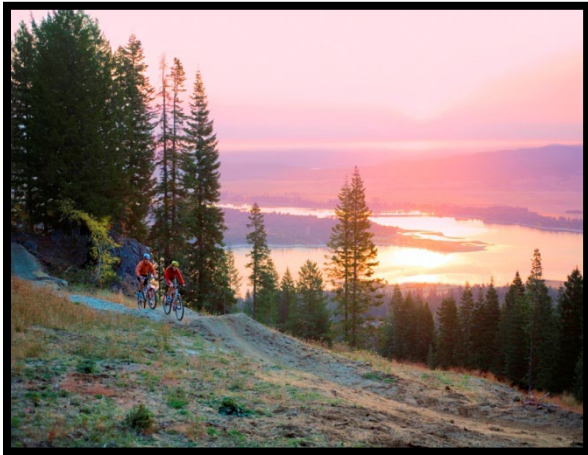
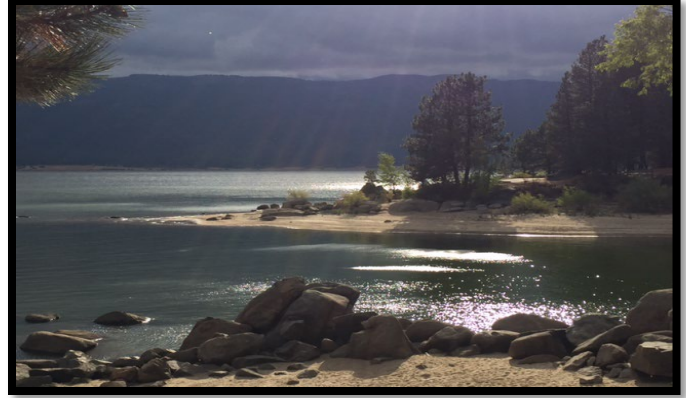


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# VALLEY COUNTY, IDAHO COMPREHENSIVE PLAN



Adopted:	June 25, 2001
Revised:	January 27, 2003
Revised:	April 10, 2006
Revised:	August 23, 2010
Revised:	November 26, 2018
Revised:	_____, 2025

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## CHAPTER 1: INTRODUCTION

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### 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.

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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 diverse 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



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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

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slight population decline in the 1980's, that statement applied to Idaho again in the 1990's and into the 21<sup>st</sup> 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 forty 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, community design, and other requirements identified in state statutes. 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.

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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.
- (m) To protect public airports as essential community facilities that provide safe transportation alternatives and contribute to the economy of the state.

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 along with education of the public. 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.

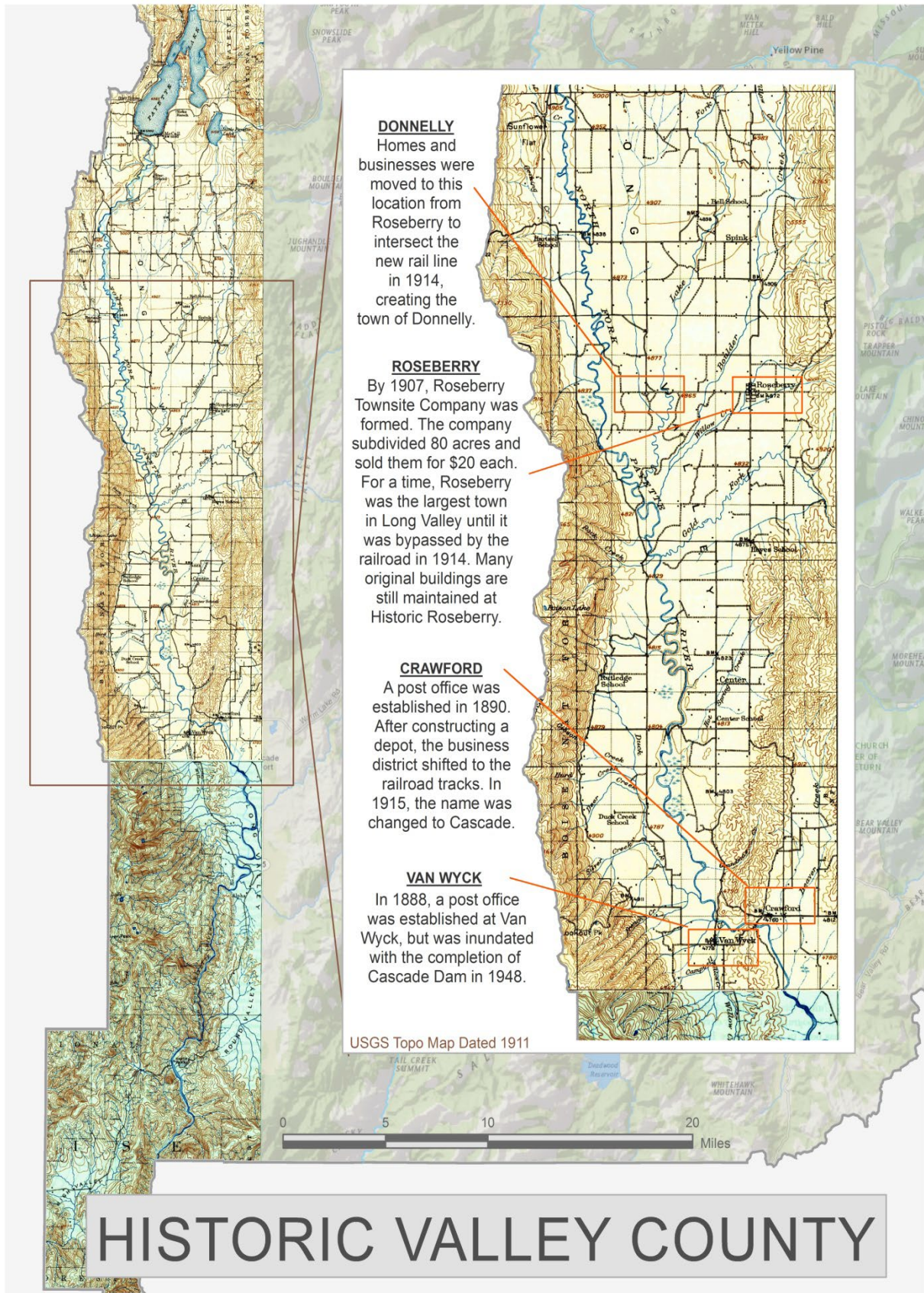
## V. REVIEWING THE PLAN

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.

