

Aug. 27th, 2025

commissioners@co.valley.id.us

cherrick@co.valley.id.us

RE: McCall AOI Public Hearing Letter to County Commissioners

Dear Commissioners –

Why are you in such a hurry to degrade the quality of life in VC, specifically near the City of McCall?

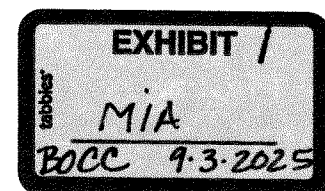
The updated AOI state statute only contains one deadline, which applies to establishing a new AOI border by Dec 31st, 2025. Within this statute there are no other deadlines, for example, by when VC ordinances shall be changed. During the City of McCall AOI discussions, it has been clearly shown VC ordinances, regulations, subdivision development processes and Comprehensive Plan are severely lacking in protecting and managing lands near McCall in ways its residents prefer. Given these facts, I absolutely object to any language in Ord. 2025-06 which changes the management of land within the current City of McCall Area of Impact and this language should be removed.

VC ordinances, regulations and sub-division processes need to be updated prior to current land regulations and protections being repealed. This must be done carefully and methodically to ensure critical protections which are now in place are not overlooked. Sweeping aside current protections with no legal obligation to improve VC land management regulations at a later time is not acceptable. A claim that there is insufficient time is not valid based on the wording in this updated AOI statute. VC and City of McCall officials should now work on a careful and thought out transition plan to ensure regulations for all un-incorporated VC lands near municipalities are improved. Lastly, this is not without precedent, when the City of McCall AOI was first established (Ord. 3-77), the first ordinance only established the proposed City of McCall AOI borders. It was two years later (4-79) that the first comprehensive plan and P&Z ordinance were adopted by the Board of County Commissioners.

-Sincerely

Eric Young

McCall, Id



From: Craig Wasson [REDACTED]
Sent: Friday, August 29, 2025 4:58:41 AM
To: Sherry Maupin <smaupin@valleycountyid.gov>; Valley County Commissioners <commissioners@valleycountyid.gov>
Subject: Area of Impact

Dear Sherry, Katlin & Neal,

Thank you again for your fair, reasonable and common sense reduction of the McCall Area of Impact.

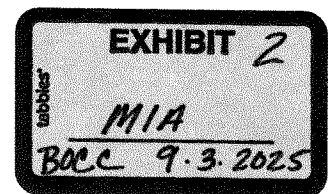
Effectuated Valley County citizens are very grateful and relieved by your faithful representation on our behalf!

Please stay strong at the city meeting on September 3rd.

You have our support,

Craig Wasson
Valley View I, HOA, Treasurer

Sent from my iPad



From: Dianne Judd-Wade [REDACTED]
Sent: Friday, August 29, 2025 6:39 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Impact Zone McCall

Dear Director Herrick,

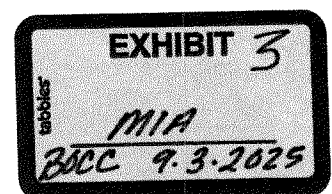
I live at 1730 Warren Wagon Rd, McCall, and purchased my home in 2002. Since that time I have learned that if I want to make improvements or change to the outside perimeter of my home, I have to follow all the zoning regulations of the City of McCall. My home was built in 1959 and is within the setbacks for Warren Wagon Rd, so that also requires a variance to expand my home. That also requires jumping through many hoops, paying additional fees to the city.

For all the years that I have resided here, that is the only 'benefit' (not) that I have gotten from McCall City. No city police, library membership, mail delivery at the house, or snow removal without the berm.

We have also paid more sewer service fees to cover the incompetent City management of the City sewer service that necessitated the merging with our prior/current sewer service. In conclusion, I am very happy to Not be included in McCall City Impact Zone. Staying in the City Impact Zone will only continue the current zoning situation with no perks!

Thank you very much for soliciting input. Sorry this email is too late for the report before the meeting.

Dianne Judd-Wade
PO Box [REDACTED]
McCall.



