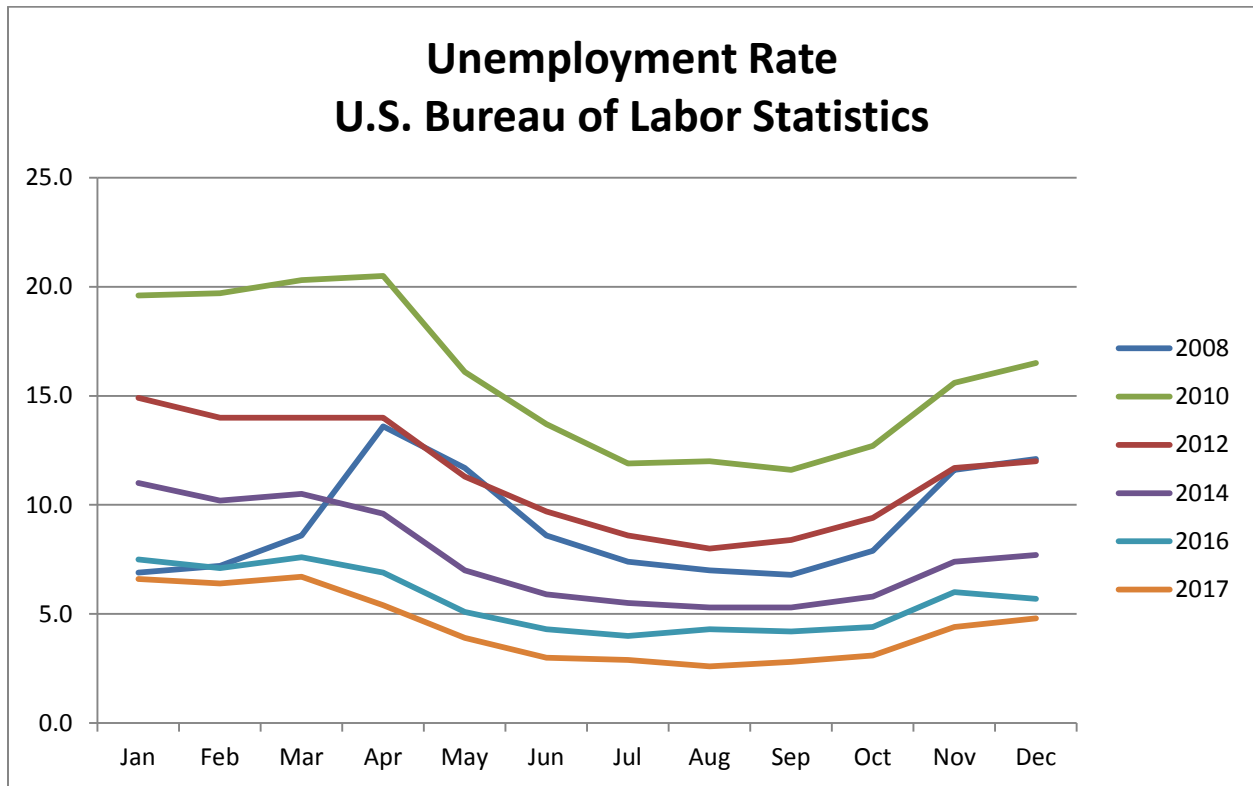


Data Sources: U.S. Department of Labor. 2017. Bureau of Labor Statistics, Quarterly Census of Employment and Wages, Washington, D.C

Average Annual Wages, 2016 (2017 \$s)

Valley County, ID	
Total Private & Public	\$35,874
Government	\$44,255
Federal Government	\$65,840
State Government	\$43,438
Local Government	\$35,841
Total Private	\$33,472
Non-Services	\$39,493
Natural Resources and Mining	\$55,830
Ag., Forestry, Fishing, Hunting	na
Mining	na
Construction	\$36,240
Manufacturing (Incl. Forest Prod.)	\$36,970
Services	\$32,409
Trade, Transportation, Utilities	\$30,417
Information	\$74,259
Financial Activities	\$42,306
Professional and Business	\$38,510
Education and Health	\$58,961
Leisure and Hospitality	\$21,117
Other Services	\$21,015

Data Sources: U.S. Department of Labor. 2017. Bureau of Labor Statistics, Quarterly Census of Employment and Wages, Washington, D.C.



CHAPTER 10: RECREATION and OPEN SPACE

BACKGROUND

1 Valley County is considered a recreation paradise. It is ideally suited for nearly every form of outdoor activity. Occupying the geographical center of the state, Valley County, with the exception of a few level spaces along the main rivers, is a high and rugged area ranging from rolling wooded plateaus to 10,000-foot peaks on the Middle Fork of the Salmon River. The Boise, West, and Salmon River Mountains are the principal mountain chains. Beautiful Long Valley lies in the western portion of the county and numerous lakes, rivers, springs, cliffs, and meandering creeks enhance the region. Perhaps the county's most valued recreational assets are its breathtaking scenic attractions.

2 Eighty-eight percent of Valley County is contained in portions of three different National Forests: the Boise, Payette, and Salmon/Challis. The Frank Church River of No Return Wilderness is also located in Valley County. Just over three percent of Valley County is owned by the State of Idaho. It has more than 75 miles of the Centennial Trail.

3 Hiking, backpacking, mountain biking, Nordic skiing, whitewater rafting/kayaking, and hunting and fishing have increased dramatically in the past twenty years, as has the use of off-road recreational vehicles, motorcycles, all-terrain vehicles, and snowmobiles. Conflicts between different recreational user groups have required special negotiations.

4 Tamarack Resort, a four season resort, including skiing and golf was developed in the 2000's; after the Great Recession the resort went into bankruptcy. Most of the ski-lifts are in operation but the golf course is not. It continues to provide various recreation opportunities. It is located west from the City of Donnelly.

5 Kelly's Whitewater Park was developed within the North Fork of the Payette River in the City of Cascade. It provides whitewater for kayaking and is expected to create economic benefits for the entire county. KWP has also provided a new visitor center. The Southern Valley County Recreation District constructed a geothermal pool adjacent to KWP.

6 There are many developed pathways and trail systems in Valley County. Pathways have been developed in all three incorporated communities: Cascade, Donnelly, and McCall. Trail systems have been marked and signed throughout state and federal public lands. Valley County has also adopted a Master Pathway Plan (see the Transportation Section of this Comprehensive Plan). The West Central Mountains Economic Development Council has funded a bike trail study funded through a grant from the local realtors. The WCMEDC also promotes the Payette River Basin Water Trails, creation of ADV Biking brochures, and creation of a north valley recreation district. Additional projects include promotion of adventure biking pathways corridors and trips through the Cascade Chamber of Commerce and Idaho Tourism Council, and planning efforts to create connectivity into adjoining counties, including the Weiser River Trail, Boise County and Highway 52 rail corridors--also known as the "Big Loop." A pathway has been permitted and funded around Payette Lake.

Goal I: To promote and support a viable recreation and tourism program that is in harmony with the Land Use section of this plan.

Objective:

1. Create improvements and add more varied opportunities for indoor and outdoor recreation for the enhancement of leisure time by people of all ages.
2. Encourage new developments to provide and maintain on-site developed recreational facilities, parks, greenbelts, pathways, or open space.
3. Promote the development of new recreation facilities when they are compatible with Land Use goals.
4. Protect access to public lands.
5. Consider the county's natural resources which are important to recreation, such as open space areas; riparian areas; lakes, rivers and creeks; and, wildlife populations and habitats.



KELLY'S WHITEWATER PARK

Photograph submitted by Kristina Pickard

Goal II: To promote and support acquisition and protection of open space that is in harmony with the Land Use section of this plan.

1. To communicate with land trusts.
2. To promote clustering of structures in new developments so as to preserve open space while allowing density.

Goal III: To promote and support acquisition and protection of our trail systems and recreation sites.

1. To actively pursue identification of recreation trails that provide access to public lands.
2. To obtain easements to key trail systems.
3. To consider purchase of easements and property that is key to our recreation access points.
4. Continue to develop facilities and infrastructure for all recreation uses.



NORTH FORK PAYETTE RIVER, 2014

Photograph by Lori Hunter



CHAPTER 11: PUBLIC FACILITIES, UTILITIES AND SERVICES

BACKGROUND

1 Government management is divided among several jurisdictions. The county government is the largest governing body, followed by the city governments, and the various districts (listed below). Cascade is the county seat.

