

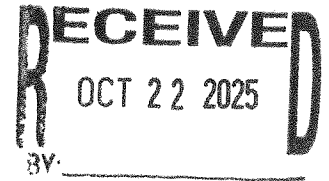
Dear Commissioners: below is a summary of testimony from the County Commissioner meeting held in McCall on September 3, 2025. This testimony was opposed to the changes to McCall's area of impact. Please note, there was no testimony to support the changes at this meeting. There was also the previous meeting in July and if you wish, I can create a list of items from this hearing as well. I request Valley County Planning and Zoning address the concerns of the citizens before moving forward. Good leadership demands that the public be involved, and the county be clear and transparent with their plans for the area of impact so that citizens of Valley County can plan for their future.

Sincerely,

Kris Crookham [REDACTED] October 22, 2025

1957 E Mortimer Dr Greenwood Dr

Boise ID McCall, Idaho



1. Lack of Transparency and Public Engagement

- The ordinance was advanced without adequate public outreach or explanation of its rationale, goals, or long-term implications.
- Residents expressed confusion over the process, timeline, and the meaning of zoning map changes with no clear answers provided.
- The Board failed to articulate the reasoning behind the shift in boundary policy or the repeal of existing AOI ordinances.

2. Zoning Changes and Oversight Concerns

- Transitioning to mixed-use zoning with minimal oversight (approval by three commissioners) undermines the protections previously offered by McCall's R4 zoning.
- Residents fear that the county's multi-use zoning encourages suburban sprawl, lacks density controls, and erodes neighborhood continuity.
- The compatibility matrix proposed by the county is vague and lacks enforceable standards for setbacks, vegetative buffers, and shoreline protections.

3. Environmental and Infrastructure Risks

- The reduction in the impact area threatens protections for Payette Lake, a vital drinking water and recreational resource.
- The county's plan disregards existing and planned sewer and water infrastructure, especially around Payette Lake and Seaway Loop.
- Excluding areas already served or planned for city utilities contradicts the Idaho Code criteria for impact area designation.

4. Property Value and Community Character

- Residents purchased homes in the AOI expecting city zoning protections; the proposed changes jeopardize property values and community planning.
- The ordinance risks replacing coordinated city planning with fragmented development, harming scenic byways and agricultural lands.
- The removal of overlay districts and scenic protections (e.g., West Mountain Road) diminishes the area's visual and ecological integrity.

5. Governance and Representation

- The ordinance centralizes development decisions with the county commissioners, reducing city and community input and will lead to higher taxes. Taxes will continue to increase as the city will have to augment decisions made by the county as the city expands and county infrastructure ages. The citizens of the city of McCall will not have representation in their tax dollars with the decisions of the county and will be essentially paying for two cities, the city of McCall and the "city" created by the impact area.
- Many residents voiced concern that the county is using new legislation to seize control from cities, ignoring collaborative planning efforts.
- The Board has not addressed staffing needs for planning, law enforcement, or infrastructure that would accompany expanded county oversight and how the county plans to pay for these necessities.

6. Data and Legal Compliance

- The county's justification for the boundary reduction lacks data-driven analysis and fails to consider all criteria outlined in Idaho Code 67-6526.
- The City of McCall's infrastructure expansion plans and annexation history were dismissed without substantive review.
- Legal concerns were raised about the feasibility of a five-year annexation timeline and the lack of mechanisms to compel annexation.

7. Recommendations Ignored

- Mayor Bob Giles and other city officials proposed a five-step framework for responsible transition, which the Board did not adopt.
- Planning experts and community coalitions advocated for a comprehensive plan revision before implementing drastic changes—this was not pursued.
- Suggestions for special zoning districts around Payette Lake to preserve environmental and development standards were not considered.

Recommendations for the Board

- Withdraw Ordinance 2025-06 until a comprehensive, data-driven plan is developed collaboratively with the City of McCall.
- Maintain the current AOI boundaries and zoning protections until public concerns are addressed through transparent and inclusive processes.
- Commit to a joint revision of the county-city land use plan that aligns with state statutes and community values.