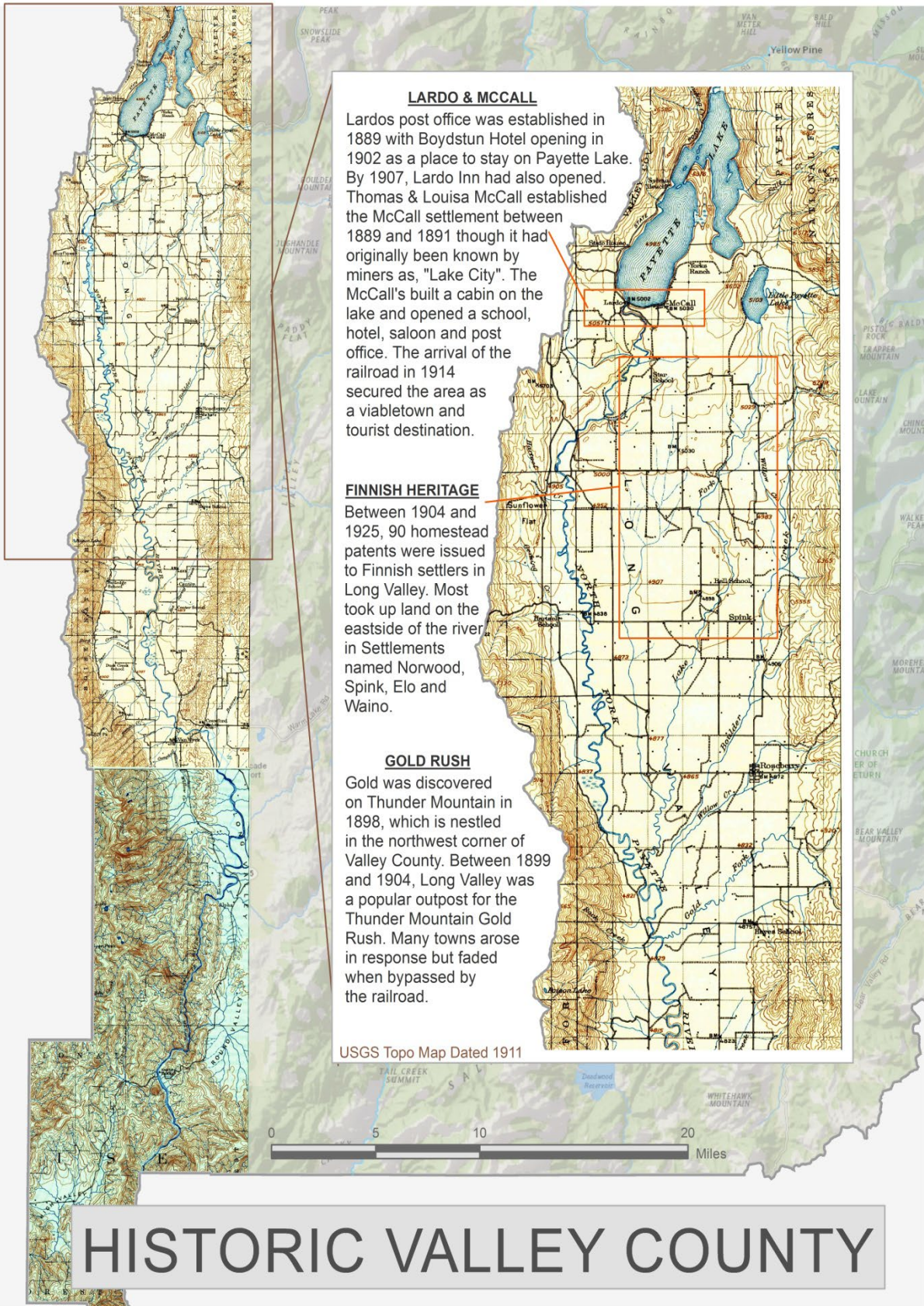


AMERICAN LEGION POST  
No. 60 – HONOR GUARD  
Photo by Jennifer Hardin

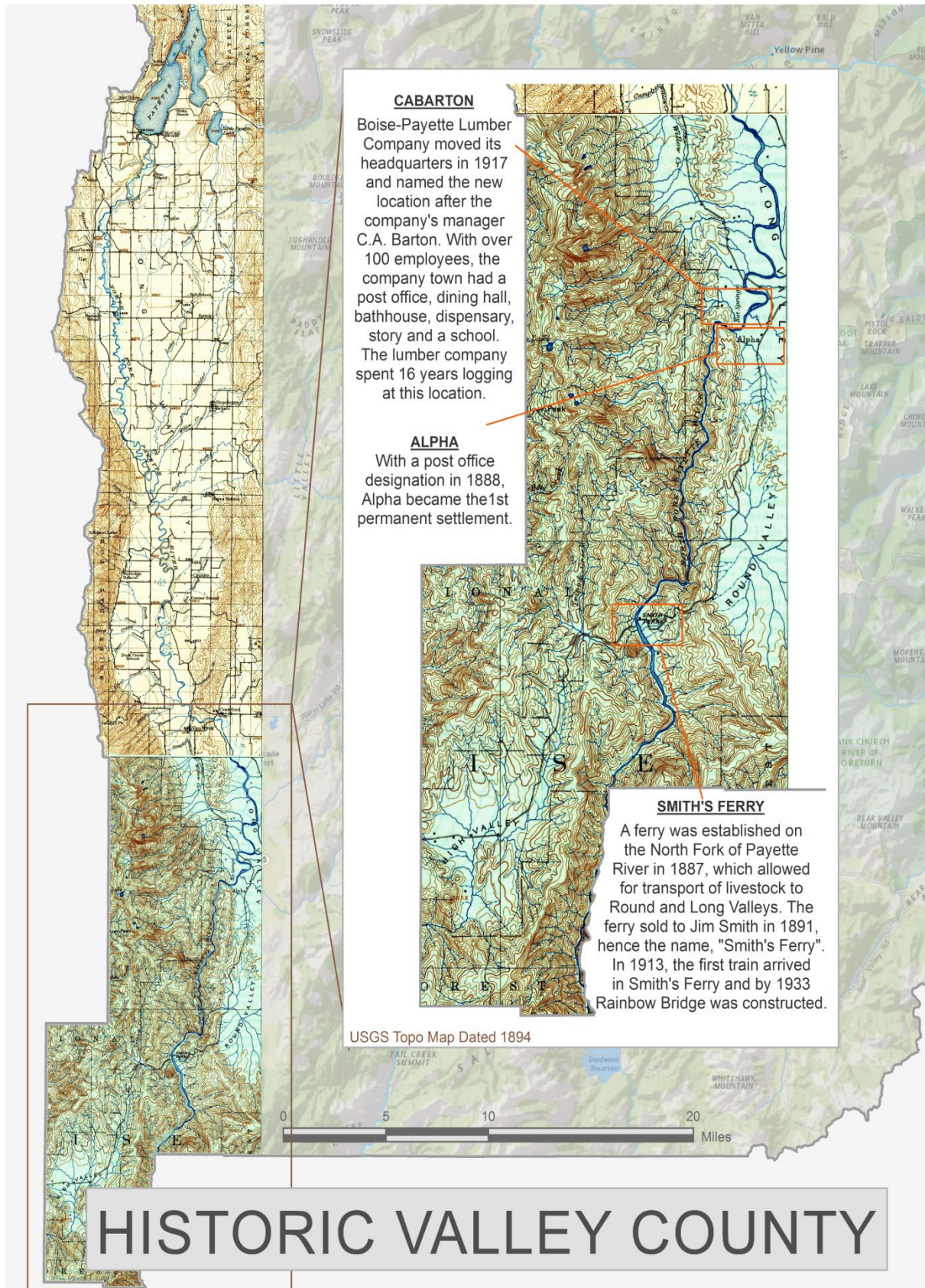










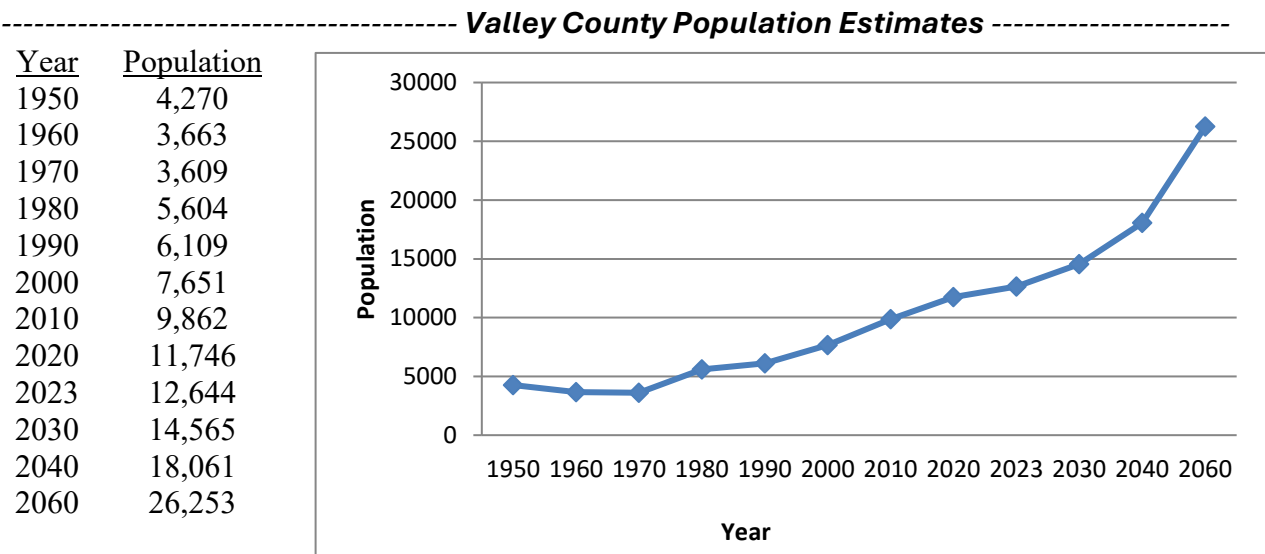


## CHAPTER 2: POPULATION

### BACKGROUND

<sup>1</sup> In 2016, Idaho was, according to the U.S. Census Bureau, the fastest growing state in the nation, with a net migration of nearly 19,000 people. As of July 1, 2024, Idaho's population was 2,001,619, an increase of 30,497 from 1,971,122 in 2023. Idaho grew at a rate of 1.5 percent in 2024, which was higher than in 2023 but lower than the growth rate in 2021 and 2022. Idaho continues to grow faster than the U.S. population, which grew around 1 percent this year.

<sup>2</sup> Valley is one of 44 counties in Idaho. It is not part of a metropolitan area. 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 were exceeded, with a population of 7,651 in the year 2000. Valley County has grown steadily over the last 30 years. In 2025, it was the fourteenth fastest growing county in the State of Idaho. In 2010, there were an estimated 2.4 people per square mile in Valley County; this increased to 3.2 persons per square mile in 2020 and 3.3 persons per square mile in 2023. The population of Valley County was 11,746 according to the 2020 U.S. Census. More recent estimates from other sources include around 12,136 in 2023 and 12,777 in 2024. The County's projected population for 2030, 2040, and 2060 is 14,565, 18,061, and 26,253, respectively. The County is projected to double in size in the next 20 to 30 years.



\* 1950 - 2020: U.S. Census

2023 - 2060 Projections: Idaho Department of Labor and

*Demographic Trend and Forecast Report, Clearwater Financial, February 2023*

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3 Valley County includes three incorporated cities: Cascade, Donnelly, and McCall. Population estimates are:

	Population 2010	Population 2023	Population Change	Population % Change
<b>Cascade</b>	1112	978	-134	-12.1%
<b>Donnelly</b>	169	165	- 4	- 2.4%
<b>McCall</b>	2,946	3,847	901	30.6%
<b>Valley County</b>	9,846	12,136	2,290	23.3%

Data Source: Headwaters Economics.org

4 The percentage of second homes increases each year; between 78% - 83% of the homes in Valley County are second homes. Second homeowners and visitors do not appear in population statistics, but they add significantly to the seasonal and weekend population of the county. In 2021, the County had approximately 20,500 parcels with dwellings units associated with them. Of these, only 3,536 had an Idaho State homeowner's exemption. As of February 6, 2025, there were 401 active short-term rental permits within Valley County's jurisdiction, not including Cascade, Donnelly, McCall, nor the McCall Impact Area.

5 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.”

Based on the County's current growth patterns and land-use entitlement process, the County is forecasted to grow primarily in the area northwest of Donnelly, the Donnelly city limits, and the area south of Cascade (*Demographic Trend and Forecast Report*, Clearwater Financial, February 2023).

The 2023 American Community Survey completed by the U.S. Census Bureau stated the median age in Valley County was 49.0 compared to the statewide median of 37.8. Valley County's residents 65 years and older made up 26.5% of the population compared to 17.4% statewide. Veterans comprise 10.4% of the resident population compared to 7.6% of the statewide population. There was an estimated total of 3,778 households in Valley County in 2023.

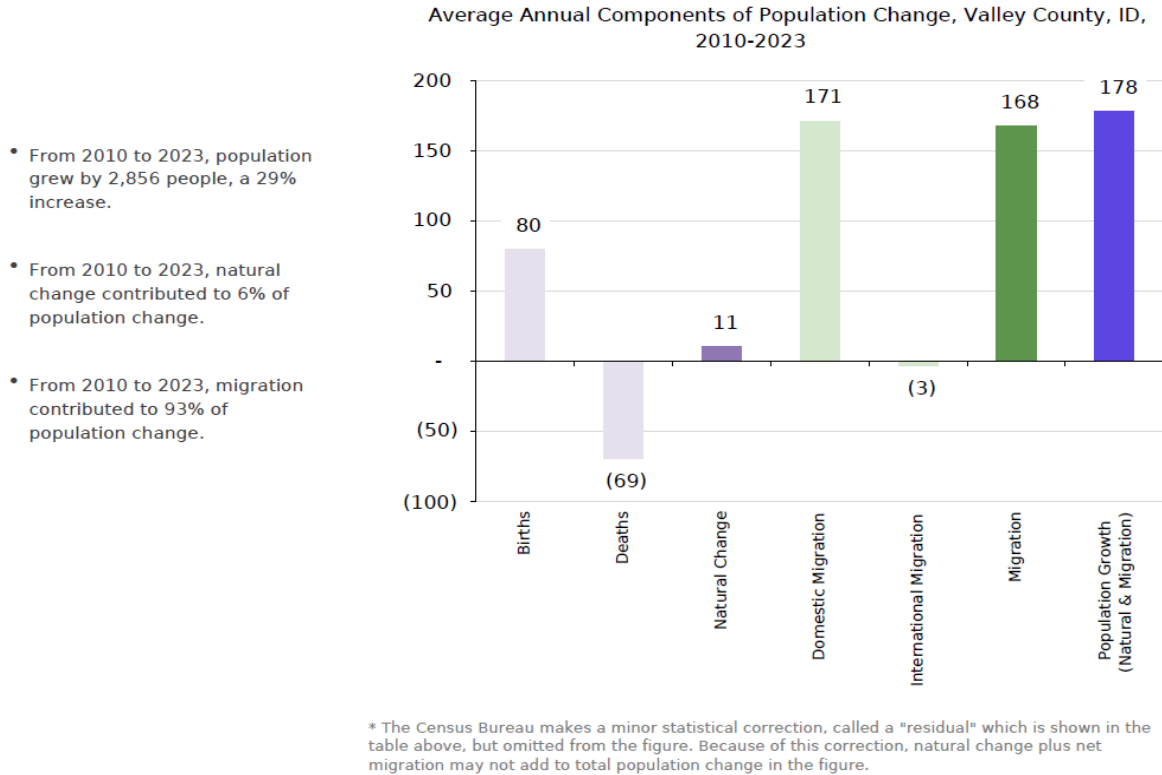
Population is impacted by the number of deaths, births, in-migration, and out-migration. Valley County is experiencing growth primarily due to migration from within the United States. From 2020 to 2023, Valley County gained 429 residents through net in-migration and a net-decrease of 18 residents due to natural change (births and deaths). Valley County had a net migration rate of 3.5% compared to 2.6% for the State of Idaho.

## Residential Mobility in the Last Year

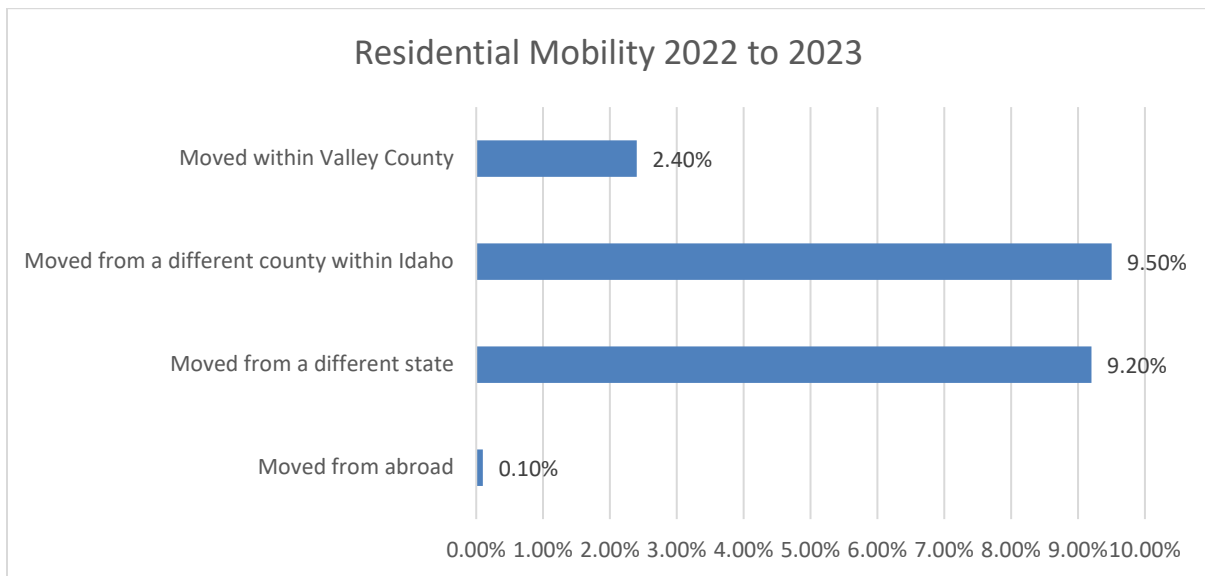
The 2023 American Community Survey stated 9.3% of Valley County residents moved from outside Idaho in the previous year. This compares to 4.2% statewide.