From: Bill Kearns [REDACTED]
Sent: Sunday, August 31, 2025 8:40 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Valley County Impact Zone Change Support

Good morning

I am writing to voice my support for the Impact Zone change as proposed by Valley County Commissioners and Planning Dept.

I think it only makes common sense for the agency with service responsibilities to have planning responsibilities. Having both "under one roof" allows for better planning and implementation of the needs of the areas impacted. In addition, it is very clear what is required under the State of Idaho Law.

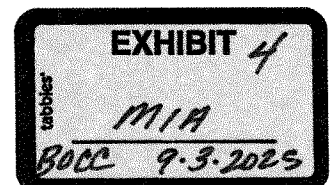
Furthermore, I do not want to be annexed into McCall. It is a short cost-benefit analysis to easily determine that Valley County provides the services I need at a reasonable cost.

For those reasons I fully support the Valley County proposed modifications to the Impact Zone.

Thank you for your diligent work on this matter.

Bill Kearns
918 Fernwood

Bill Kearns
[REDACTED]



From: Jeannie Carpentier <[REDACTED]>
Sent: Tuesday, September 2, 2025 2:34 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Sept 3 Meeting

Cynda,
Please confirm this was received and will be included in tomorrows packet, etc. for McCall meeting.

My name is Jeannie Carpentier

As we all see and feel rapid development in Valley County, I would like to emphasize the critical need for a comprehensive and transparent planning process. I have many years of experience as a facilitator for a 20-year Comprehensive Master Long-Range Plan (CMLRP) and subsequent Unified Development Ordinance (UDO) revisions. I understand the extensive time and expertise required for these undertakings.

I would like to lay out the necessity of several key steps:

1. Establish a **Committee**

Hire a qualified planner: It is highly beneficial to engage a planner with experience in the specific needs of an Idaho mountain town. (example - Sandpoint, ID)

2. **Assess and analyze the current situation.** A thorough evaluation of Valley County's present concerns across all areas is crucial.

3. **Gather data. Consult with experts and professionals** in a forum setting addressing numerous areas, including transportation, roads, affordable housing, recreation, business, water quality, environmental concerns, regenerative farming, safety, infrastructure and development ethics.

4. **Gather public input to form a vision.** Ensuring public transparency and input:

The process involves **numerous** open meetings to invite and incorporate input from all committed, local citizens.

5. **Develop goals, policies and objectives.** Creating a detailed Comp Long Range Plan.

The development of a well-planned Comp Long Range Plan document requires ample time to cover all critical areas thoroughly.

6. **Create maps with expert planners.**

7. Draft and share with the public the Comp Long Range Plan at this stage.

8. **Adopt the Comp Long Range Plan**

9. Implement, monitor and refine in time.

Expediting this process without proper due diligence lacks transparency and fails to fully engage the community.

Reckless development strains resources and infrastructure.

In addition, the obvious conflicts of interest within commissions further exacerbates these issues, serving personal agendas rather than community well-being.

its particularly concerning using the current "**matrix**" for building approvals in Valley County. This matrix is questionable.

Education and transparency throughout the process are paramount.

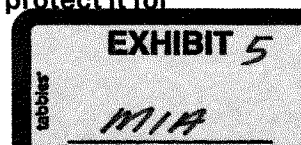
The Comprehensive Master Plan serves as a guiding document, not one subject to frequent amendments.

The **Unified Development Ordinance** revisions, which establish the legal framework following the guide, also necessitate expert professional review and adjustments.

This underscores the need for robust planning that addresses the community's needs effectively.

Short-sightedness and loose oversight, while potentially offering immediate financial gains for some, could detrimentally impact our collective future.

We are entrusted with the stewardship of this land, and it is our responsibility to protect it for future generations.



From: Mike DeBoer [REDACTED]
Sent: Tuesday, September 2, 2025 3:07 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: McCall Impact

Hi Cynda,

I do not have an objection to being in the impact area for our 100+ acres. I would like to have Jeff Bateman describe though, how it will be possible to have sewer and water to our sites within 5 years. He keeps telling our community he is out of capacity.

Best,

Mike DeBoer
130 Sandhill Ln, McCall, ID 83638
208-462-0003