2 The county government is the collector of taxes for itself and each of the entities involved. Taxation is based on an *ad valorem* property taxation system. The twenty local taxing districts which have authority to levy a property tax in all or portions of the county are as follows:

	Valley County
Special Districts:	Mosquito Abatement, Southern Valley County Recreation District
Cities:	Cascade, Donnelly, McCall
School Districts:	Cascade #422, McCall/Donnelly #421
Cemetery Districts:	McCall, Valley
Fire Districts:	Cascade Rural, McCall Rural, Yellow Pine Rural, Donnelly Rural
Hospital Districts:	McCall Memorial, Cascade Medical Center
Sewer/Water Districts:	Payette Lakes, Warm Lake, North Lake, and South Lake

In 2011, a new taxing district for county wide ambulance service was imposed.

Quasi-public utilities and services in Valley County include the following:

- Idaho Power Company
- Frontier Communications and Midvale Telephone
- Cable One
- Southern Idaho Timber Protective Association (SITPA)
- Irrigation Districts (Lake, Roseberry, Goldfork, Boulder Creek, Squaw Creek, Mahala, Cruzen, Boulder, Center)
- Central District Health Department

3 Numerous public services are provided in Valley County by both private and public entities. They are constantly in the process of expansion, change, consolidation, or in some cases reduction. Not all of the services offered are addressed in the Plan; however, information is available at the Valley County Courthouse, Cascade City Hall, Donnelly City Hall, and McCall City Hall.

4 Police services are provided by the Valley County Sheriff's Department, the Idaho State Police, and the McCall City Police. Valley County has an Enhanced 911 emergency system. The Sheriff's Department patrols the unincorporated areas of Valley County, the City of Donnelly, and the City of Cascade contracts with Valley County for service. The Sheriff's Department employs a Recreation/Education officer who patrols snowmobile accessible areas and coordinates the marine deputy program during the summer months. The Sheriff's Department

administers Valley County Search and Rescue, which is manned by volunteers. A detention facility is located in Cascade and a probation facilities center is located in McCall. Valley County contracts with the Forest Service to patrol areas of the National Forests from May through September. Valley County also has a contract with the Bureau of Reclamation (BOR) during the same months to patrol the BOR lands, campgrounds, and waterways. All agencies, including the Forest Service and Idaho Department of Fish and Game, have mutual aid agreements to assist each other when necessary.

5 Education in Valley County is the responsibility of two public school districts: the McCall/Donnelly School District No. 421 (Yellow Pine included) and the Cascade School District No. 422. More information is provided in the Education portion of the Plan.

6 The county has three libraries, one in McCall, one in Donnelly, and one in Cascade. The Cascade and McCall libraries are supported by city taxes, but the Donnelly library is supported by a recently formed library district. Residents outside the city limits can pay membership dues for library privileges. The libraries remain viable and are a growing source of information for the entire community and include the following services: public access to the internet, fax and copy services, access to medical journals, legal materials, videos, audio books, periodicals, inter-library loans, back country services, outreach programs, reading programs, and research assistance. Meeting rooms are available at the libraries. A law library is also available to the public at the Valley County Courthouse in Cascade.

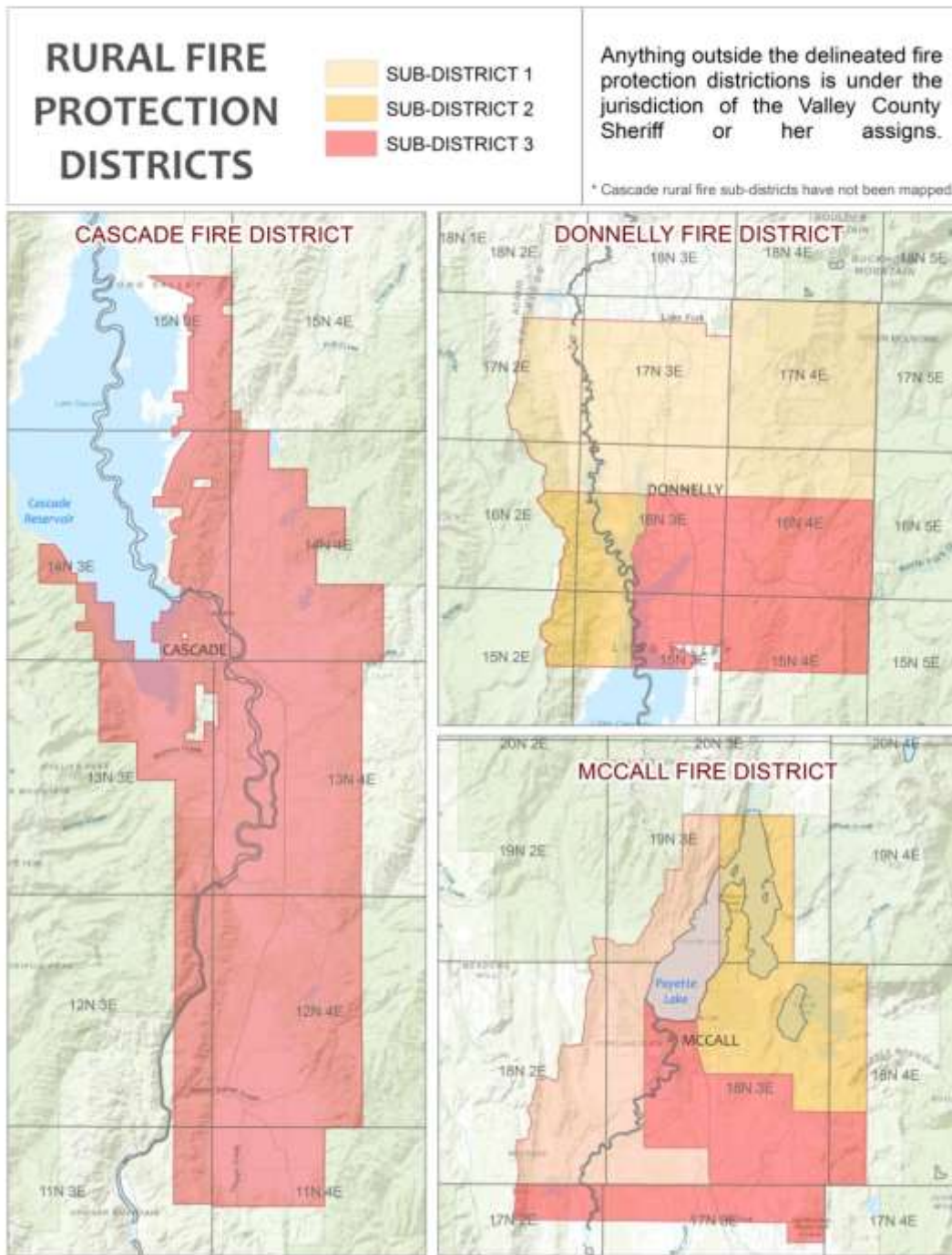
7 Valley County has several fire fighting agencies. Cascade Rural Fire and EMS serves the rural areas surrounding Cascade along with the City of Cascade and is supported with tax dollars. McCall Fire and EMS serves the City of McCall and surrounding rural areas and is supported with tax dollars. The Donnelly Rural Fire Protection District serves the City of Donnelly and surrounding rural areas within seven miles and is supported with tax dollars. Additional resources through mutual aid agreements are the Forest Service and SITPA, which fight wildfires in timbered areas when deemed necessary.

8 In the event of a catastrophic emergency, all of the above mentioned entities, along with the Boise and Payette National Forest Service, the American Red Cross Valley County Chapter, and Valley County have joined into an association called the Valley Interagency Interface Group. This group meets several times throughout the year to maintain updated emergency response plans and strategies.

9 Each of Valley County's three cities, Cascade, Donnelly and McCall, have community water and sewer systems. There are also several condominium complexes, subdivisions and church camps with central water systems. The remainder of the county's residents have individual wells. A few subdivisions in the county have central sewer systems and the remainder of rural residents have individual septic systems. Some outlying areas have formed districts, such as Northlake Recreational Sewer and Water District.

10 Valley County no longer operates a landfill. The Materials Recovery Facility (MRF) serves as a transfer station for trucks that haul solid waste to landfills and recycling centers outside the county. Lakeshore Disposal has an exclusive contract with the county for garbage pick-up

service and operation of the MRF. Residents are allowed to haul their own refuse to the MRF for a nominal dumping and processing fee. The MRF is located north of Donnelly and can be accessed from Paddy Flat Road or Spink Lane.