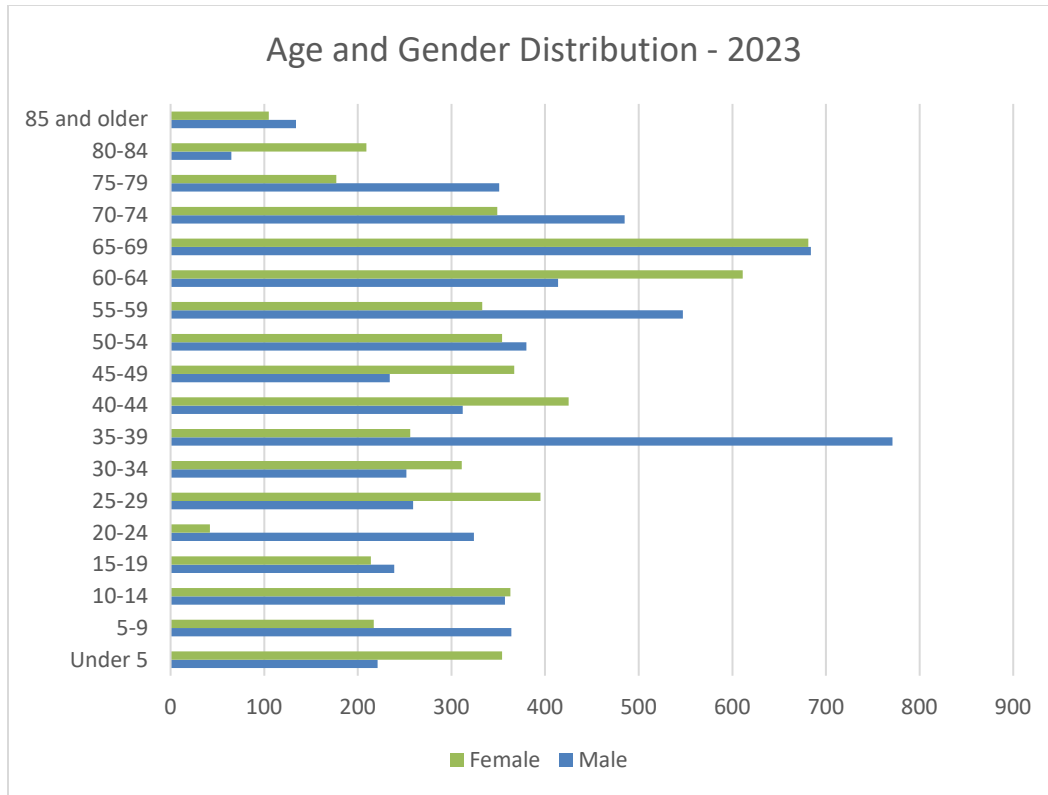
## Headwaters Economics “A Profile of Socioeconomic Trends”, February 19, 2025



Data Sources: U.S. Department of Commerce, 2024. Census Bureau, Population Division, Washington, D.C., reported by Headwaters Economics' Economic Profile System, [headwaterseconomics.org/eps](https://headwaterseconomics.org/eps).



Data Source: U.S. Census Bureau, [data.census.gov](https://data.census.gov)



Data Source: U.S. Census Bureau, data.census.gov

	Valley County	Valley County (%)	State of Idaho (%)	United States (%)
<b>Total Population</b>	12,136	100.0%	1,893,296	332,387,540
<b>Race and Ethnicity</b>				
White alone, not hispanic	11,538	95.1%	83.3%	63.4%
Black or African American alone, not hispanic	18	0.1%	0.7%	12.4%
Native American alone, not hispanic	1	0.0%	1.1%	0.9%
Asian alone, not hispanic	7	0.1%	1.3%	5.8%
Hispanic, or Latino (of any race)	619	5.1%	13.3%	19.0%
<b>Gender</b>				
Male	6,393	52.7%	50.3%	49.5%
Female	5,743	47.3%	49.7%	50.5%
<b>Age</b>				
Median age	49.0	-	37.1	38.7
Under 18 years	2,231	18.4%	24.5%	22.2%
Over 18 years	9,905	81.6%	75.5%	77.8%
21 years and over	9,441	77.8%	65.7%	68.7%
Over 65 years	3,220	26.5%	16.6%	16.8%
<b>Educational Attainment (Population 25 years and Over)</b>				
Less than 9th grade	186	1.5%	2.1%	3.2%
High school graduate (with equivalencies)	2,125	17.5%	17.0%	18.0%
Some college, no degree	2,404	19.8%	16.3%	13.3%
Associate's degree	723	6.0%	6.4%	6.0%
Bachelor's degree	2,397	19.8%	13.7%	14.6%
Graduate or professional degree	941	7.8%	6.8%	9.4%
<b>Median Household Income</b>	\$76,125	-	\$74,636	\$78,538

Source: US Census Bureau, American Community Survey 5-Year Estimates

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## **Goal I: Manage growth and development while protecting quality of life within Valley County.**

### **Objectives:**

1. Maintain or improve existing levels of service as new growth occurs.
  - a. Require Development Agreements.
  - b. Aspire towards more regional services, such as: water, sewer, trash, public transit.
  - c. Assess impacts on ground and surface water availability due to land use changes.
2. Consider impacts to water quality and water availability in order to determine how to be more water efficient along with tools to protect water quality.
3. Evaluate the likely impact on the costs of services for new growth to prevent undue hardship for Valley County residents.
4. Foster collaboration with other regional partners and neighboring communities to address growth and development effectively.

## **Goal II: Retain the rural and small town character enjoyed by residents and visitors to Valley County.**

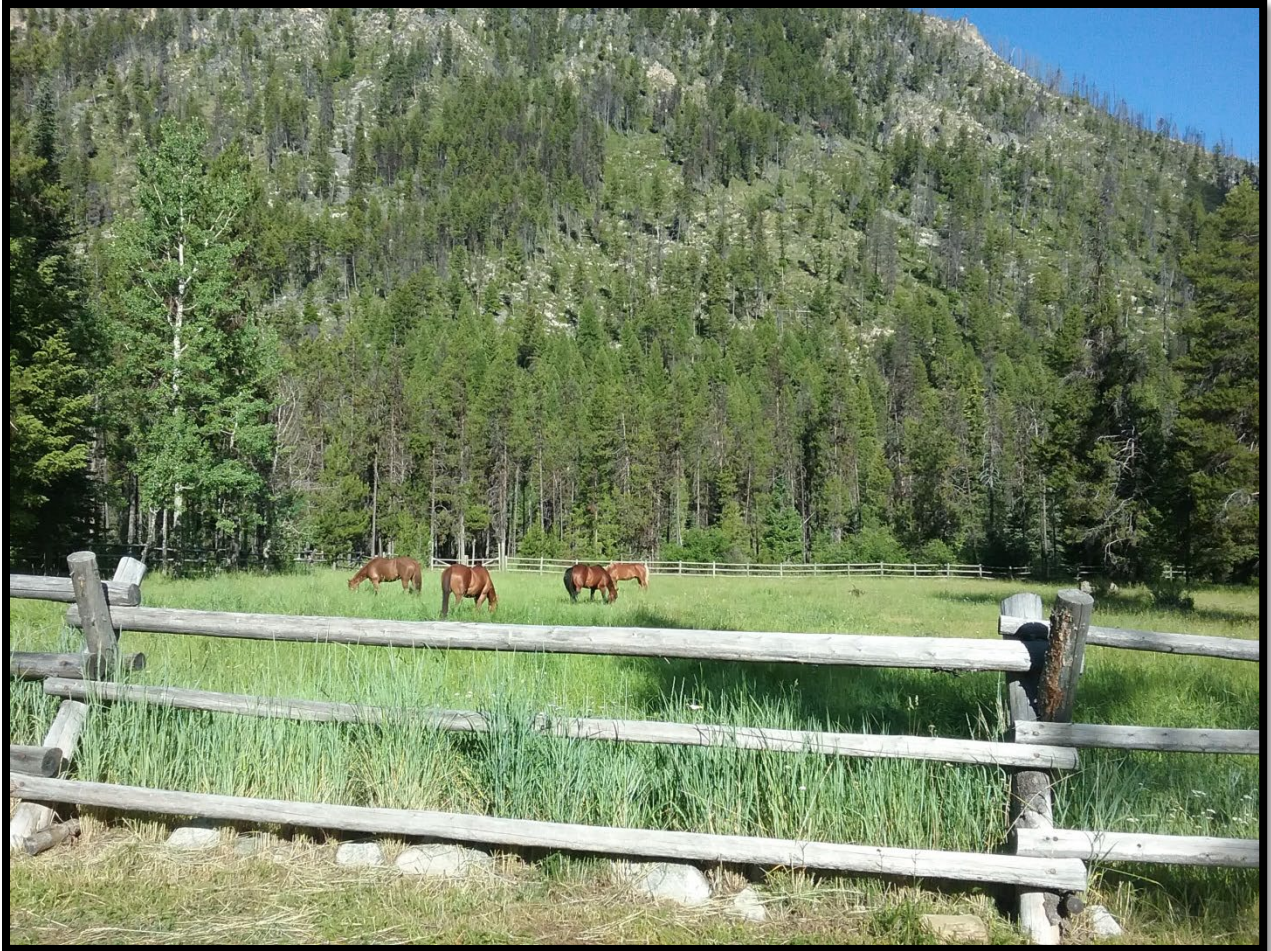
### **Objective:**

1. Consider the community's stated vision to retain its attractive rural character and existing advantages for the future: In 2040, 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

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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. Implement Idaho State Statutes and abide by the requirements and limitations.
8. 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

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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](http://www.ag.idaho.gov).



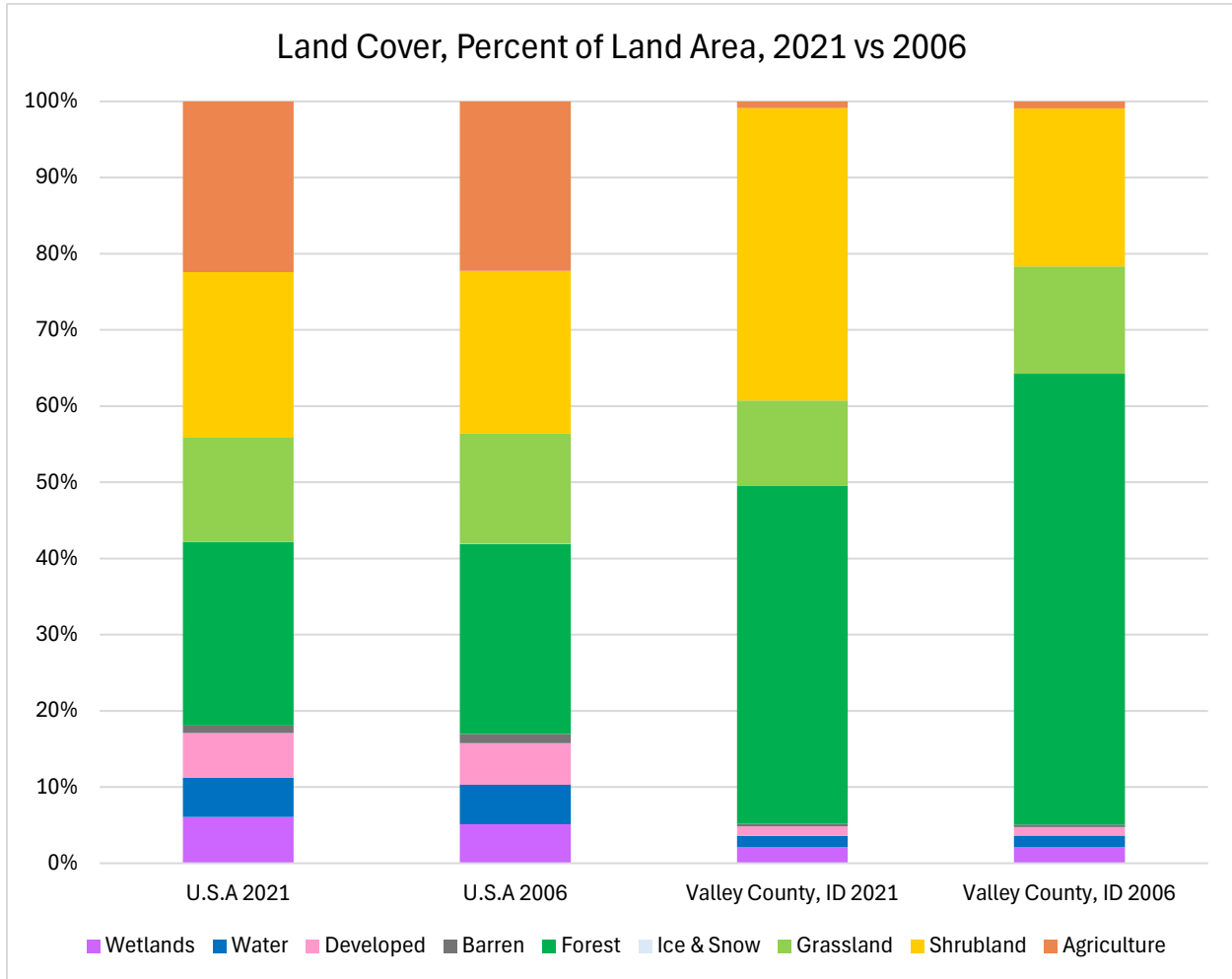
“Symbols of Liberty”

By  
Kirt Harmon

## 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.



Data Source: National Land Cover Database, 2021 & 2006

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. Cascade is currently working to develop their Geothermal potential.

