

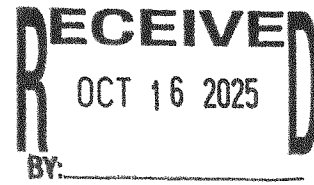
Additional Comments Received by

4:30 p.m., October 21, 2025

1. Laurence Huie, S.Samson Trail, October 16, 2025
2. Laura Shealy, 3710 Warren Wagon Road, October 17, 2025
3. Alan Shealy, 3710 Warren Wagon Road, October 19, 2025
4. George Raino, October 20, 2025
5. Eric Young, October 21, 2025
6. William and Marcia Mulder, October 21, 2025
7. Linda Johnson Williams, 3710 Warren Wagon Road, October 20, 2025
8. Dr. Vicki L. Miller, October 21, 2025

October 16, 2025

Valley County Planning and Zoning Commission
219 N. Main Street
Cascade, Idaho 83611



RE: Valley County Comprehensive Plan and Code Update— for
Public Hearing October 23, 2025

Dear P&Z Commissioners,

I know this is last minute but just realized the upcoming meeting and just wanting to throw my thoughts - in advance forgive me if i may not be as informed—As i understand that the county is not only decimating the impact zone in most counties i get it but to make the whole county zoned as multiple use is to ignore the jointly agreed upon plan with the city of mc call 2018.

You have to admit that the draw for valley county is the recreation amenities and rural openness that makes economic sense to preserve. I would challenge you to not just lump the various communities that make up valley county as they have their own unique draws for visitor and residents and should be treated as such rather than lumping them all as one — McCall is probably the biggest draw and destination resort town in the valley that contributes the most economically to this valley...Through the effects of having an impact zone in place to protect that vision. By shrinking the impact zone you are in affect voiding this vision Yet by placing a blanket multiple use zone code universal to the future vision of the valley would in my opinion lead to uncontrollable development which would threaten residential zones and in general the community character that you were elected to protect. You have already proven that your lack of respect to the Payette river scenic byway in allowing metal buildings to litter the corridor. Allowing the passage of an only

commercial storage unit to be placed along South Samson Trail shows your lack of protecting residential zones.

I would hope that you consider this change before someone in the future decides it would be a great idea to put in a theme park / water park in your neighborhood. So reconsider or revisit the 2018 Comprehensive Plan.

Sincerely,

Laurence Huie

South Samson Trl- in current impact zone

October 17, 2025

To: Valley County Commissioners

Re: New AOI boundaries and Development Requirements for Water Quality

Dear Commissioners,

My family have been property owners on Payette Lake for nearing one hundred years. We fully support the Valley Soil and Water Conservation District's recommendations for development codes in the previously held AOI by the city of McCall. We support new zoning codes added (***not a blanket multi-use or mixed use***) for properties around Payette Lake that reflect the sensitive environment for water quality considerations. We support the city of McCall zoning for near shore environs.

Here are the suggestions that we feel are essential for maintaining and even improving the Water Quality of Payette Lake:

- 1) Establish a 300-foot county-wide standard Waterways Shore Zone.
- 2) Adopt the Shore Zone ordinance provided in 2025.
- 3) Implement and follow guidelines in the 2022 Valley County Waterways Management Plan.
- 4) Adopt the "Basis of Design" standard to ensure proper stormwater safeguards are installed and maintained.
- 5) Incorporate Valley Co. Comprehensive Plan Goals and Objectives, with VSWCD recommendations, into development approvals and building permit conditions.

We appreciate the hard work this entails. These are essential protections that need to be in place before development. We support your devotion to preserving our beautiful county and water quality.

Sincerely,

Laura Shealy
3710 Warren Wagon Road
McCall, ID

October 19, 2025

To: Valley County Commissioners

Re: New AOI boundaries and Development Requirements for Water Quality (via email)

Dear Commissioners,

My wife's family has owned property on Payette Lake for nearly a century, and we care deeply about preserving its natural beauty and water quality. We strongly support the Valley Soil and Water Conservation District's recommendations regarding development codes for the area formerly designated as the Area of Impact (AOI) by the City of McCall.

We believe new zoning regulations should be carefully tailored to reflect the environmental sensitivity of the land surrounding Payette Lake—particularly with regard to protecting water quality. A broad "multi-use" or "mixed-use" zoning approach is not appropriate for such a critical area. Instead, we support the city of McCall's zoning for near-shore environments and encourage the county to adopt similar standards.