11 Health and Welfare services in Valley County are diversified. Medical services are provided by the Cascade Medical Center Hospital, McCall Memorial Hospital, several clinics, and specialists such as chiropractors, optometrists, and dentists. The hospitals and clinics also have specialists from the Boise valley who schedule appointments on a regular basis. Emergency

medical response and ambulance services are provided by volunteer Emergency Medical Technicians. The Department of Health and Welfare and Central District Health Services are agencies located in McCall that provide assistance for a variety of needs.

12 Valley County has several excellent veterinary clinics.

13 Social services are offered through the Western Idaho Community Action Program (WICAP), which is a private non-profit organization. WICAP works with low income households and senior citizens to provide assistance such as low income home energy assistance; emergency services such as food, shelter, clothing, household items, transportation, and personal care items; information and referral; family development; holiday assistance; USDA surplus food distribution; and, senior citizens handyman and outreach program. There are two Senior Centers located in Valley County -- one in Cascade and one in McCall.

Poverty Rate by Age & Family Type~, 2016*

	Valley County, ID
People	14.0%
Under 18 years	13.9%
65 years and older	6.6%
Families	8.4%
Families with related children < 18 years	15.4%
Married couple families	6.5%
with children < 18 years	17.1%
Female householder, no husband present	26.3%
with children < 18 years	14.3%

Data Sources: U.S. Department of Labor. 2017. Bureau of Labor Statistics, Quarterly Census of Employment and Wages, Washington, D.C.

14 Utilities are readily available to Valley County residents. Telephone, cellular telephone, satellite television, and cable television are easily accessible in most populated areas. Homes are heated with electricity, propane, fuel oil, wood, and pellets.

15 Communications are readily available to residents. There is one weekly newspaper in the County: *The Central Idaho Star News*. The *Idaho Statesman* is also available on a daily basis throughout the county. Valley County has one local radio station located in McCall.

16 The criminal justice system in Valley County falls under the jurisdiction of the Fourth Judicial District of the State of Idaho. A judge elected in Valley County serves as a magistrate for the Fourth District. Its authority includes all misdemeanors, juvenile cases, probate cases, preliminary hearings on felonies and small civil cases. Matters beyond its jurisdiction are heard by a Fourth District judge who commutes to Valley County at least monthly.

17 Valley County, much like the rest of the country, has been touched by the digital revolution. From mom and pop stores connecting to the internet to health care providers transmitting MRI's across state, technology touches all of us. Valley County government, schools, hospitals and

businesses are increasingly relying on digital technology and underlying infrastructure to engage citizens and provide reliable services. Valley County government adopted an Information Technology Strategic Plan in 2013 to manage costs, identify cost saving opportunities, and plan for future needs. Valley County recognizes the importance of information technology and infrastructure and is investing in the future. A robust plan and investment in technology will control costs to the tax payer and set the foundation for continued economic expansion. Despite the challenges of providing technology in the West Central Mountains, Valley County looks to identifying increased opportunities and services for its citizens through expansions in technology such as better broadband access with fiber optic expansion into underserved areas.

18 The University of Idaho has two field campuses located in Valley County including the McCall Outdoor Science School (MOSS) and the UI Extension, Valley County office located in Cascade. MOSS provides graduate level education opportunities, community events, and environmental education opportunities for Idaho youth throughout the state. The Extension office provides community education classes, 4-H youth development club and afterschool programs, and the Idaho Master Gardener program.

19 During the 2007 Idaho State legislative session, the Local Land Use Planning Act was amended to require that comprehensive planning incorporate an additional element to address National Interest Electric Transmission Corridors. The U.S. Department of Energy (DOE) has been tasked with identifying transmission congestion and constraint issues nationwide. A National Corridor designation does not constitute a recommendation or a proposal to build additional transmission facilities; it simply serves to spotlight the congestion or constraints adversely affecting consumers in an area. At the time this Plan was drafted, the DOE issued two draft National Corridor designations; one in the Northeastern States and one in the Southwestern States. The State of Idaho is indirectly affected as several transmission facilities either cross the state or emanate from the state toward the congested area. Idaho Power recently created the West Central Mountains Electric Plan and can provide maps illustrating their current and proposed facilities. Should the Idaho State Public Utilities Commission notify the County of other federally mandated corridors, plans can be updated to reflect further analysis. Idaho Power has provided maps illustrating their current and proposed facilities within Valley County. (See Chapter 16)

Goal I: To establish a Capital Improvements Program.

Objectives:

1. Prevent the effect new growth has on costs for services so that it does not drive up the costs for services to the point where they cause a hardship for Valley County citizens.
2. Recognize that levels of service vary throughout the county and are dependent upon numerous factors.
3. Land purchasers in remote developments shall be furnished a brochure, tailored after Colorado's Code of the West, explaining that levels of services may be limited to their properties.

Goal II: To assure that new development pays for its own impacts on facilities, utilities, and services.

Objectives:

1. Ensure that necessary infrastructure improvements for new development shall be provided for prior to need. Coordination of utilities and services with land use plans will maximize efficiency and minimize costs.
2. New development shall not be allowed to overload existing services.

Goal III: To promote and protect the livability, vitality, and social needs of the residents of the county.

Objectives:

1. Promote the highest level of fire protection possible given existing and anticipated needs and resources.
2. Ensure the continued functioning of existing irrigation systems.
3. Encourage the development of adequate water and sewer systems that meet current and anticipated needs while protecting the public health.
4. Encourage the development of solid waste disposal systems that safely meet the current and anticipated needs of the county and its municipalities; and, to include the encouragement of recycling.
5. Minimize environmental pollution.
6. Promote cultural enrichment and creative pursuits by establishing appropriate public facilities and services.
7. Achieve coordination and integration of development efforts throughout the county as they are affected by various local, state and federal agencies.
8. Encourage development of uniform codes and ordinances which take into account the area's climate.
9. Establish procedures by which residents will be informed and involved in local government.
10. Cooperate with agencies to reduce the threat of wildland fire to remote areas or private property.
11. Promote the use and development of alternative energy uses.

Goal IV: Coordinate with providers to develop plans for energy services and public utility facilities for the long-term energy and utility needs of Valley County.

(Facilities)

1. Promote the development of energy services and public utility facilities to meet public needs.
2. Encourage the enhancement of the capacity and reliability of renewable energy resources.
3. Encourage the multiple-use of utility corridors by utility providers.
4. Support longer term (10 year) conditional use permits to enable utilities to purchase sites well in advance of needing to build substations.
5. Support siting of utility corridors within identified or designated transportation corridors and allow the appropriate placement of facilities on public rights-of-way.
6. Recognize need of siting of utility corridors to ensure that they connect to similar facilities in adjacent jurisdictions.
7. Impacts should be kept to a minimum and mitigated in a way so as not to jeopardize wetlands and other critical areas while recognizing that electric facilities sometimes must cross these areas; and, be conscious that access is essential for repair and maintenance of the facilities, so long as impacts are kept to the least amount of impact.

(Sustainability & Energy Efficiency)

1. Promote conservation of energy through support of public education, incentives and other tools that encourage conservation.
2. Adopt and implement guidelines and standards for energy conservation practices.
3. Encourage LEEDS (Leadership in Environment and Energy Design) certification for all construction including public buildings.
4. Create and use incentives for energy-efficient design in private development and construction.
5. Partner with Idaho Power to develop and promote sustainability programs for new construction and development as well as for existing businesses and homes.
6. Encourage the enhancement of the capacity and reliability of renewable energy resources.

(Economic Development)

1. Recognize the need for utility facilities that are sufficient to support economic development.
2. Encourage Idaho Power to make additions to and improvements of electric utility facilities that provide adequate capacity for projected growth.
3. Encourage Idaho Power to work with Valley County to provide periodic update of population, employment, and development projections. The County and Idaho will seek to jointly evaluate actual patterns and rates of growth, and compare such patterns and rates to electrical demand forecasts.

(Other Services and Utilities Goals)

1. Encourage all utilities to be under ground at the time of development.
2. Designate the general locations and visual impacts of existing and proposed electric facilities.
3. Work to encourage communication and cooperation on landscape, design and locating future facilities to limit visual impacts.
4. Encourage Idaho Power to establish sites for new electric facilities before development occurs and provide sufficient buffers and setbacks from residential use.