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

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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 for developments under certain sizes.
- e) Wellhead Protection ordinance was implemented as an overlay in the Land Use Ordinance (Title 9).
- f) Communities in Valley County developed and adopted the Valley County Waterways Management Plan. The purpose of the Waterways Management Plan is to provide a coordinated framework for decision-making to guide management and improvements of all waterways in Valley County. Implementation of specific projects, policies, and initiatives shall require approval by each governing body.

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

- a) The Cascade dam was completed in 1948. The reservoir is currently named Lake Cascade. Idaho Power has hydropower infrastructure built into the dam.
- 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 and around the reservoir.

5 Wildfire has become an 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:



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- 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-effected property owners.

6 Changing the land use from agricultural to residential use (or other types of uses) has the potential to impact groundwater resources. Such a change in use could change how and where groundwater is accessed for development, as well as how irrigation practices would change both drawing groundwater as well as recharge of excess irrigation water. Without sufficient data, it is not possible to determine the impacts both positive and negative.

- a) Portions of Valley County are in an area identified by USDA’s Natural Resources Conservation Service as an Idaho Source Water Protection Priority Area FY23. It is an initiative to help agricultural producers apply conservation practices that include a wide variety of actions and activities aimed at safeguarding, maintaining, or improving the quality and/or quantity of sources of drinking water. There is an incentive program to implement selected practices. ([nrcs.usda.gov/Idaho](https://nrcs.usda.gov/Idaho))
- b) Valley County is not currently designated as a High Priority Nitrate Area.
- c) Valley County does have an elevated level of naturally occurring background phosphorus and is concerned with practices that put phosphorus and other chemicals such as cyanide into the naturally occurring environment.

## **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 by implementing innovative

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development standards.

- a) Develop a Water Resource Management Plan.
  - b) Continue to work with Dept. of Environmental Quality and Central District Health.
  - c) Require a well monitoring system through private or public partners.
  - d) Promote the creation of a public education program about the effects of pollution on water quality and quantity; and, the value of conservation and efficiency practices.
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, creeks, and other water bodies to preserve riparian areas by adopting setbacks, leaving as natural, and/or using BMPs.
  4. Encourage the efforts of the Payette Land Trust in preservation of Open Space.
  5. Promote agricultural practices which protect and improve water quality and the expansion of those practices.
  6. Protect the recreational value of the county's water bodies and water courses.
  7. 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.
    - d) Adopting setbacks from high-water lines of rivers, creeks, and other water bodies)
    - e) Protect wetlands by implementing federally approved development practices.
  8. Encourage improvement of irrigation water management practices which conserve water and reduce ground and surface water pollution or contamination.
  9. Promote the use of geothermal resources for recreation or commercial useage and conduct additional studies
  10. Encourage the retention of existing wetlands to protect water quality and establishment of new wetlands.
  11. Encourage central water systems where practicable.

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12. Require use of surface water for irrigation when water rights are available.
13. Collaborate on data collection for groundwater quality and quantity.
14. Encourage education in tools and best management practices to use during development.
  - a) Consider requiring certifications.
  - b) Update brochures, pamphlets, and the site Planning and New Construction Considerations for Water Quality 1997 handbook.
15. Significant efforts should be made to address human activity linked to phosphorus loading including agriculture, residential, and commercial activity.

## **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. Require firewise implementation on private properties especially in timbered areas.
6. Promote firewise implementation on state and federal lands.
7. Promote responsible grazing on federal and state forests to reduce fuels in appropriate areas.
8. Promote responsible forest and grassland management.

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

### **Objectives:**

1. Valley County shall encourage:

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- a) Preservation, protection, and enhancement of wildlife and fish.
  - b) Preservation of natural or vegetated open space buffers adjacent to rivers and creeks for wildlife and fish habitat.
  - c) Preservation of important fish and wildlife habitats.
  - d) Encourage clustering of houses with areas of contiguous open space to reduce habitat fragmentation which, in turn, benefits fish and wildlife and reduces the potential for human-wildlife conflicts.
  - e) Encourage housing developments to incorporate wildlife-friendly best management practices.
2. Valley County shall take an active role in the revision of the National Forests' plans and Bureau of Reclamation's Resource Management Plans.
  3. Actively work with U.S. Bureau of Reclamation to manage their lands around Lake Caascade.

## **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 on public and private lands.

## **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.
2. Require mining to pay for impacts to infrastructure by proposing mitigation to decrease impacts to residents, ie. housing, jobs, traffic, road maintenance, utilities, etc.

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## **Goal VI: To protect desirable 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.

## **Goal VIII: To protect water bodies in Valley County.**

### **Objective:**

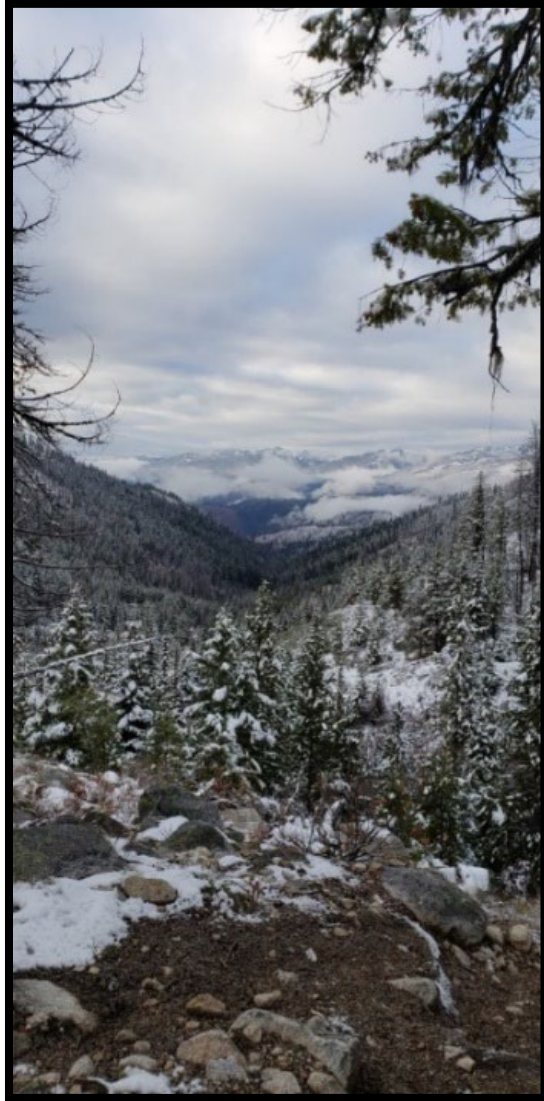
1. Continue to work to eradicate Eurasian milfoil.
2. Promote efforts to protect water bodies from quagga mussels and other invasive species.
3. Promote efforts to protect water bodies from non-native fish.

## **Goal IX: To encourage agriculture lands remain viable.**

### **Objective:**

1. Support and encourage agricultural uses that meet environmental standards and comply with state and local water quality goals, recognizing the importance of farming and ranching to the rural economy and community character.
2. Work in partnership with agricultural operations to identify and mitigate potential impacts to infrastructure and community resources, including housing, employment, traffic, road maintenance, and utilities, with an emphasis on cooperative solutions that sustain both agriculture and community well-being.





ZENA CREEK DRAINAGE, 2018

Photograph by: Lori Hunter

## CHAPTER 5: HAZARDOUS AREAS

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### BACKGROUND

#### EARTHQUAKES

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.

#### AVALANCHES AND LANDSLIDES

2 Avalanches and landslides are conditions present in the county, but they occur mostly in the back country on isolated National Forest lands. U.S. 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. In recent years, there has been a concern of landslides due to increased forest fire activity and the resulting likelihood of landslides.

#### FLOODING

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 were adopted by the county on February 1, 2019.

#### SOIL AND SEWAGE DISPOSAL SYSTEMS

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.

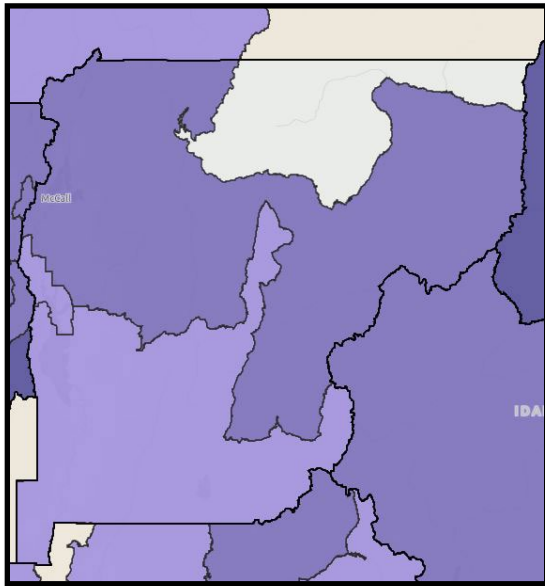
#### WELLHEAD PROTECTION

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.

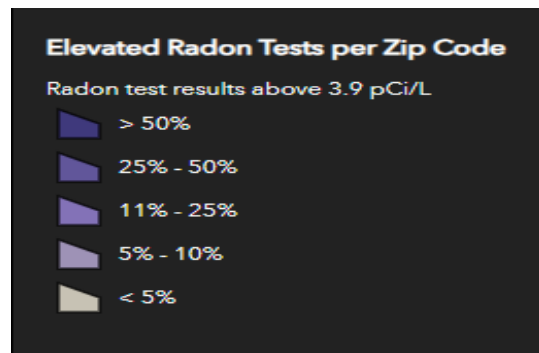
## RADON GAS

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 cannot 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](http://www.radonidaho.org) for more information about radon contact the Idaho Department of Environmental Health at 1-800-445-8647.

### Valley County Residents, Test Your Homes for Radon (2024)

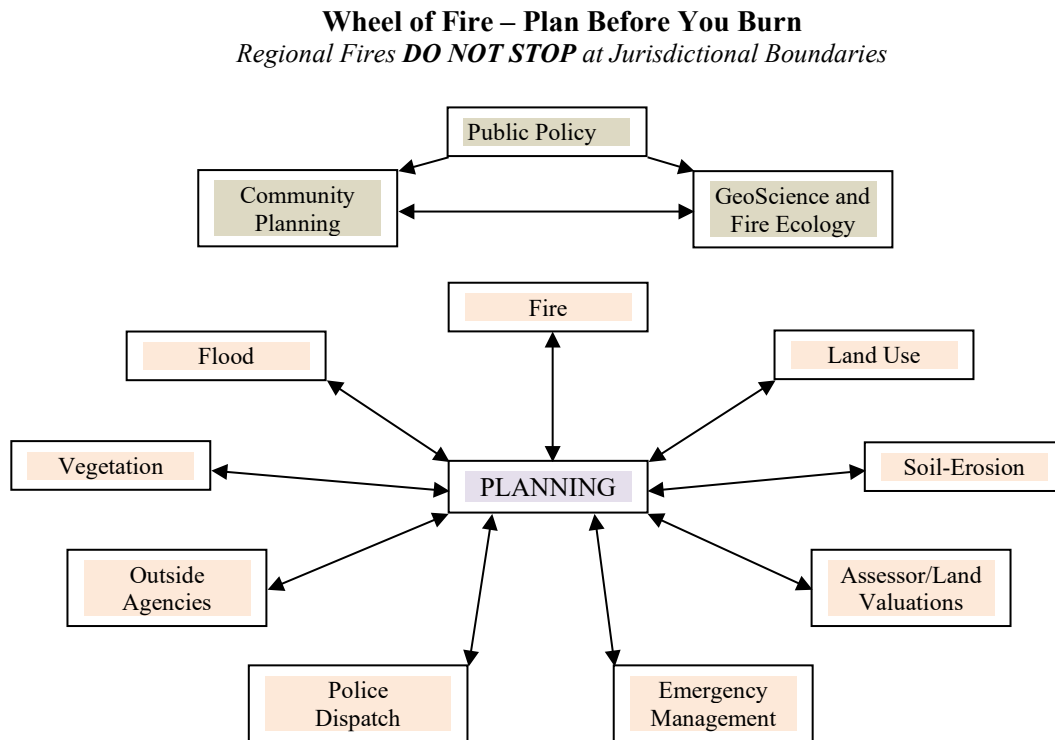


Zip Code	% of Tests over 3.9 pCi/L	Number of Tests Received
83611	16 %	155
83615	16 %	62
83638	27%	489



## WILDFIRE

7 In recent years, wildfire has become the number one hazard risk in Valley County. Insurance companies are canceling home-owner policies. 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 and 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. A Valley County Wildland Urban Interface: Fire Protection Plan Manual was created in 2018. A Community Wildfire Protection Plan Addendum H (AHMP) was completed in 2025.



