

**Comparison of:  
Valley County Impact Report and City of McCall's Area of Critical Concern**

**IMPACT REPORT (from Valley County Code 9-5-3-D)**

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

*Items not addressed in City of McCall 9.7.08 Subdivision or  
Development Within Area of Critical Concern.*

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, buildout, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.
2. Provision for the mitigation of impacts on housing affordability.
3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.
4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.
5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.
6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wet lands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.
7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.
8. Removal of existing vegetation or effects thereon including disturbance of wet lands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.



9. Include practices that will be used to stabilize soils and restore or replace vegetation.
10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.
11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.
12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the affect of shadows from new features on neighboring property.
13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.
14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.
15. Approximation of costs for additional public services, facilities, and other economic impacts.
16. State how the proposed development will impact existing developments providing the same or similar products or services.
17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.
18. What will be the impacts of a project abandoned at partial completion?
19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.
20. Stages of development in geographic terms and proposed construction time schedule.
21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.



(Areas highlighted in yellow are the VC Impact Report location for considerations listed in McCall's Area of Critical Concern.)

## **McCall/Valley County Code**

### **9.7.08: SUBDIVISION OR DEVELOPMENT WITHIN AREA OF CRITICAL CONCERN:**

**(A) Designation Of Areas Of Critical Concern:** Hazardous or unique areas may be designated as an area of critical concern by the city council or by the state of Idaho. Special consideration shall be given to any proposed development within, or contiguous with, an area of critical concern to assure that the development is necessary and desirable and in the public interest in view of the existing unique conditions. Hazardous or unique areas that may have been designated as areas of critical concern are as follows:

#### **1. Earthquake fault zone location.**

"Part of the building permit process"

#### **2. Unstable soils.**

"Part of stormwater, site grading, and engineering reports."

"**Impact Report 10** Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping."

#### **3. Unique animal life.**

This would be determined by Fish and Game who is noticed.

#### **4. Unique plant life or major stands of locally important species.**

"This would be determined by Forest Service, Idaho Dept. of Land, or public testimony."

#### **5. Scenic areas.**

"**Impact Report 12.** Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the affect of shadows from new features on neighboring property."

#### **6. Protect significant historical areas or structures, and sacred or prehistoric sites.**

"**Impact Report 13.** Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public

lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character. “

**7. Lakes, wetlands, permanent or intermittent streams.**

“Every application has to show this information, not just areas of critical concern.”

“**Impact Report 11** Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas. “

**8. Floodplain.**

“Every application has to show this information, not just areas of critical concern.”

“**Impact Report 6**. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wet lands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal. “

**9. Center city (central business district). N/A**

**10. Areas within the area of city impact but outside city boundaries.**

**(B) Environmental Assessment Plan: The commission may require that the developer prepare and submit an environmental assessment along with the preliminary plat application for any development that is proposed within an area of critical concern if it is apparent that the development will have, or may have, a serious impact on any one of those areas.**

Valley County uses the impact report and input from agencies, such as: EPA, Corps of Engineers, Dept. of Environmental Quality, Fish & Game, etc.

See the items highlighted in the attached Impact Report that would be required in an Environment Assessment Plan.

We do not require a NEPA.

**(C) Preparation By Team Of Professionals: The content of the environmental assessment shall be prepared by an interdisciplinary team of professionals.**  
(Ord. 822, 2-23-2006, eff. 3-16-2006)