CASCADE STATE PARK, 2018

Photograph by Cynda Herrick

CHAPTER 12: EDUCATION



FERN SCHOOL IN ROUND VALLEY

Photograph by Duane Petersen

BACKGROUND

¹ The McCall/Donnelly School District No. 421 serves the northern part of the county, which includes the Yellow Pine school. The McCall/Donnelly District had five facilities in March of 2010: the Donnelly Elementary School in Donnelly with 118 students (93 students in 2000), the Barbara R. Morgan Elementary School in McCall with 296 students (320 students in 2000), the Payette Lakes Middle School in McCall with 216 students (266 students in 2000), and the McCall/Donnelly High School in McCall with 266 students (340 students in 2000). The Heartland High School is also operated by the McCall/Donnelly School District with an enrollment of 18 students. In 2018, the district had 1,123 students.

² The Cascade School District No. 422 serves the southern half of the county. The Cascade School District has one facility for K-12 grade. It had 299 students enrolled in March of 2010 (390 students in May of 1999). In 2019, the district had 233 students.

³ There are additional educational opportunities in Valley County including a McCall private school Crestline Academy for K-7 and the University of Idaho (UI). UI has two offices located in Valley County. The College of Agriculture and Life Sciences (CAL S) has the UI Extension Office located in Cascade. This office provides unbiased, locally relevant, research-based programs. It aims to keep communities globally competitive and meet local needs. The UI Extension Office provides programming in the following areas: 4-H youth development, community development, agriculture and horticulture, and the Idaho Master Gardener program.

The College of Natural Resources has the McCall Outdoor Science School (MOSS) in McCall's Ponderosa State Park. MOSS fosters scientific literacy, leadership skills and open-minded dialogue through graduate and professional education, youth science programs, seminars, and more.

School Enrollment, 2016*

Valley County, ID	
Total Population over 3 years old:	9,615
Enrolled in school:	1,979
Enrolled in nursery school, preschool	121
Enrolled in kindergarten	91
Enrolled in grade 1 to grade 4	423
Enrolled in grade 5 to grade 8	464
Enrolled in grade 9 to grade 12	449
Enrolled in college, undergraduate years	400
Graduate or professional school	31
Not enrolled in school	7,636

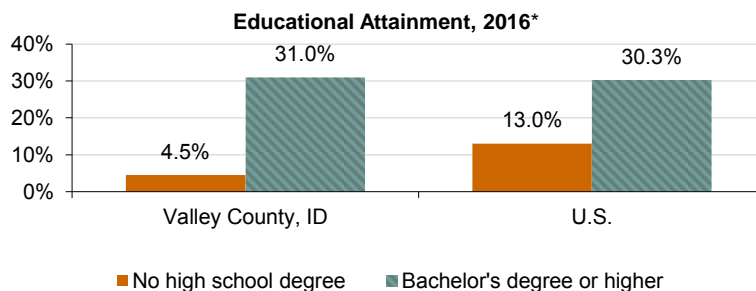
Data Sources: U.S. Department of Commerce. 2017. Census Bureau, American Community Survey Office, Washington, D.C

4 WICAP administrates the Head Start program, which is an intensive early childhood education program that is offered county-wide to three and four year old children from low income households and disabled children. Head Start is a family involvement and early childhood development pre-school located in Donnelly.

5 While there is confidence in the quality of the kindergarten through 12th grade education system, educational opportunities for adults are somewhat limited. There is also a large number of home schooled children throughout the region.

Educational Attainment, 2016*

Valley County, ID	
Total Population 25 yrs or older	7,445
No high school degree	332
High school graduate	7,113
Associates degree	432
Bachelor's degree or higher	2,306
Bachelor's degree	1,580
Graduate or professional	726



Data Sources: U.S. Department of Commerce. 2017. Census Bureau, American Community Survey Office, Washington, D.C

Goal I: To promote vocational-technical and other adult educational opportunities in Valley County.

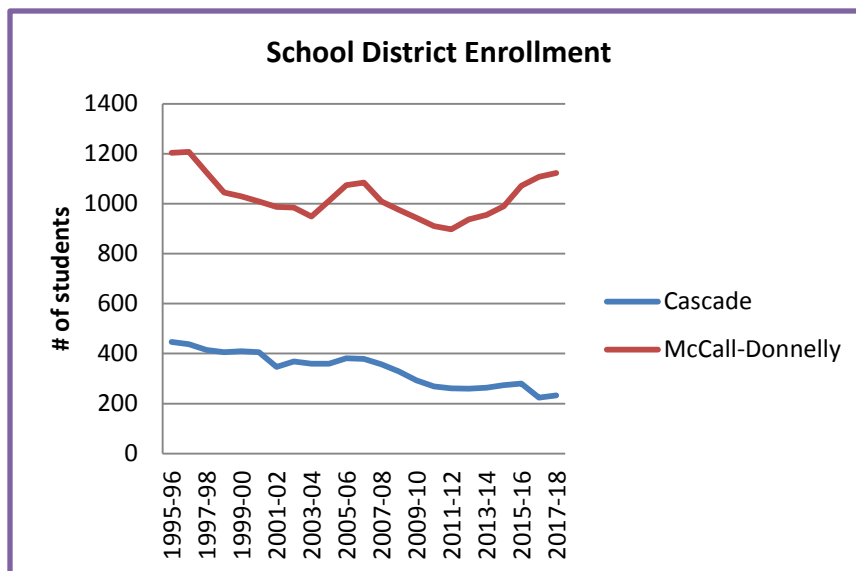
Objectives:

1. Work with the local the West Central Mountains Economic Development Council, Job Service office and social service agencies to identify the specific needs and opportunities for local employment, and the skills needed for those jobs.
2. Work jointly with city officials in order to encourage specific training programs in the area.
3. Support efforts to increase hobby-related, enrichment-related and interest-related adult education through a community education program.
4. Encourage the school districts and the county extension office to continue to provide, and to assist others who provide, community education programs.
5. Encourage the office of the Valley County Extension Service and all libraries located in the county to maintain an updated set of pamphlets describing local educational programs, continue to provide satellite education services, continue to offer various computer services, and make available the correspondence courses offered by Idaho's colleges and universities.

Goal II: To maintain or improve the quality of public education facilities.

Objectives:

1. Solicit comments from school districts when new development will impact their district.
2. Encourage the school districts to complete and implement a Capital Improvement Plan.