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,

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Response, Education and Legislative which focus on, but are 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:**

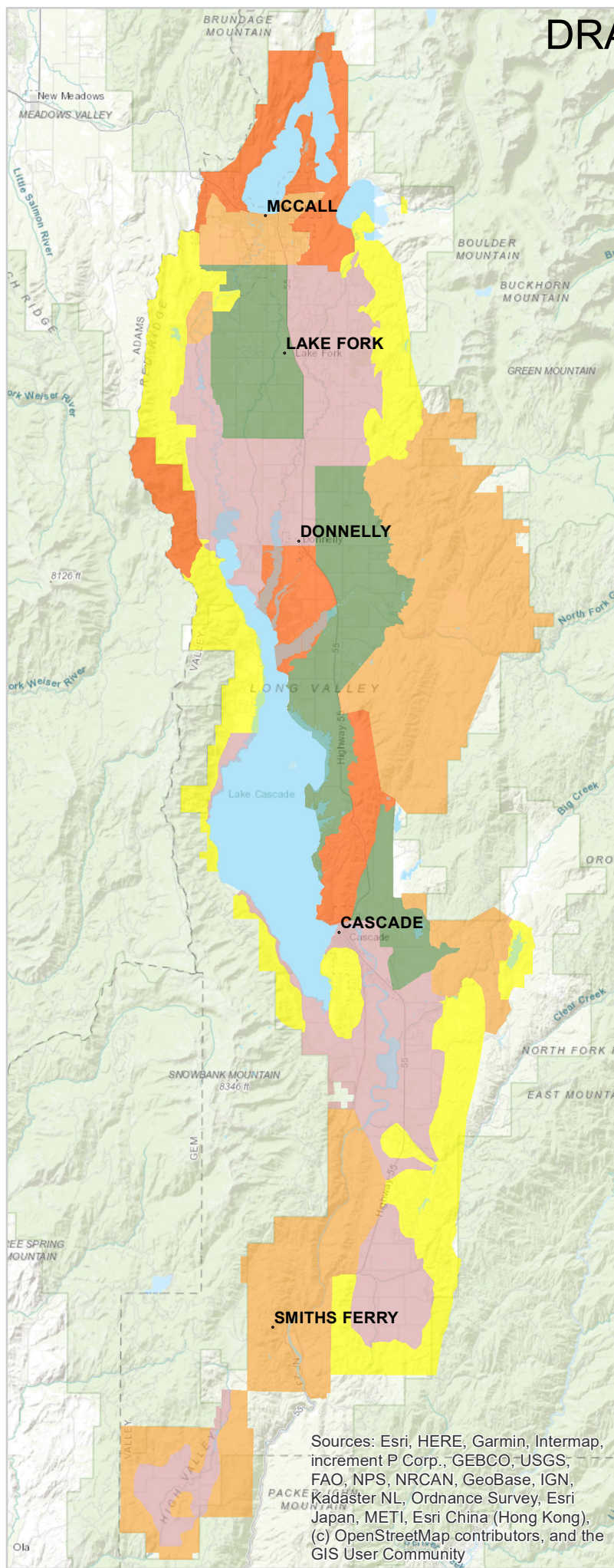
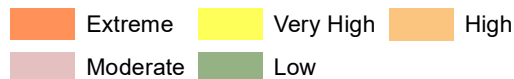
- Prevention - promote local jurisdictions working together and with Federal and State agencies to establish on-going local prevention programs.
- Regulation - monitor and support and supplement local and national fire codes and wildland fire strategies and ordinances to reduce wildfire risk.
- Fuel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



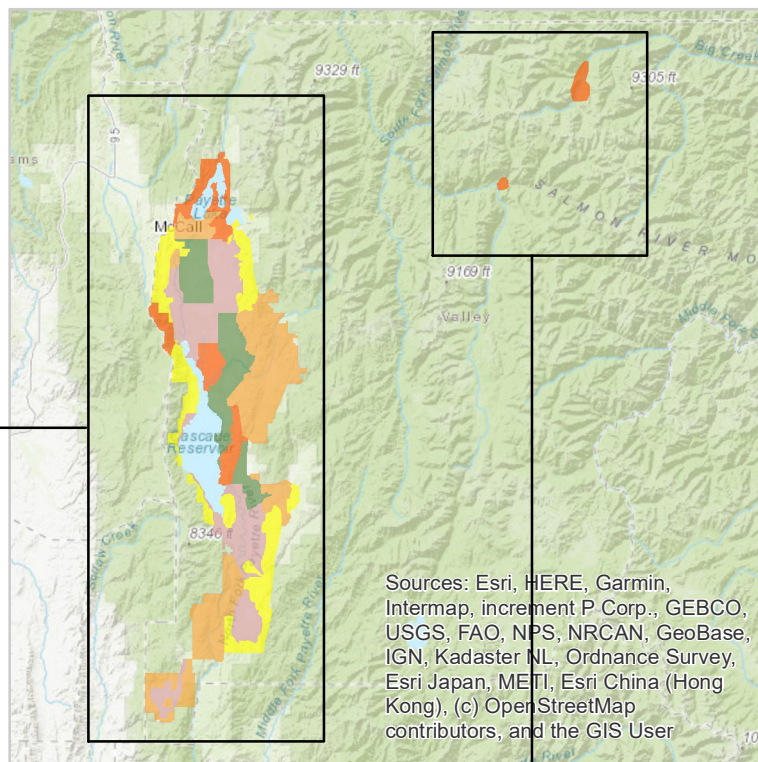
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# FIRE HAZARDS IN POPULATED AREAS

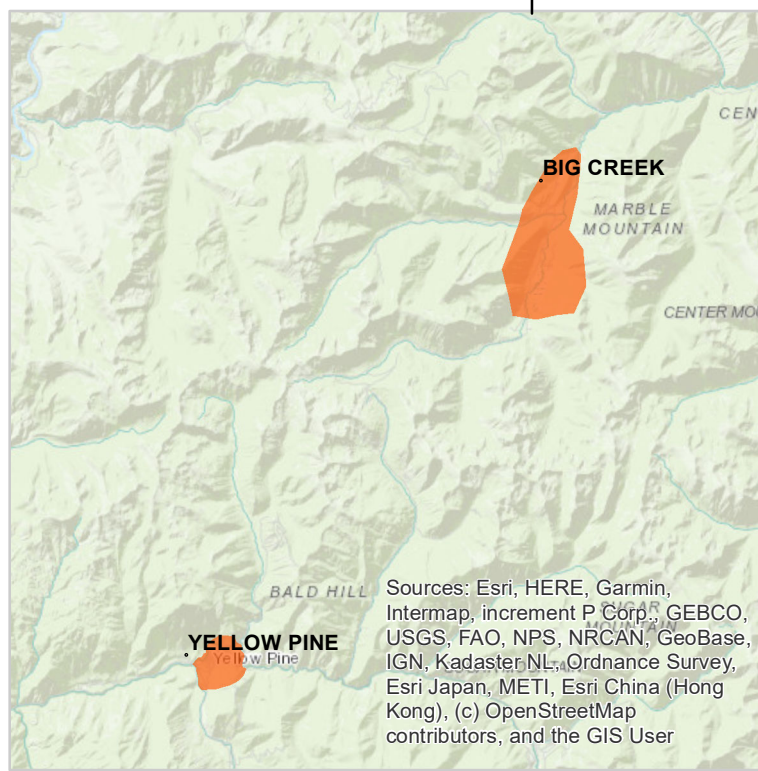
Fire hazard data contained in this map was provided by Wildfire Prevention Associates on behalf of the Valley County Fire Working Group. Hazard variables used to define the level of hazard/risk for each area were calculated with 2018 data. Additional data is being continually harvested and more current data is in progress.



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User



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11 The county has established an evacuation zone map based on best practices from historical successes with established zones created in past incidents. This map will categorize by nomenclature for residential areas for more proficient messaging, utilization of "Ready, Set, GO", and preparedness efforts for All Hazards Incidents. (Map is in approval process.)

Wildland-Urban Interface (Square Miles), 2020

Valley County, ID		
Total WUI Area		77
Size of Valley County		3,733
<b>Percent of Total</b>		
Area in Valley County in the WUI		2.06%
Homes in Valley County in the WUI	~11,300	93%
Homes in Valley County not in the WUI	~900	7%

Data Sources: Mockrin, Miranda H.; McGuinness, Barbara; Helmers, David P.; Radeloff, Volker C. 2023. **Understanding the wildland-urban interface (1990-2020)** . Madison, WI: U.S. Department of Agriculture, Forest Service, Northern Research Station. <https://storymaps.arcgis.com/stories/6b2050a0ded0498c863ce30d73460c9e> .

## **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 U.S. 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 with consideration of snowmelt events.
4. Prohibit uses in floodplains which will incur or cause damage if there is flooding.
5. Participate with Avalanche Forecast Center.



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6. Continue to require engineering for all structures, except utility buildings, to protect against damage from earthquakes.
7. National Earthquake Hazard Reduction Program (NEHRP) project to develop a seismic resilience plan.
8. Continue to participate in creating the Valley County Regional Resilience Assessment & Strategy in cooperation with Boise State University.

**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 (WUI) 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 through choice of building materials and creation of defensible spaces. Each and every homeowner is personally responsible for creating and maintaining effective defensible space.
5. Encourage education of Homeowner Associations, Property Associations, and communities on firewise requirements and recommendations.
6. Consider implementing standards based on risk maps.

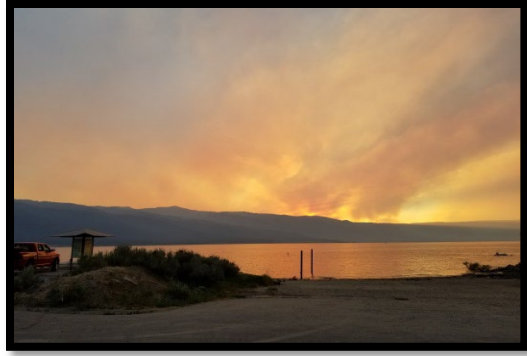


Landslide on East Fork Road





Washout on Lick Creek RD



Smoky Sunset, 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; drought should be considered in 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.
3. Educate residents and visitors on water conservation and fire-resistant vegetation in their homes, businesses, and landscaping.
4. Promote constructing with fire-resistant materials and hardscaping exterior.



Algae blooming in a cove on Lake Cascade, as photographed June 21, 2022 by Friends of Lake Cascade.

## CHAPTER 6: SPECIAL AREAS AND SITES

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

- 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.
- d) Other Valley County waterways' shorelines are ecologically fragile and any substantial use or alteration can lead to sedimentation, pollution, erosion, and water turbidity. Waterways are a valued resource of regional significance and many are impaired. Site activities within a certain distance of water bodies require added levels of care including visual impacts, sensitive ecological processes, and pollution prevention.

**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.



Roseberry Townsite, 2011  
Photo by: Cynda Herrick



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## **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 and adopt policies that encourage innovative development that protects and helps to improve these special areas.
3. Encourage retention and maintenance of vegetation along all water bodies.
4. Implement goals established in the Valley County Waterways Management Plan that are in alignment with the Valley County Comprehensive Plan.
5. Encourage open space buffers adjacent to rivers, creeks, and other water bodies in order to preserve and protect riparian areas by adopting setbacks, leaving as natural vegetation, and/or using BMPs.

## **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.
4. Preserve important fish and wildlife habitat by working with agencies and conservation groups including the Idaho Fish and Game Department and Payette Land Trust.

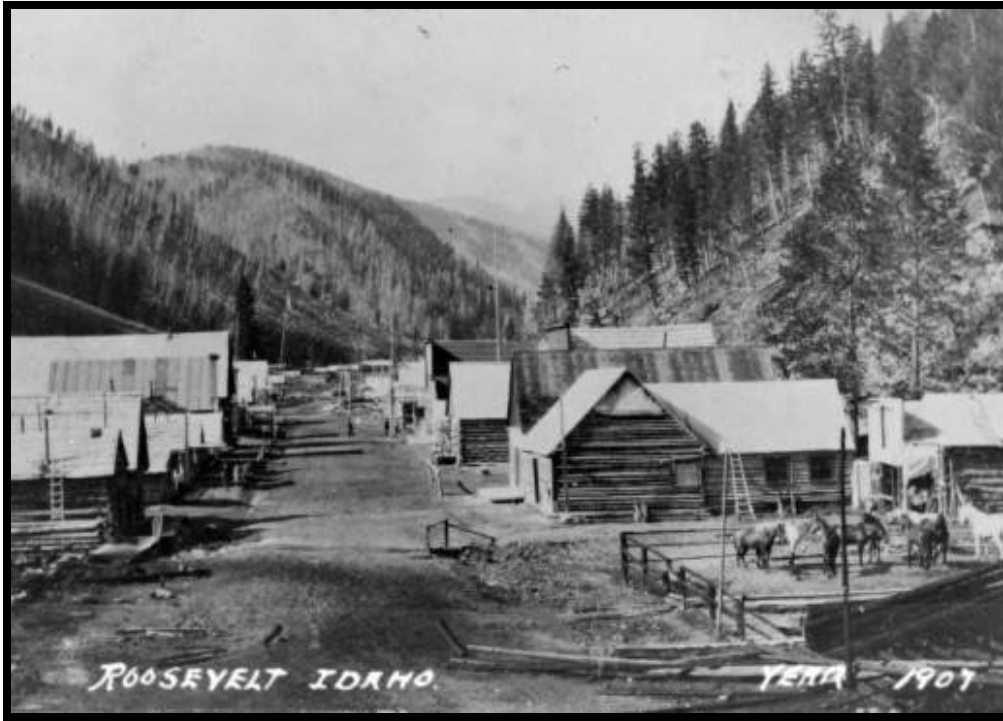
## **Goal IV: To identify, protect and maintain scenic byways and drives within Valley County.**

### **Objectives:**

1. Promote continued identification and mapping of scenic drives throughout the county.

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2. Continue to work with the Payette River Scenic Byway Committee, West Central Mountains Economic Development Council, and various agencies such as the municipalities in the preservation of the scenic qualities on the Payette River National Scenic Byway.
3. Encourage protection of agricultural lands by promoting inclusion in Agricultural Protection Areas and through conservation easements.