To that end, we respectfully urge the Commission to consider the following key actions:

1. Establish a minimum **300-foot county-wide Waterways Shore Zone** standard.
2. Adopt the **2025 Shore Zone Ordinance** as proposed.
3. Implement and adhere to the guidelines outlined in the **2022 Valley County Waterways Management Plan**.
4. Require the use of a **"Basis of Design" standard** to ensure that effective stormwater protections are both installed and maintained.
5. Integrate the **goals and objectives of the Valley County Comprehensive Plan**, along with the **recommendations from the VSWCD**, into development approvals and building permit conditions.

We appreciate the effort and thoughtfulness that go into making these important decisions. These protections are essential to ensure responsible development and to preserve the high water quality of Payette Lake for future generations. Maintaining water quality in Payette Lake is critical to preserving Valley County's economic vitality.

Thank you for your dedication to protecting the natural resources of our county.

Sincerely,

Alan Shealy
3710 Warren Wagon Road
McCall, ID

From: george raino [REDACTED]
Sent: Monday, October 20, 2025 3:15 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Revisions to valley county comprehensive plan

Dear Ms. Herrick,

My wife and I hold property in the former McCall area of impact, a single family residence since 1985. We are dismayed that multiple use is proposed for our area, against all former regulations. We are opposed to any changes to the established land use be considered or adopted. Any changes would damage the care and use we put into our property.

I am George Raino, email [REDACTED] phone [REDACTED] Thank you for your consideration.

From: Eric Young [REDACTED]
Sent: Tuesday, October 21, 2025 8:42 AM
To: Lori Hunter <lhunter@valleycountyid.gov>
Cc: Cynda Herrick <cherrick@valleycountyid.gov>; Eric Young [REDACTED]
Subject: VC P&Z Comprehensive Plan Multi Use Zoning Comment

Lori -

I apologize, but I failed to include a comment on the Multi-use rezone in my original comment letter. Please include the following in the report files.

-Sincerely,
Eric Young

Dear VC P&Z Commissioners –

I am against the rezoning of any additional lands in Valley County to “Multi-use”.

Additionally, I would like the Valley County Comp Plan to be updated with a **high priority goal** to implement Valley County wide zoning districts for the following reasons:

- “Multi-Use” zoning reduces land development predictability
- Only two counties in Idaho use “Multi-use” zoning
- At a recent VC public hearings, a VC commissioner indicated support to move Valley County to a zoning district system.

Ideally, this goal would be completed in the next two years.

Thank you very much for considering this update the Comp Plan.

Sincerely,
Eric Young

October 21, 2025

Valley County Planning and Zoning Commission
c/o Cynda Herrick, AICP, CFM
Planning and Zoning Director
P.O. Box 1350
Cascade, ID 83611
cherrick@valleycountyid.gov

Honorable Commissioners:

We write to you regarding the proposed changes to the Valley County Code, specifically those related to the “Fire Code” in Paragraph 3 and subparagraphs 3a.-3e. We urge you NOT to adopt this change, and suggest instead that the Code require that applicants meet with fire department personnel to informally review applications.

Our decades-old driveway in Valley County is about 250 in length, on a lot of record established by the State of Idaho. Even with significant tree removal, utility relocation, rock blasting and extensive site grading it’s unlikely our driveway could be configured to meet the “turnaround” requirements in 3c. We, our guests, and delivery and service vehicles have no difficulty driving in, backing in or turning around. If we can back a full-sized SUV with a large boat trailer in, firefighters can surely maneuver their shorter and un-articulated vehicles safely. Yet under this Code change we would likely not be able to obtain a permit to modify or rebuild our home.

It does not seem reasonable to have the same turnaround requirements for a private driveway as those required for an access roadway.

And, although the provisions of Paragraph 3 might make things *convenient* for firefighters, they do not (and cannot) *assure* safety. What they will assure is that Valley County residents will be forced to install unnecessary, costly and environmentally detrimental turnarounds.

Asking that applicants meet with fire department personnel (NOT “fire code officials”) to constructively review and make informal recommendations to applications is a win-win situation for emergency personnel and the safety of Valley County residents.

Thank you for your consideration.

Respectfully,

William and Marcia Mulder
6700 E. Glacier Dr.
Boise, ID 83716

From: linda williams [REDACTED]
Sent: Monday, October 20, 2025 3:16 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject:

October 17, 2025

To: Valley County Commissioners

Re: New AOI boundaries and Development Requirements for Water Quality

Dear Commissioners,

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We appreciate the hard work this entails. These are essential protections that need to be in place before development. We support your devotion to preserving our beautiful county and water quality.