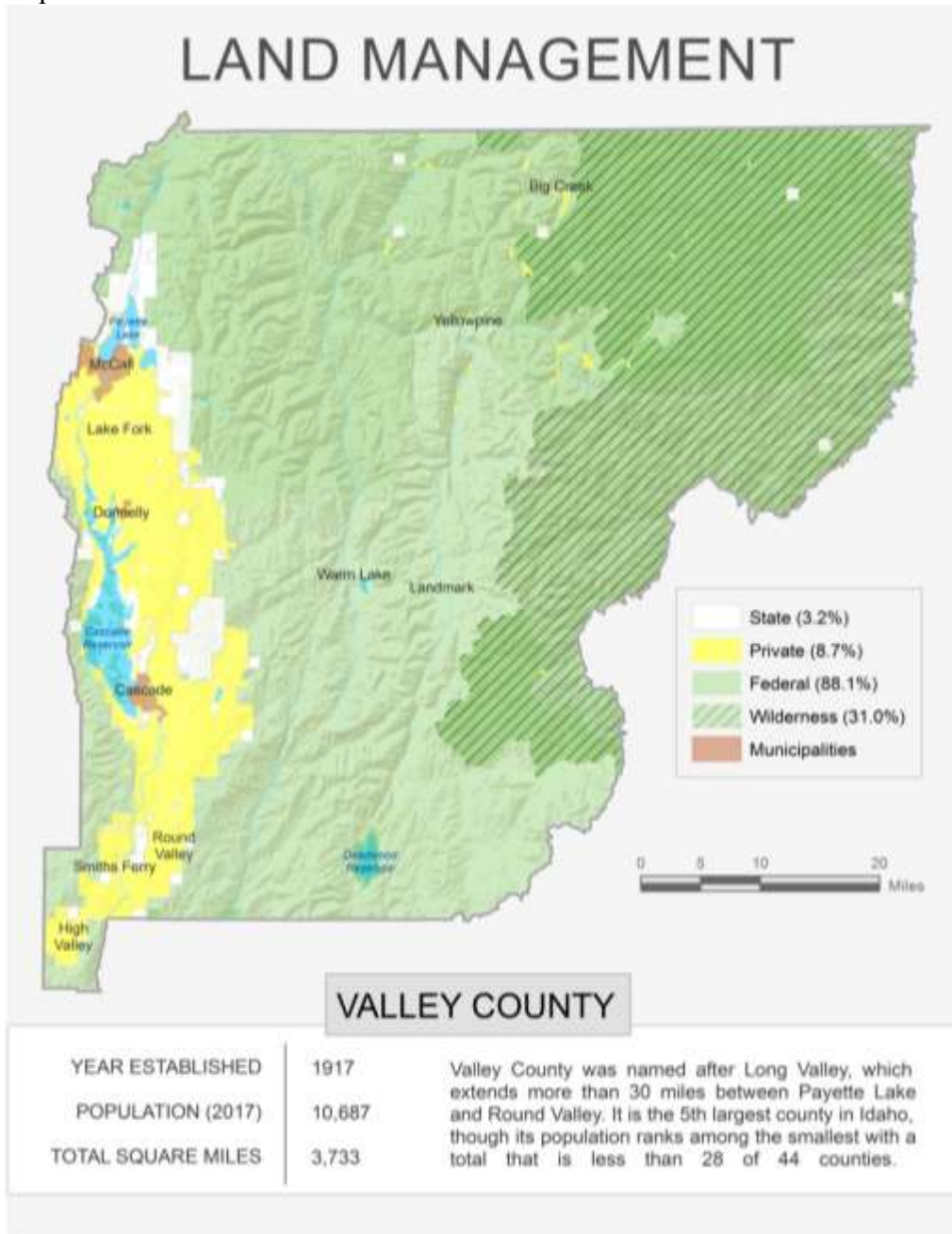
CATTLE GRAZING, 2018

Photograph by Kara Utter

CHAPTER 13: LAND USE

BACKGROUND

1 This section provides an analysis of existing land use in Valley County. This information, in conjunction with other information about private property rights, population, housing, economy, recreation, etc. will make possible a determination of how extensively land in Valley County has been developed.



2 Of the 2,354,048 acres of land in Valley County, 2,147,983 acres are under federal, state, or county control. The remaining 206,065 acres are private. It should be noted that over 250 cabins

or buildings are on 174 acres of state-lease land, and that these improvements are subject to county building codes, sanitary regulations, and ordinances.

3 The majority of the private land in Valley County is confined to Long Valley, Round Valley, and High Valley on the western edge of the county. Another smaller portion of these private lands are located in the back country around Yellow Pine and the South Fork of the Salmon River. Less than ten percent of the county is available for development or habitation and nearly all of this private land is concentrated in one area of the county.



FLORENCE'S RAINBOW RANCH

Photograph by: Kay Coski

4 Below is a table outlining land use in Valley County based on the Valley County Assessor's land classification for tax purposes.

5 Agricultural Lands. The table shows that the Valley County Assessor has assessed a value of \$14,440,440 for private lands that are classified as agricultural. Agricultural land types range from irrigated to dry grazing. Not all of this land is being actively worked for agricultural purposes. Producers continually face the following problems in Valley County: limited growing season (60 to 70 days); high acid conditions (soil ph 4-6.5); high water table (limits spring plantings); long winter feeding period; and, occasional summer frosting. Therefore, agricultural lands represent a future potential for subdivision and second-home development. Agricultural lands are valued not only for production, but as open space.

6 Timberlands. The table shows that Valley County has set an assessed value of \$18,349,110 for private lands that are classified as timber. A private corporation owns a large portion of the timber property in Valley County. It's difficult to ascertain the future status of the timberlands.

7 Residential. The table shows that Valley County has set an assessed value of \$4,117,655,990 for private lands that are classified as residential, including manufactured homes. Residential land types include homesite land, recreation land, rural residential tracts, rural residential subdivisions, other rural land, urban residential lots, common areas, condominiums or townhouses, and various improvements to residential uses and lands. Development of subdivisions is at the center of the land-use question in Valley County. Subdivision development

for second homes has been progressing rapidly since the 1960's. The major proportion of all past and future development is confined to limited areas of the county. So, development in Valley County, because of geographic and legal limitations, is confined to an area that is less than 8.7% percent of its actual size.

8 Urban. The cities of Cascade, Donnelly, and McCall are classified as urban lands. In matters of land use, the county has no jurisdiction of these lands. The county does share jurisdiction over land surrounding each city, called an "area of city impact." These areas and nature of jurisdiction differ with each city and are outlined in separate city and county ordinances.

9 Mines. The table shows that Valley County has set an assessed value of \$777,260 for private lands that are classified as mines and the related mining machinery, tools, and equipment. Most of the mines are located in the eastern part of the county surrounded by public lands. They are subject to state and federal regulations concerning mining claims.

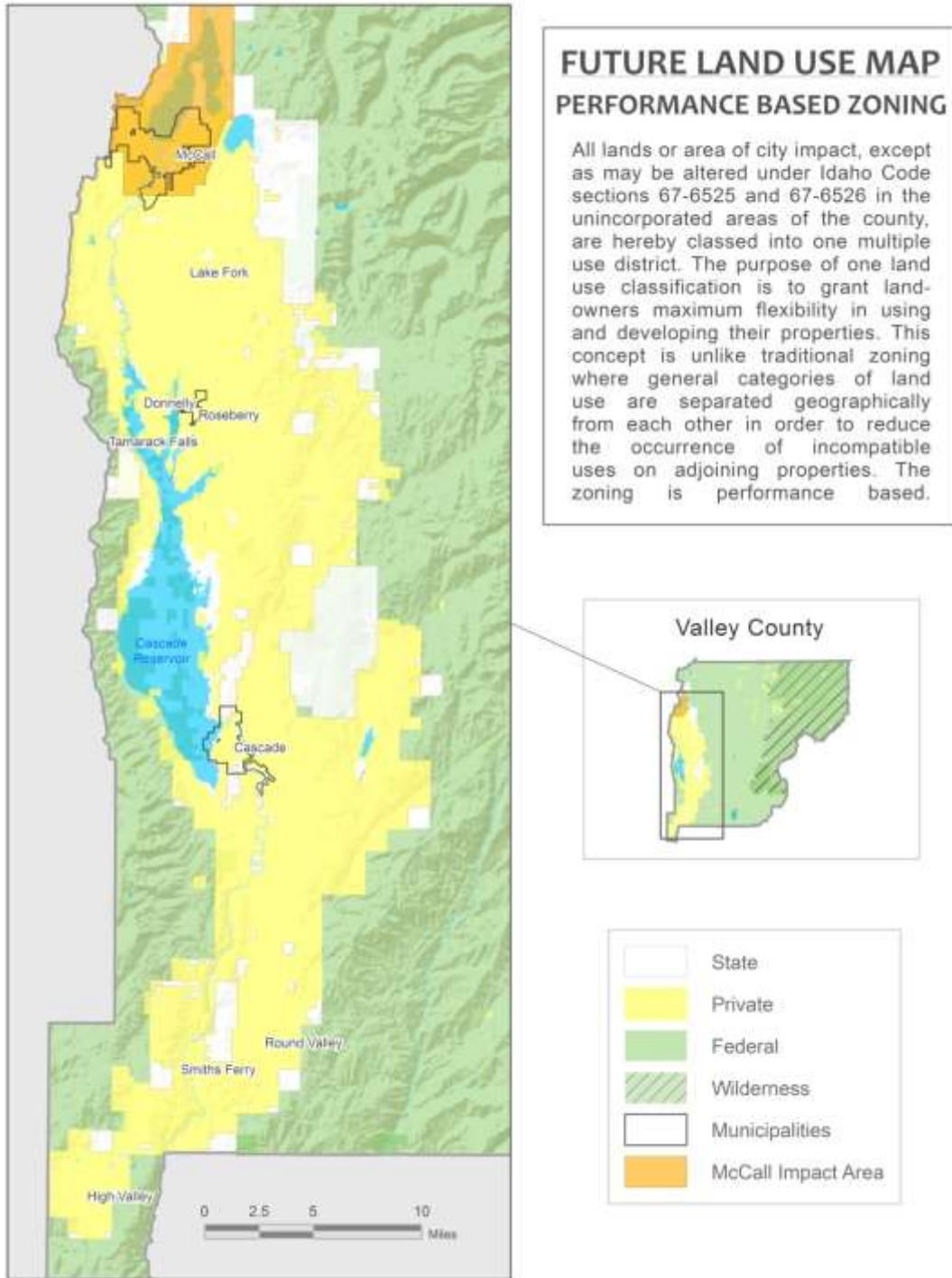
10 Commercial/Industrial. The table shows that Valley County has set an assessed value of \$297,221,120 for private lands that are classified as commercial/industrial. Commercial/industrial land types include rural commercial tracts, rural industrial tracts, rural commercial subdivisions, commercial/industrial uses inside city limits, commercial/industrial condominiums, commercial/industrial improvements, construction/farm/logging machinery, tools, and equipment, retail stock, and advertising signs. The major sources of income in the county are from lumber and wood products, retail businesses, services such as hotel and health, and government. The highest private sector growth is occurring in retail, real estate, and hotel enterprises. Incomes from government jobs have also increased. A large percentage of commercial/industrial activities are located inside city limits. The majority of the commercial/industrial uses that are located in county jurisdiction are residential businesses with a few retail and tourist businesses plus the various businesses located in the tourist hubs and villages.