ROOSEVELT, IDAHO, 1907

Photographer Unknown



Roosevelt Lake, 2009  
Photo by: Lori Hunter

## CHAPTER 7: TRANSPORTATION

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### BACKGROUND

#### ROAD SYSTEM

- 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.

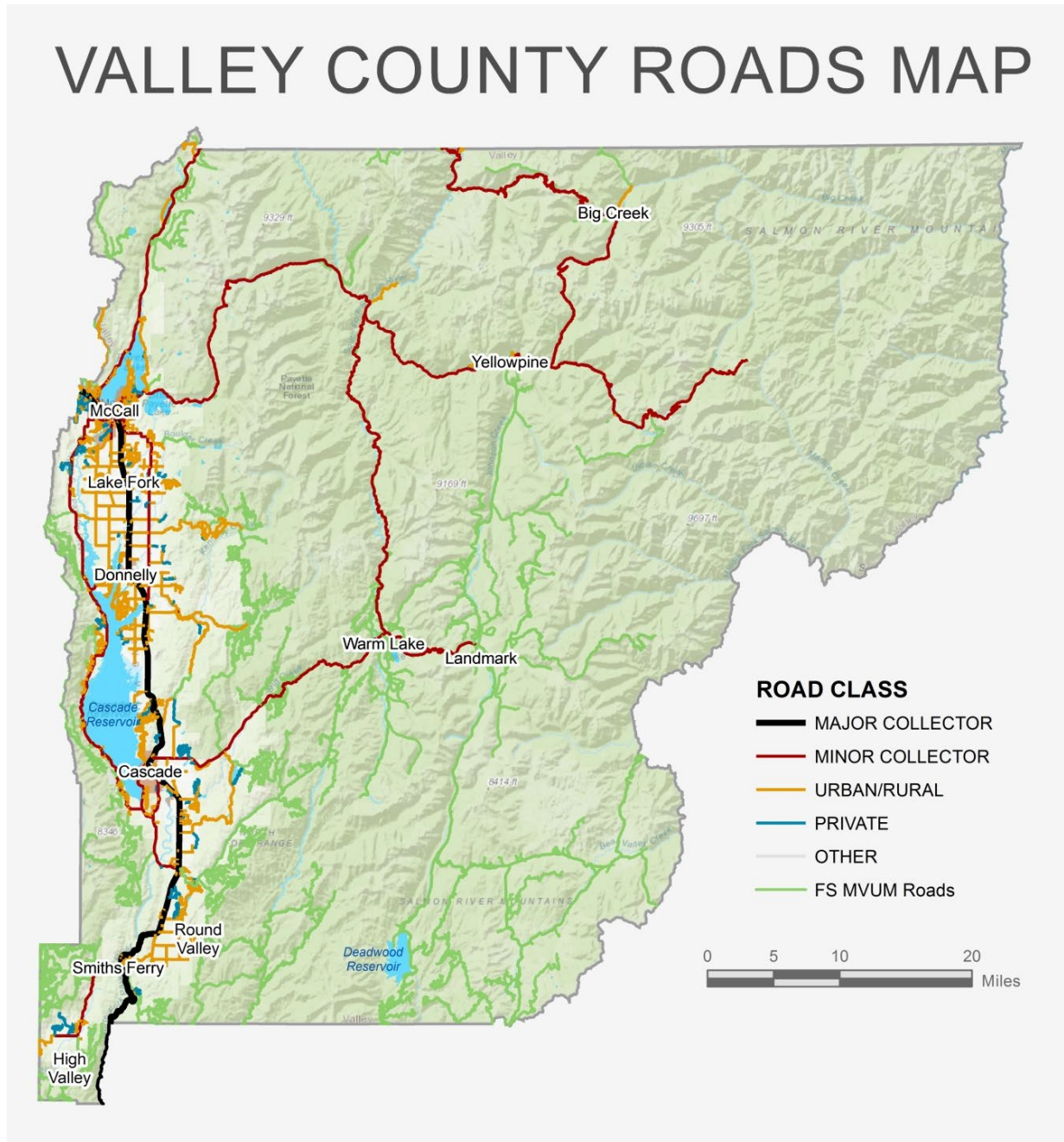


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WEST MOUNTAIN ROAD  
Photograph by Duane Petersen

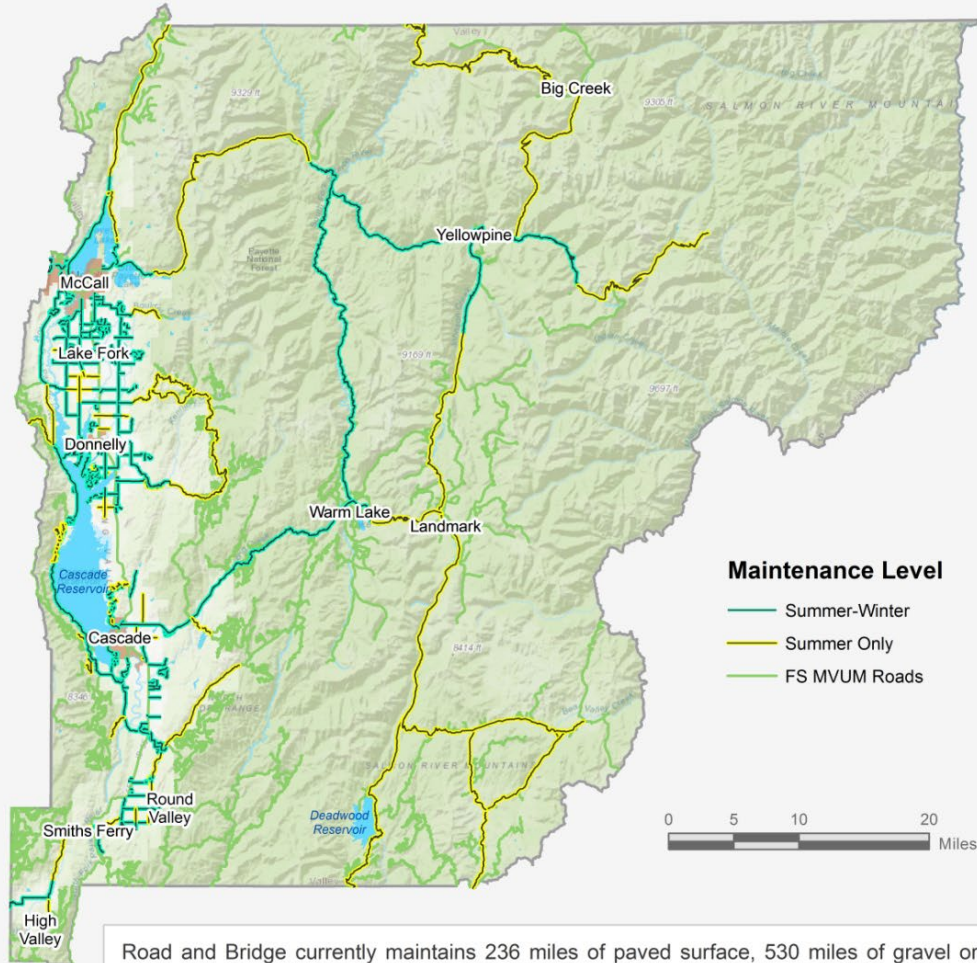
4 Ribboning the county are numerous graded and drained, improved and unimproved roads used primarily for logging, mining and access to private property as well as recreational activities. These roads provide access through Forest Service lands. All RS2477 public rights-of-way, roads, and trails are under 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.





# VALLEY COUNTY ROAD MAINTENANCE



Road and Bridge currently maintains 236 miles of paved surface, 530 miles of gravel or native soil surfaces, 93 bridges, more than 3000 culverts and thousands of road signs. Most Back Country Roads are closed through the winter and melt off in the spring. Yellow Pine and Johnson Creek can be accessed year round using the South Fork Road.

Currently no property taxes are used to fund Road and Bridge, however a portion of funding for the Road & Bridge Department comes from the State of Idaho Highway User Fund – this fund source is generated from gas tax, vehicle registration and traffic violations.

6 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 Secure Rural School Funds and Payment in Lieu of Taxes (PILT); 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.

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7 Future funding of the road system is uncertain. Voters conceptually approved the formation of a Highway District, but the vote to fund the district with property taxes failed. Federal assistance is becoming scarce with the curtailment or elimination of the following programs: Payment in Lieu of Taxes, Craig-Wyden, Secure Rural Schools, etc. Valley County must begin funding our road systems with internally generated monies.

8 Valley County updated the Master Transportation Plan in October 2023.

## AIRPORTS

9 There are three main public airports in Valley County: Cascade Airport, Donald D. Coski Memorial Airport in Donnelly, and the McCall Municipal Airport. There is also a busy backcountry public airstrip managed by the Idaho Division of Aeronautics approximately three miles south of Yellow Pine.

Cascade Airport (U70), on the south side of Cascade, is owned and operated by the City of Cascade. More than 60% of operations are conducted by air taxis flying to the backcountry. This service is essential for backcountry trips, university research, and delivery of mail, groceries, and amenities. The site is also used for emergency preparedness and response activities including fire-fighting response by fixed-wing aircraft and helicopters. Pilot supplies, aircraft repair, fuel, and air-taxi services are available.

Donald D. Coski Memorial Airport (U84) is located just outside the city limits of Donnelly and is owned and operated by the city of Donnelly. The airport is used for flight instruction for unpaved runways and is a destination for recreational fliers and seasonal residents. No businesses are currently located at the airport. It is used as a staging base for aerial wildland firefight activities and occasional medical evacuations.

McCall Municipal Airport (MYL), owned and operated by the City of McCall, is heavily used by both personal and business aircraft. The Airport has plans to expand and upgrade its Airport Reference Code (ARC) from B-11 to C-11. There are several aviation-related businesses at the airport that provide fixed-based operator services, charter flights into the backcountry, flight instruction, medical transport, and aircraft maintenance and repair services. The airport also supports activities for aerial inspections, wildlife studies, military exercise, and physician transportation. The U.S. Forest Service operates a large aerial firefighting base at the airport.

Johnson Creek Airport (3U2) is approximately three miles south of Yellow Pine and is accessible by Johnson Creek Road. This is a State-managed, general aviation public airport that is heavily used by recreational aircraft and has amenities for on-site camping. Showers, internet access, firewood, and courtesy cars are available for pilots visiting the airport for extended periods. The Airport is used to host fly-in events, conduct backcountry flight training, and stage search and rescue activities.

There are also multiple public and private grass runways for small aircraft throughout Valley County. Charter flights are available to various points for passengers and freight.

# DRAFT

Designated helicopter landing sites for medical and other emergency use are available in Cascade, McCall, and Yellow Pine.