Sincerely,

Linda Johnson Williams
3710 Warren Wagon Rd

October 21, 2025

Dear Valley County Planning & Zoning Commissioners:

I just learned about the proposed changes to the Valley County Comp Plan and County Ordinances that the P&Z Commission will be considering on October 23.

I object to proposed changes that would move away from the County's longstanding protections of productive farmland to elements that favor residential development (the greatest consumer of productive farmland in Valley County and elsewhere). I haven't seen these proposals publicized in the agricultural community, and I think the County would be better served by taking additional time and effort to seek producer input before considering elements that could fundamentally affect ag land policy. Ag lands are important in their own right, but they also underpin important components of the County's tourism and outdoor recreation economy.

I'm concerned about the implications of proposed changes for agricultural land in Valley County in general, and our family's land in particular. The Miller family is a longstanding owner of 320 acres west of Farm to Market that straddle Spink Lane. Our irrigated pastureland is productive, supporting 200-plus head of cattle each year. Our land also supports the County's objectives for rural character, open space, and wildlife.

In approving the River Fork Ranch subdivision neighboring our property earlier this year, the County Commission dismissed our concerns about development impacts, finding they would be limited because it was only a 30-house subdivision and the developer said no future phases were planned. However, less than a year later, the County is now proposing new future land use maps with "Long-Range Growth Types," indicating the County wants to direct residential development from McCall down to Spink Lane, between Highway 55 and Farm to Market. This area includes hundreds of undeveloped acres, including not only land owned by the River Fork Ranch developer, but also lands owned by our family. The maps illustrate build-in impediments to wildlife movements between the east and west side of the Valley and indicate residential development along the entire Lake Fork Creek corridor.

If the P&Z Commission is going to recommend changes to the land use maps for long-term growth, I ask for removal of the area north of Spink Lane from residential long-range growth. This supports a connection of our agricultural and other open space lands across both sides of Highway 55, both for ag land productivity and economics, but also because of wildlife movements. Without better consideration for wildlife movement, elk and deer are more likely to cause damage to ag lands that remain only as pocket parcels.

Proposed plan revisions incorporate references to protection of agricultural lands by promoting inclusion in Agricultural Protection Areas and conservation easements, and "promoting development near existing infrastructure." The APA and conservation easements have some

benefit, but I ask that the plan include a more meaningful counterpart objective of *discouraging* residential development that is distant from city infrastructure and services. The more remote locations are more likely to impact ag lands because of increased traffic and greater presence of people who aren't considerate of agricultural needs. Leapfrog developments typically demand infrastructure come to them. Without companion incentives and disincentives, one can expect to continue the leapfrog pattern of development with approval of the River Fork and other subdivisions in the middle of ag lands. Our family also owns land near Star in Ada County, and we have seen rapid conversion of ag lands to residential subdivisions, strip malls, and so forth. Assuming it's important to Valley County to preserve rural character, it needs to do more for ag land protection and put weight beyond vague planning aspirations.

Instead, the proposed ordinance changes seem to be leading even farther away from the stated objectives of keeping ag land viable.

In addition to objecting to the land use maps, I also object to proposed changes to Ordinance 9-4-2 (Permitted Use Policy) that would add residential uses to permitted ag land uses and would delete references to preserving ag land for farming and restricting nonfarm development.

During the River Fork Ranch permitting process, I asked the County to look at Idaho Farm Bureau Cost of Community Service Studies, which show residential developments generally cost more in services than they bring in revenue – there's a net loss when residential subdivisions replace productive farmland without an economic base. The County Comp Plan revisions indicate the County still doesn't have sound data or fiscal policy for revenues from residential development in comparison to the costs of services.

In addition to my agricultural experience in livestock production, I worked for Idaho's State Emergency Response agency and have a Ph.D. in Emergency Management. I was also an adjunct professor at Colorado State University, Purdue University and I have experience with plan development and implementation. If P&Z wants to have meaningful comments and transparency on plan revisions, it should better identify changes to the plans and provide more effective notice to the public. Proposed comp plan changes for land use maps and ordinances with implications for residential development and agriculture should head in a direction more supportive of range and crop productivity, rural character and open space. I ask the Commission to take a pause on these aspects of plan revisions and regroup after more meaningful opportunity for discussion by the affected community.

Respectfully,

Dr. Vicki L. Miller