11 Utilities. The table shows that Valley County has set an assessed value of \$41,431,464 for private lands that are classified as utility. These utility systems include Idaho Power, Frontier Communications, and the railroads.

12 Land-use patterns in Valley County have radically altered during the past decades away from the traditional agricultural-use pattern to one of recreation home and subdivision development. This rapidly evolving pattern, which places more demands on the environment and community than the former one, creates the need for a thoughtful response from the community to prevent future damages to the environment and community which attracted development here in the beginning.

13 Noxious weeds / invasive plants are one of the largest disruptors of ecosystem function and agriculture. They can colonize a variety of habitats, reproduce rapidly with a variety of mechanisms, and aggressively out-compete native species. A plant is designated noxious in Idaho when it is considered to be injurious to public health, agriculture, recreation, wildlife, or property. Weeds are typically spread by dispersal of seeds or plant parts in a variety of ways. The wind, water, animals, machinery, and people carry seed and plant parts from one location to another. Many weeds produce abundant seeds with barbs, hooks or other attaching devices that facilitate easy adherence to people, animals or equipment. Because society has become

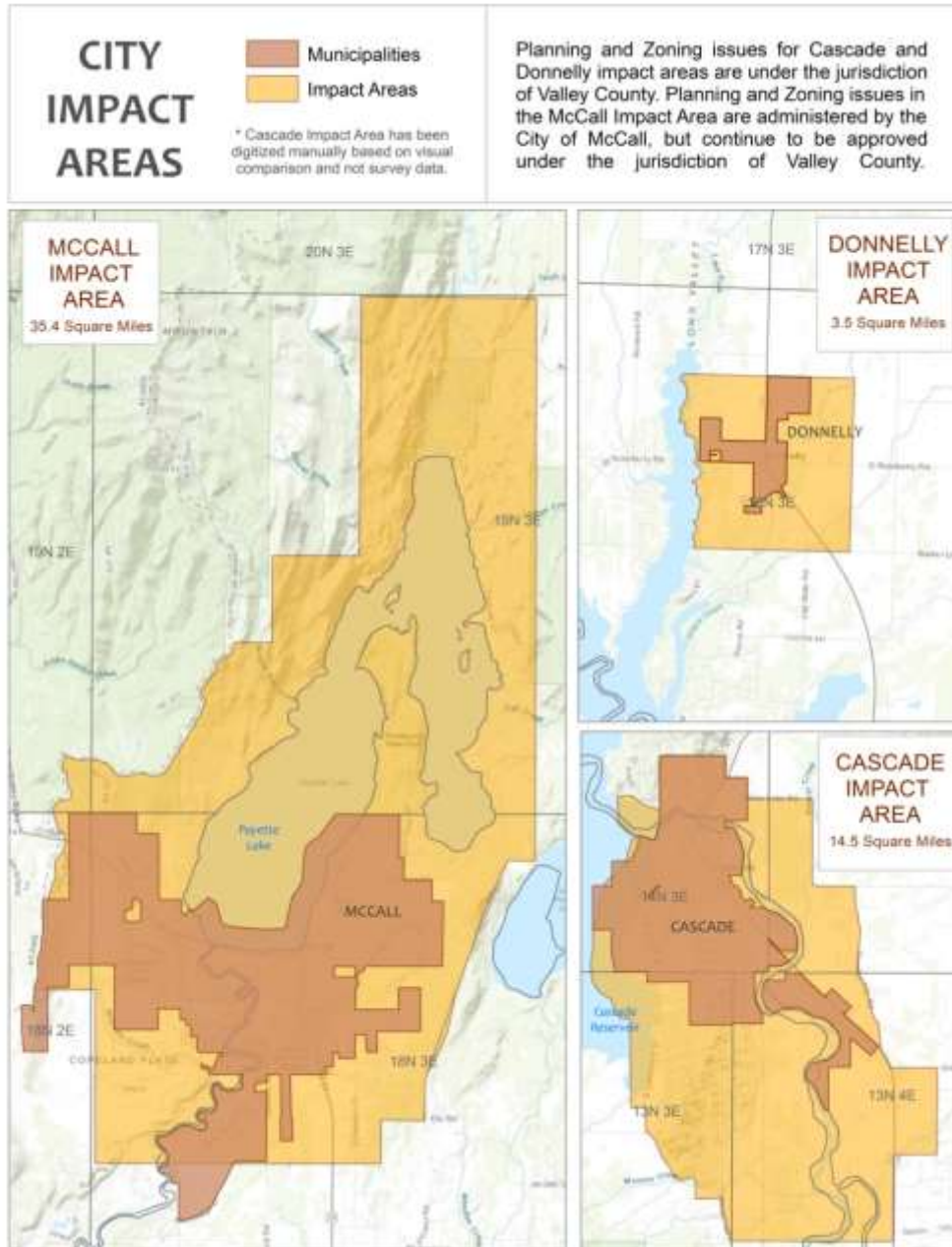
increasingly mobile, weed seeds can and do travel great distances quickly. Weeds usually become established and advance along highways, roads, trails and river corridors. Some noxious weeds, such as purple loosestrife, have been spread through ill-advised horticultural and home garden plantings. Others have been inadvertently introduced through planting of contaminated crop seeds, the feeding of weed seed contaminated forage to livestock, or on vehicles, boats or other machinery.



LAND USE DESIGNATIONS

Four land use designations apply to Valley County. Maps showing the four land use designations are exhibits located in Chapter 16. These general designations will be more specifically defined in the ordinances adopted to implement the land use and development related portions of the Plan. Land Use in Valley County is multiple use.

1. **Rural:** The rural designation applies to all real property in the unincorporated areas of Valley County unless designated otherwise. The rural designation applies to all privately owned land; and, to those public lands and uses on public lands which are deemed to be subject to Valley County's planning jurisdiction. Commercial and industrial uses are allowed in rural areas, but are encouraged to locate in cities and city areas of impact, villages, and tourist hubs.



2. **Cities and City Areas of Impact:** This designation applies to all real property within incorporated city limits or within adopted areas of impact. Most commercial and industrial uses and multi-family residential uses may locate within this designation. Uses and development standards shall be governed by the cities or, in the areas of impact, by the adopted Area of Impact Agreement.

3. **Villages:** This designation applies to all real property within the small unincorporated communities known as Yellow Pine and Lake Fork. Boundaries of each village are shown on the land use map. Commercial and industrial uses may be allowed in the villages in locations found to be compatible with nearby uses and with the existing village character. The mapped village boundaries are advisory only and more specific plans may be adopted.



4. **Tourist Hubs:** This designation applies to all real property shown on the land use map for the tourist services located in the areas known as: Tamarack Ski Resort, Smith's Ferry, Clear Creek, West Mountain Lodge, Tamarack Falls Store, Big Creek, Roseberry, Deadwood, Goldfork Hotsprings, Silver Creek Plunge, and Warm Lake. Expansion of services should be encouraged to locate in the tourist hubs. The mapped boundaries are advisory only and are expected to be flexible.

Goal I: Retain the rural atmosphere of Valley County by protecting its natural beauty and open characteristics and preserving its historical and scenic beauty.

Objectives:

1. Encourage those land use practices that protect and reserve the best agricultural land for agricultural use.
2. Promote the control of despoilers of natural beauty by:
 - a) Promoting rural fire protection.
 - b) Promoting protection and improvement of waters ways.
 - c) Improving aesthetic values by maintaining minimum stream flow and holding lake and reservoir levels high.
 - d) Control particulate, noise, light, and air pollution.
3. Discourage scattered, sprawling, haphazard suburban development by:
 - a) Controlling suburban development on open foothills.
 - b) Continuing to implement land use planning in order to avoid conflicts with non-compatible uses.
 - c) Encouraging development in timbered areas and in compact subdivisions thus facilitating better use of utilities, road maintenance, police, and fire protection.
4. Emphasize natural beauty when designing projects, such as bridges, roadways, commercial buildings, subdivisions, and homes.
5. Promote coordination and communication among the federal, state, and county agencies and private land owners.
6. Relate future county development to natural site advantages and limitations such as soil, slope, water table, view, flood hazards, and wind direction. Recognition of such factors will produce optimum development and prevent hazardous and costly conditions from developing.