2020 SUMMARY REPORT INFORMATION	Cascade Airport	Donald D. Coski Memorial Airport (Donnelly)	McCall Municipal Airport	Johnson Creek Airstrip
Primary Runway Length	4,300-ft	2,500-ft	6,108-ft	3,400-ft
Primary Runway Width	60-ft	125-ft	75-ft	150-ft
Primary Runway Strength	12,500 pounds	--	86,500 pounds	n/a
Instrument Approach	Visual	Visual	Non-Precision, PBN	Visual
Visual Aids	Rotating Beacon, Lighted Wind Cone, Wind Cone	Wind Cone	Rotating Beacon, Lighted Wind Cone, Wind Cone, REILs, VGSI	Wind Cone
Runway Lighting	MIRL	None	MIRL	None
Hangars	37	None	82	None
Tie-Down Spaces	24	None	121	20
Total Employment	17 jobs	0 jobs	307 jobs	4 jobs
Total Earnings	\$790,000	\$20,000	\$13,660,000	\$200,000
Total Gross Domestic Product (GDP)	\$1,460,000	\$40,000	\$20,490,000	\$390,000
Total Output	\$3,260,000	\$100,00	\$43,210,000	\$870,000
Future Needs / Recommendations	Pilot Lounge; taxiway Improvement	Tie-down space; restroom	Pilot Lounge; Taxiway Improvement Direct Access	Cell Coverage and Obstruction Removal

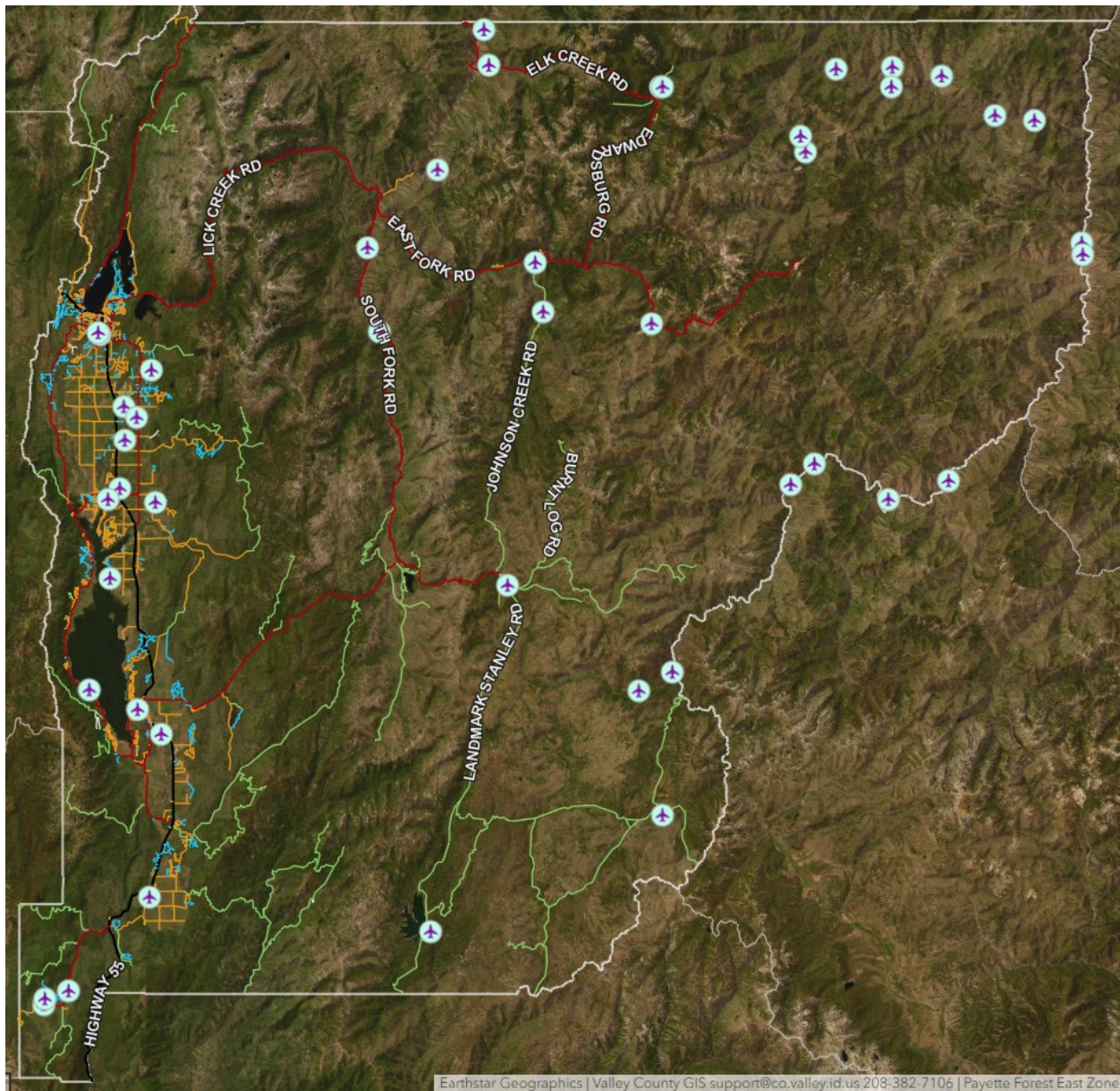
Data Sources: [Idaho Airport System Plan Update 2020](#), Idaho Transportation Department, Division of Aeronautics, [apps.itd.idaho.gov/Apps/info/aero/impact](https://apps.itd.idaho.gov/Apps/info/aero/impact) and City of Cascade



Johnson Creek Airstrip. Photos from Idaho Division of Aeronautics



## Airports / Airstrips in Valley County



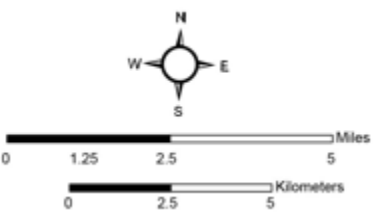
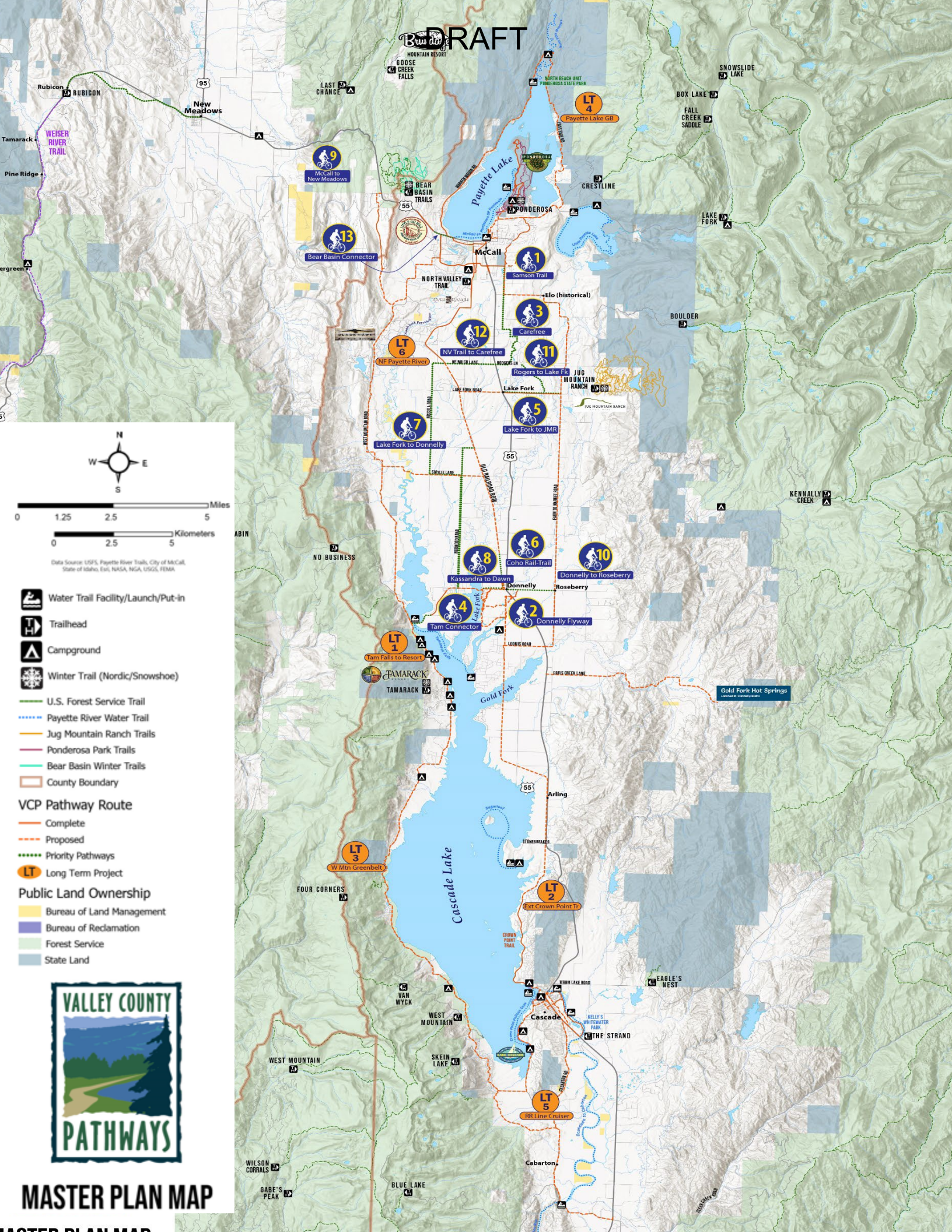
### **BUS SERVICE**

10 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. Tamarack Resort also provides a bus service to Tamarack Resort from Eagle, Donnelly, and McCall.

### **RAILROAD**

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





Data Source: USFS, Payette River Trails, City of McCall, State of Idaho, Esri, NASA, NGA, USGS, FEMA

- Water Trail Facility/Launch/Put-in
- Trailhead
- Campground
- Winter Trail (Nordic/Snowshoe)
- U.S. Forest Service Trail
- Payette River Water Trail
- Jug Mountain Ranch Trails
- Ponderosa Park Trails
- Bear Basin Winter Trails
- County Boundary
- VCP Pathway Route**
  - Complete
  - Proposed
  - Priority Pathways
  - Long Term Project
- Public Land Ownership**
  - Bureau of Land Management
  - Bureau of Reclamation
  - Forest Service
  - State Land





<sup>12</sup> 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 are 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 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](http://valleycountypathways.org)). The Implementation Schedule for the PMP was updated in June of 2025.

<sup>13</sup> With increased tourism and more recreation users establishing their homes in Valley County, parking at trailheads has become challenged. A Valley County Winter Recreation Growing Parking Needs and Concerns document was presented by VC Parks and Recreation on February 8, 2016. Parking challenges are not only for winter sports, but for hiking, rafting, and biking areas also.

## **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 mitigation of impacts to roads by requiring them to contribute property or funds through Development Agreements.
9. Explore creation of parking areas.



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 safety and future capacity.

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

**Objectives:**

1. Lobby the State of Idaho to prioritize Highway 55 planning and improvements for health and safety of travelers.
  - a. To place turn lanes at intersections.
  - b. To place stoplights and intersections with major collectors.
  - c. To put center lanes between Lakefork and McCall or other urban type areas.

# DRAFT

2. Acknowledge the Payette River Scenic Byway Corridor Management Plan for State Highway 55 and its proposed alternate routes.
3. Improve design and landscaping standards for the corridor.
4. Require shared access points or shared access roads where appropriate.
5. Encourage development to accommodate designated corridors along future alternate routes throughout the valley.
6. Promote an alternate route from Highway 95 across West Mountain.

## **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 Valley County Parks and Recreation, and 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 Valley County Parks and Recreation, and the Valley County Road and Bridge Department to create multiple options for financing and maintaining a valley-wide pathway system.

# DRAFT

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 restrooms 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.

## **Goal V: To fund the construction, improvement, and maintenance of the Valley County road system.**

### **Objectives:**

1. Identify future funding opportunities.
  - a. Work with legislators to broaden types of funding.
  - b. Educate the public on the necessity of approving a funding type, whether it is a highway district, tax levy, etc.
2. Manage the Valley County Road Department in an efficient manner.



NORTHWEST PASSAGE  
APARTMENTS  
2018

Submitted by  
Michelle 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**

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### **BACKGROUND**

**(History of housing and challenges of affordable (workforce) type of housing... The legislature found that rural resort communities experience unique pressures on infrastructure, housing, and public services due to the prevalence of residential properties used for seasonal, recreation, or investment purposes.)**

1 Since the 1970's most of the housing development has been in the form of second-home construction for recreation purposes. With the internet allowing people to work from more rural locations, the distinction between first and second homes has become blurred. Many people purchase their retirement homes while they are still employed and finance them by turning them into short-term rentals. 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.
- c) The influx of money creates service jobs, but it is also driving away longtime residents because they can no longer afford housing.