Goal II: Increase the economic value of privately owned land in Valley County.

Objectives:

1. Increase the production of land consistent with recommended BMPs.

2. Guide marginal land and wasteland into more profitable uses depending upon the basic resources and the local situation by:
 - a) Selecting better crops -- plan well-adapted varieties.
 - b) Considering establishment of forestry plantings, wind-breaks, and attractive shrubs and trees.
 - c) Developing attractive residential areas in select locations.
 - d) Developing more recreational areas.

Goal III: Develop a policy of clean-up and fix-up.

Objectives:

1. Encourage roadside beautification and the beautification of existing buildings.
2. Promote the removal of dilapidated, useless buildings, yet preserving those of historical value.
3. Promote the removal of unsightly debris.
4. Encourage the removal of diseased and dying trees.
5. Encourage owners to plant hardy trees, shrubs, and flowers for windbreaks and scenic purposes.
6. Promote spring clean up days in cooperation with the cities.

Goal IV: Prioritize eradication of noxious weeds.

Objectives:

1. Encourage partnerships with Valley County Weed Department through the permitting processes, including Planning and Zoning and Dept. of Motor Vehicles.
2. Continue to educate landowners and the public on types of weeds, how weeds are transferred, and methods for eradication.
3. Make the public aware that IC 22-2407 states that it shall be the duty and responsibility of all landowners to control noxious weeds on their land and property.

CHAPTER 14: IMPLEMENTATION

ORDINANCES

Adoption of the Comprehensive Plan (Plan) will not ensure its success. The goals and objectives outlined in the Plan will only be realized if the necessary tools for implementation are fully utilized. Valley County codified all of their ordinances with Sterling Codifiers. There are a number of chapters within the Valley County Code that are guided by the Plan. The following are means of implementing the Plan and must be maintained if the Plan is to accomplish the desired results.

1. **LAND USE AND DEVELOPMENT ORDINANCE.** Following adoption of the Plan by the Board of County Commissioners, the Valley County Land Use and Development Ordinance shall be updated, based on this Plan, by the Planning and Zoning Commission and proposed to the Board of County Commissioners for adoption. A new chapter may be reserved for Junk Vehicles or Nuisances.
2. **SUBDIVISION ORDINANCE.** A revision of the existing Valley County Subdivision Ordinance shall be prepared by the Planning and Zoning Commission and proposed to the Board of County Commissioners for adoption.
3. **SIGN ORDINANCE.** A revision of the existing Valley County Sign Ordinance shall be prepared by the Planning and Zoning Commission and proposed to the Board of County Commissioners for adoption.
4. **LIGHTING ORDINANCE.** A revision of the existing Valley County Lighting Ordinance was prepared by the Planning and Zoning Commission and adopted by the Board of County Commissioners in 2017.
5. **FLOODPLAIN ORDINANCE.** A revision of the existing Valley County Floodplain Ordinance was prepared by the Planning and Zoning Commission and adopted by the Board of County Commissioners in 2016. It also adopted the new Flood Insurance Rate Maps that will be effective as of February 1, 2019.
6. **MOBILE HOME AND RV PARK ORDINANCE.** A revision of the existing Valley County Mobile Home and RV Park Ordinance shall be prepared by the Planning and Zoning Commission and proposed to the Board of County Commissioners for adoption.

MISCELLANEOUS PROGRAMS AND PLANS

1. **Capital Improvements Program.** A Capital Improvements Program may be drafted to assist the planning effort and to provide a bridge between the goals of the Plan and the annual budgeting process.

2. **Specific Plans.** Specific plans may be adopted or revised as necessary to achieve the goals of this Plan.
- (a) Specific plans for Lake Fork and Yellow Pine may be adopted to address the unique concerns of unincorporated areas that function as villages. The specific plan for Lake Fork may include design standards and setback reductions tailored to that area.
 - (b) Continue using the Road Surface Management Plan to prioritize road improvements.
 - (c) Other specific plans may be found necessary in the future.



UPPER PAYETTE LAKE, 2017

Photograph by Lori Hunter

CHAPTER 15: DEFINITIONS

Agricultural Land: Private land in Valley County used for the production of food or fiber.

Buffer Zone: An area designed to provide attractive space or distance, obstruct undesirable views or generally reduce the impact of adjacent development.

Capital Improvement Plan: A plan adopted pursuant to Idaho Code Chapter 67 that identifies capital improvements for which development impact fees may be used as a funding source.

Capital Improvement Program: A plan or system under which funds are allocated during the budget process in order to acquire or construct capital improvements that are identified as long range goals.

Centennial Trails: Existing trails that run the length of Idaho that were designated as the Centennial Trail in celebration of Idaho's 100th birthday.

Civilian: Non-military (workforce).

Code of the West: *The Code of the West* is an informative document written by John Clark, a County Commissioner in Larimer County, Colorado. The document states that life in the country is different from life in the city. County governments are not able to provide the same level of service that city governments provide.

Community: An interacting population of various kinds of individuals in a common location.

Encourage: To foster, sustain and promote.

Goal: Broadly phrased meaningful concepts that should be used as a guide for development decisions and community action. They are statements of what ought to exist in a community or what is desired to be achieved in the future. Goals should be applied to every decision pertaining to growth in Valley County.

Greenbelt: A belt of parkways, parks, paths, riparian areas, or farmland that is within or circles a development or community.

Home-Based Business: A business owned and operated by the occupant of a residence, located on the same lot or parcel as the residence, which retains the residential character. Restrictions will be applied to ensure the residential character is retained. The specific limitations on home-based businesses will be addressed in the Land Use and Development Ordinance, when the new ordinance is adopted as part of the implementation of the Comprehensive Plan.

Level of Service: This phrase applies to the degree or amount of services provided by the county, cities, and quasi-public services such as electricity, cable and telephone. Level of Service is dependent upon numerous factors such as location, type of use, amount of use, and historical use. Levels of Service vary throughout the county.

Manufactured Home: A structure with a Department of Housing and Urban Development

(HUD) label certifying that it was constructed in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974.

May: Language implying discretionary application.

Objective: An effort that is directed toward an action. A means of accomplishing a goal.

Open Space: A portion of real property devoid of buildings and other physical improvements, except where accessory to the provision of recreation or fish and wildlife habitat improvements, or any natural break which serves one of the following functions:

- Provides relief from monotonous building arrangements.
- Conserve or preserve natural, historic, and other amenities with social or cultural value.
- Maintains the natural water table level or preserves wetlands.

Payette River Scenic Byway Corridor Management Plan: Will protect the intrinsic qualities of a designated scenic byway. State Highway 55 has been designated as the Payette River Scenic Byway by the State of Idaho.

RS2477 Road: Public rights of way on federal land within the context of Revised Statute 2477 and other federal access grants and shall be considered to be any road, trail, access or way upon which construction has been carried out to the standard in which public rights of way were built within historic context. These rights of way may include, but not be limited to, horse paths, cattle trails, irrigation canals, waterways, ditches, pipelines or other means of water transmission and their attendant access for maintenance, wagon roads, jeep trails, logging roads, homestead roads, mine to market roads and all other ways. RS2477 public rights of way are under the jurisdiction of the county.

Rural Residential Land: Those parcels of private land in Valley County which are rural in character and used primarily for residential purposes.

Services: Services include essential public services (water, sewer, garbage, transportation, power, telephone) and public services (schools, libraries, jails, etc.).

Shall: Mandatory.

Should: Discretionary

Tourist Hubs: This land use designation applies to all real property shown on the land use map for the tourist services located in the areas known as: Tamarack Resort, Smith's Ferry, Clear Creek, West Mountain Lodge, Tamarack Falls Store, Big Creek, Roseberry, Deadwood, Silver Creek Plunge, and Warm Lake.

WICAP: Western Idaho Community Action Program

Wildlife Ecosystems: The complex of a wildlife community and its environment functioning as an ecological unit in nature.

Wildlife Habitat: The place or type of site where a wild animal naturally or normally lives and grows.

APPENDIX A: PUBLIC AND PRIVATE RESOURCES FOR INFORMATION, TRAINING OR FUNDING OR HISTORY

Appendix A can be updated without amending the Plan.

Associated General Contractors of America, Idaho Chapter, 1649 West Shoreline Drive, Suite 100, Boise, Idaho 83702, 208-344-2531, www.idahoagc.org. Provides information, services and training programs to small and medium size contractors.

Boise National Forest, 1249 South Vinnell Way, Suite 200, Boise, ID 83709, 208-373-4100. Supervises the Boise National Forest; provides grants to communities that suffer as a result of declining timber harvests and natural resource information.

Boise State University offers assistance to communities in economic development, physical planning and design, community assessments, economic analyses, project feasibility studies, survey research and leadership training:

- Public Affairs Program, Applied Research, 1910 University Drive, Boise, Idaho 83725
208-426-4370.
- Idaho Economic Development Center, 1021 Manitou, Boise, Idaho 83725, 208-426-3877.

Center for Entrepreneurial and Economic Development, 1904 E. Chicago, Caldwell, Idaho 83605, 208-455-9650. Operates a small business incubator; advises others in starting business incubators.

Headwater Economics, 2018, <https://headwaterseconomics.org>

Idaho Community Foundation, 101 S. Capitol, #1702, P.O. Box 8143, Boise, Idaho 83707 208-342-3535. Provides grants to private nonprofit and public agencies for education, civic projects, community development, environmental preservation, arts and humanities.

Idaho Department of Commerce, P.O. Box 83720, Boise, Idaho 83720, 208-334-2631.

- Division of Community Development. Administers Community Development Block Grant program for economic development projects, senior centers, community utilities and facilities, and housing.
- Division of Economic Development.
 - GEM Communities Program. Assists cities and counties with leadership and strategies to improve local economic development efforts.
 - Idaho Business Network. Assists businesses in selling their products to government agencies and to large corporations.
 - Information Services. Compiles community and county profiles and maintains U.S. Census database information.
 - Business Development. Regional specialists are available to work with communities.
- Division of Tourism Development.
 - IDAhost. Offers hospitality training for tourist businesses.

Division of International Business. Assists businesses in international trade.

Idaho Department of Fish and Game, McCall Sub-regional Office, 555 Deinhard Lane, McCall, Idaho 83638, 208-634-8137. Conducts fish and wildlife research and habitat improvement projects.

Idaho Department of Labor, Bureau of Research and Analysis, 317 Main Street, Boise, Idaho 83735-0670, 208-332-3571, lmi.idaho.gov. Compiles data on employment and labor market.

Idaho Foundation for Parks and Lands, 5657 Warm Springs Ave., Boise, Idaho 83712-8752 208-344-7141, www.idaholands.org. Accepts lands for parks and open space.

Idaho Heritage Trust, P.O. Box 830, Weiser, Idaho 83672, 208-549-1778, www.idahoheritage.org. Provides grants to preserve historic structures, collections and geological sites.

Idaho Housing and Finance Association, P.O. Box 7899, Boise, Idaho 83707-1899 208-331-4889, www.ihfa.org. Provides funding for affordable housing opportunities.

Idaho Humanities Council, 217 W. State Street, Boise, Idaho 83702, 208-345-5346, www.idahohumanities.org. Provides grants for projects which increase the understanding of humanities in Idaho.

Idaho Power Company, Community Relations Office, P.O. Box 70, Boise, Idaho 83707 208-388-2513. Offers assistance with economic development.

Idaho Small Business Development Center, 1910 University Drive, Boise, Idaho 83725 208-385-2413, www.idahopower.com. Provides training and consulting services to small businesses.

Idaho Transportation Department, 8150 Chinden Boulevard, Boise, Idaho 83707. Manage access spacing and permit accesses along SH-55 according to the Idaho Administrative Procedure Act.

Idaho Travel Council, P.O. Box 83720, Boise, Idaho 83720-0093, 208-334-2650. Promotes tourism and conventions.

Ida-Ore Planning and Development Association: See Sage Resources, www.sageidaho.com

Kathy Deinhardt Hill: Valley County Resident, re-wrote history portion in Chapter 1 along with Planning and Zoning Commission members: Edgar Allen, Johann Defoort, Bryan Cooley, Ray Cooper, Scott Freeman, Rob Garrison, Tom Olson, Jr.

McCall Arts and Humanities Council, 1001 State Street, P.O. Box 1391, McCall, Idaho 83638, 208-634-7136, www.mccallarts.org.

Northwest Area Foundation, 60 Plato Blvd E Suite 400, Saint Paul, Minnesota 55107 (651)224-9635, www.nwaf.com. Funds grants to public and nonprofit private agencies for community development, environmental preservation and fine arts.

Payette Land Trust, 309 E Lake Street, McCall, ID 83638, 208-634-4999, www.payettelandtrust.org. Contact Steve Millemann for more information.

Payette National Forest, 800 W Lakeside Ave, McCall, Idaho 83638, 208-634-0700, www.fs.fed.us/r4/payette/. Supervises the Payette National Forest.

Petersen, Duane L. PO Box 458, Cascade, ID 83611, 208-382-4532. Author of historical document published under the following titles: *Lonesome Whistle* (railroads), *83 Miles of Hell* (Stibnite Mine), *3-R's the Hard Way* (old schools), and *The Way it Was in Valley County* (points of interest).

Private Industry Council, P.O. Box 29, Boise, Idaho 83707-002, 208-322-7411. Provides financing for worker training programs.

Resource Conservation and Development Council, West Central Highlands Division, 1805 Highway 16, Room 2, Emmett, Idaho 83617-9462, 208-365-4475 ext 4, www.idahorcd.org. Volunteers to help solve economic and social problems, and assists in acquiring grants..

Sage Resources (*formerly Ida-Ore Planning and Development Association*), 125 E 50th Street, Garden City, Idaho 83714, 208-322-7033, www.sageidaho.com. Ida-Ore is this district's Economic Development Administration office, a part of the United States Department of Commerce. Funds grants to public entities for economic planning, technical assistance, revolving loan funds and infrastructure improvements.

Southwest Idaho Cooperative Housing Authority, 1108 W. Finch, Nampa, Idaho 8365, 208-467-7461. Administers Section 8 rental assistance program for low income families.

United States Bureau of Reclamation, P.O. Box 270, Cascade, Idaho 83611, 208-382-4258. Manage the dams at and lands adjacent to Lake Cascade and Deadwood Reservoir.

United States Department of Agriculture, Rural Development Division, 2208 East Chicago Ste C, Caldwell, Idaho 83605, 208-459-0761. Offer grants and loans for community facilities, water and sewer systems, and apartment building developments.

University of Idaho has several colleges and departments which offer information and services related to community and rural development and technical services:

- Department of Agricultural Economics and Rural Sociology, P.O. Box 442334, Moscow, Idaho 83844, 208-885-6264.
- College of Natural Resources, P.O. Box 441142, Moscow, Idaho 83844, 208-885-8981
- College of Science, P.O. Box 443025 Mines 321, Moscow, Idaho 83844, 208-885-6195
- College of Engineering, P.O. Box 441011, Moscow, Idaho 83844, 208-885-6479
- Valley County Extension, Cascade, Idaho, 208-382-7190

The Valley County Economy: A Regional Input/Output Model, University of Idaho, Dept. of Agricultural Economics and Rural Sociology, College of Agriculture, PO Box 442334, Moscow, ID 83844-2334.

Valley County Planning and Zoning Department, PO Box 1350, Cascade, Idaho 83611, 208-382-7115. Provide information concerning land use in Valley County.

VALUED Economic Development Team, 208-634-2883. Part of the Idaho Small Business Development Center in Boise – act as the satellite office.

West Central Mountains Economic Development Council, McCall, ID, 208-703-0161, admin@wcmedc.org.

**Valley County
Mailing Address**

**PO Box 1350
Cascade, Idaho
83611-1350**

**Valley County
Phone Directory**

	(208)
Assessor	382-7126
Auditor - Recorder	382-7100
Building	382-7114
Correctional Facility	382-7168
Court - Information	382-7178
Extension - Univ. of Idaho	382-7190
Motor Vehicle	382-7141
Parks and Recreation	405-3148
Planning & Zoning	382-7115
Prosecuting Attorney	382-7120
Road Department - Engineer	382-7195
Sheriff	382-7150
Sheriff - Drivers License	382-7158
Sheriff - Dept. of Records	382-7159
Treasurer - Tax Collector	382-7110
Weed Department	382-7195