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**

Total Housing Units, July 1, 2023	13,215
Owner-occupied housing unit rate, 2019-2023	85.8%
Median value of owner-occupied housing units, 2019-2023	\$599,500
Median selected monthly owner costs – with a mortgage, 2019-2023	\$1,798
Median selected monthly owner costs – without a mortgage, 2019-2023	\$606
Median gross rent, 2019-2023	\$1,011

Data Source: U.S. Census Bureau

## Housing Characteristics

	Valley County, ID	United States
<b>Total Housing Units, 2023*</b>	<b>12,601</b>	<b>142,332,876</b>
Occupied	3,778	127,482,865
Vacant	8,823	14,850,011
For rent	<b>15</b>	2,605,688
Rented, not occupied	<b>0</b>	527,495
For sale only	<b>0</b>	850,724
Sold, not occupied	<b>14</b>	603,208
Seasonal, recreational, occasional	8,537	4,855,213
For migrant workers	<b>40</b>	31,200
Other vacant	<b>217</b>	5,376,483
<b>Year Built</b>		
Built 2010 or later	1,611	14,381,018
Built 2000 to 2009	2,857	19,324,640
Built 1990 to 1999	2,504	18,211,985
Built 1980 to 1989	1,715	18,543,944
Built 1970 to 1979	2,207	20,484,570
Built 1940 to 1969	<b>1,233</b>	34,468,807
Median year structure built^	1993	1980
<b>Percent of Total</b>		
<b>Occupancy</b>		
Occupied	30.0%	89.6%
Vacant	70.0%	10.4%
For rent	<b>0.1%</b>	1.8%
Rented, not occupied	<b>0.0%</b>	0.4%
For sale only	<b>0.0%</b>	0.6%
Sold, not occupied	<b>0.1%</b>	0.4%
Seasonal, recreational, occasional	67.7%	3.4%
For migrant workers	<b>0.3%</b>	0.0%
Other vacant	<b>1.7%</b>	3.8%
<b>Year Built</b>		
Built 2010 or later	12.8%	10.1%
Built 2000 to 2009	22.7%	13.6%
Built 1990 to 1999	19.9%	12.8%
Built 1980 to 1989	13.6%	13.0%
Built 1970 to 1979	17.5%	14.4%
Built 1940 to 1969	<b>9.8%</b>	24.2%

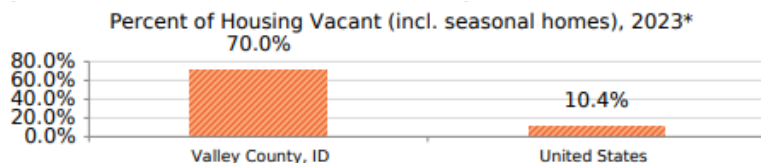
^ Median year structure built is not available for metro/nonmetro or regional aggregations.

High Reliability: Data with coefficients of variations (CVs) < 12% are in black to indicate that the sampling error is relatively small.

Medium Reliability: Data with CVs between 12 & 40% are in orange to indicate that the values should be interpreted with caution

Low Reliability: Data with CVs > 40% are displayed in red to indicate that the estimate is considered very unreliable.

In the 2019-2023 period, Valley County, ID had a higher estimated percent of vacant housing (70.0%) than the United States average (10.4%)



\* ACS 5-year estimates used. 2023 represents average characteristics from 2019-2023.

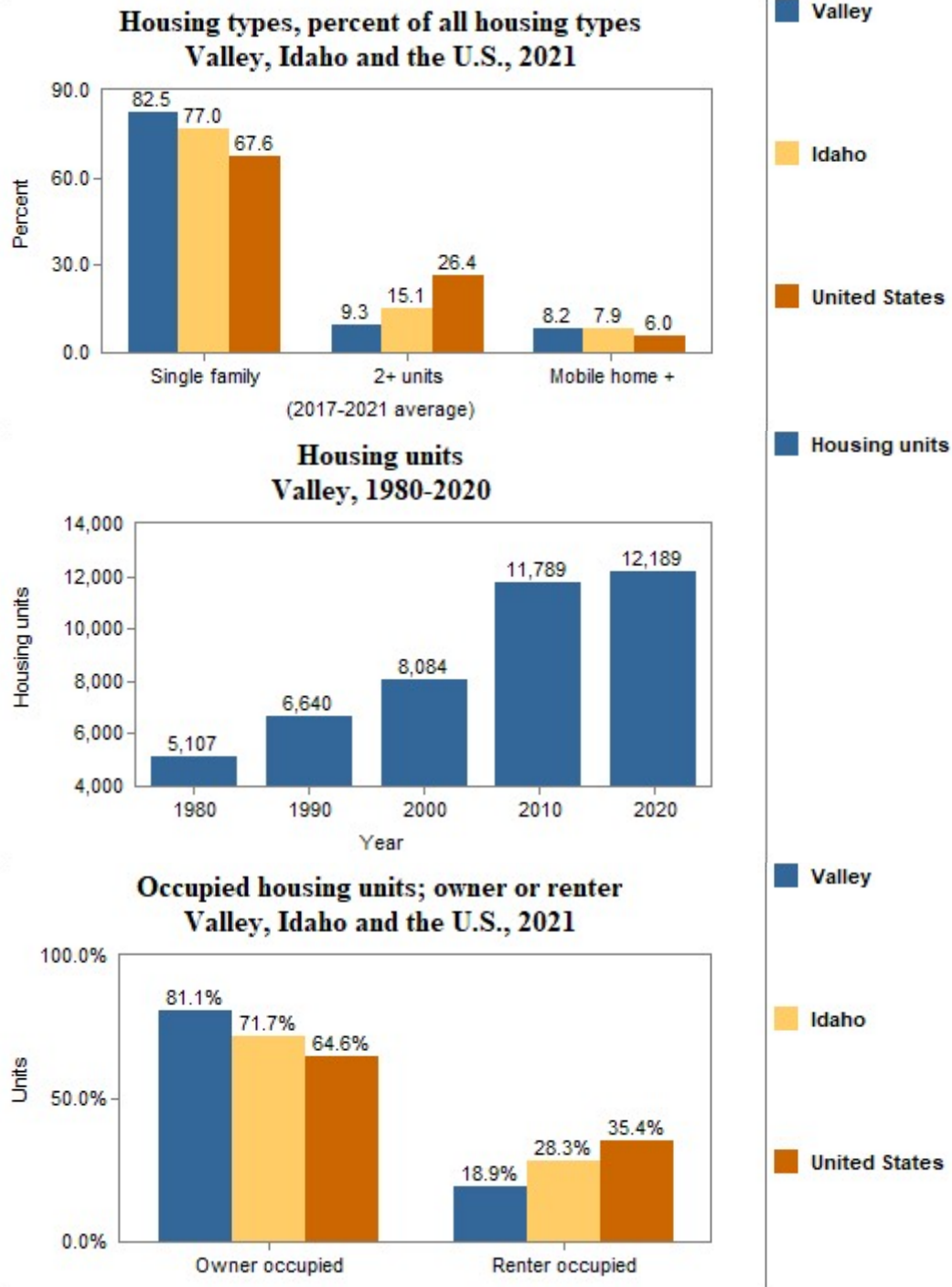
Data Sources: U.S. Department of Commerce. 2024. Census Bureau, American Community Survey Office, Washington, D.C.

Source: Headwaters Economics "A Demographic Profile" February 19, 2025

# DRAFT

Of the 12,162 housing units in Valley County in 2017-2021...

- 10,030 were single family units, an increase of 14 percent from 2010 when there were 8,794.
- 1,129 housing units were 2 or more unit structures, while 1,003 housing units were mobile homes and all other types of structures.



SOURCE: Valley County Annual Situation Statement 2024, Melissa B. Hamilton, University of Idaho Extension and the University of Idaho Extension – Idaho Indicators webpage

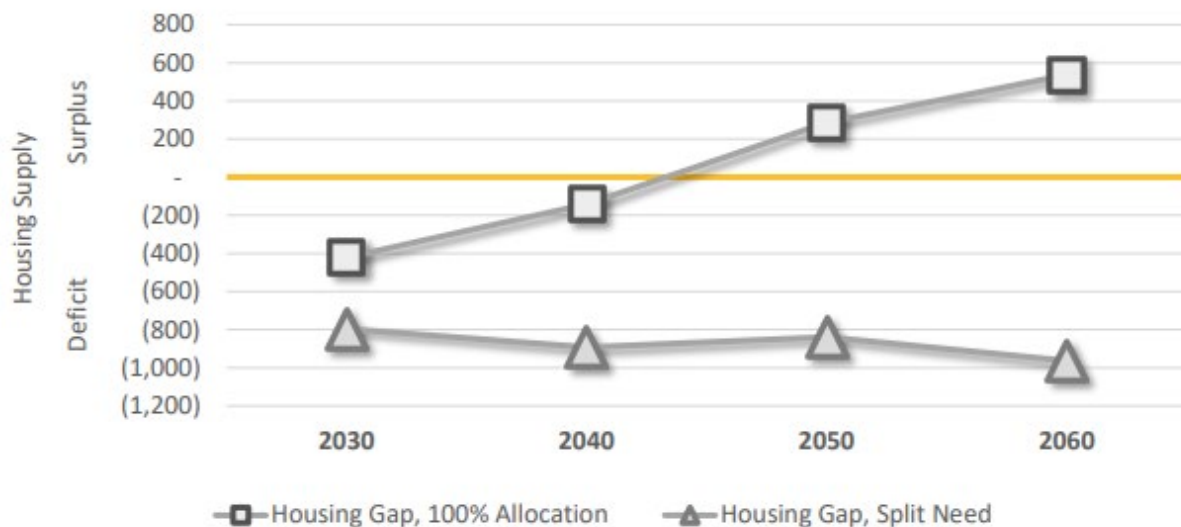
# DRAFT

The following figures indicate additional housing need above the current/existing housing gap in Valley County. The buildable lot projection is an assumed 50 dwelling units per year.

- Housing Gap, 100%: represents allocation towards the need for the local population only. It assumes that new units are constructed for vacation rentals, second homes, or any user except the local population. It is very unlikely and only used for comparative purposes.
- Housing Gap, Split Need: represents need under a business-as-usual forecast where the supply is split. The split ratio is 25% with a homeowner's exemption in the future, and 75% without. This is slightly higher than the ACS value and aggressive when compared with existing residential State homeowner's exemptions.

As shown in the Dwelling Unit, Mid-Range Forecast below, the forecast units per year would eventually close the housing gap for the forecast population, if dedicated to full-time residents only. If the current split remains however, the housing gap for full-time occupancy housing worsens.

Figure: Dwelling Unit, Mid-Range Forecast



Data Source: Clearwater Financial. *Demographic Trend and Forecast Report*, February 2023.



Figure: Dwelling Unit, Forecast Need

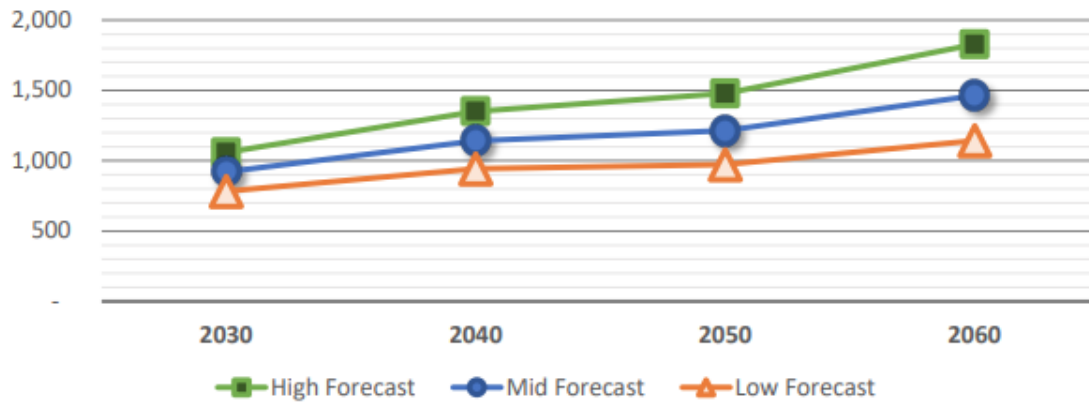
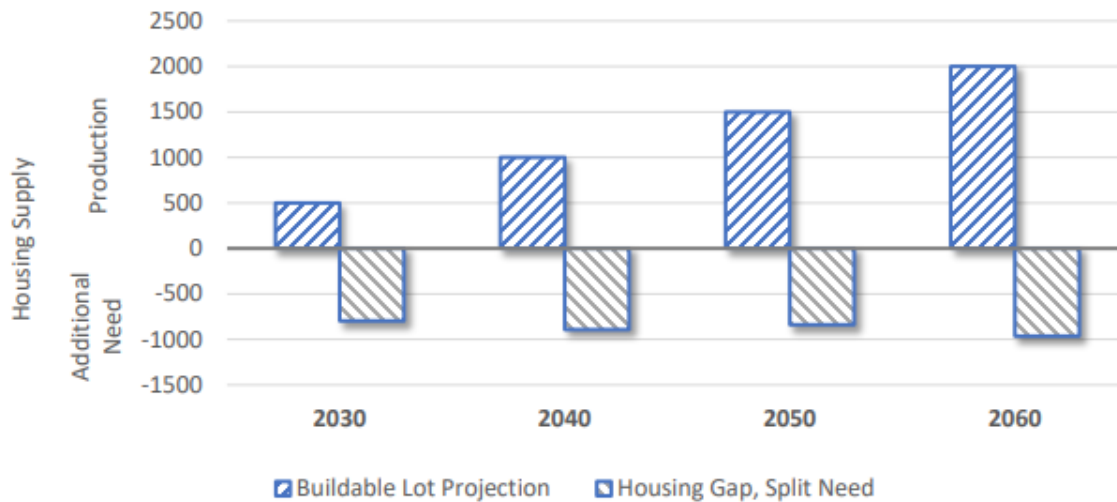
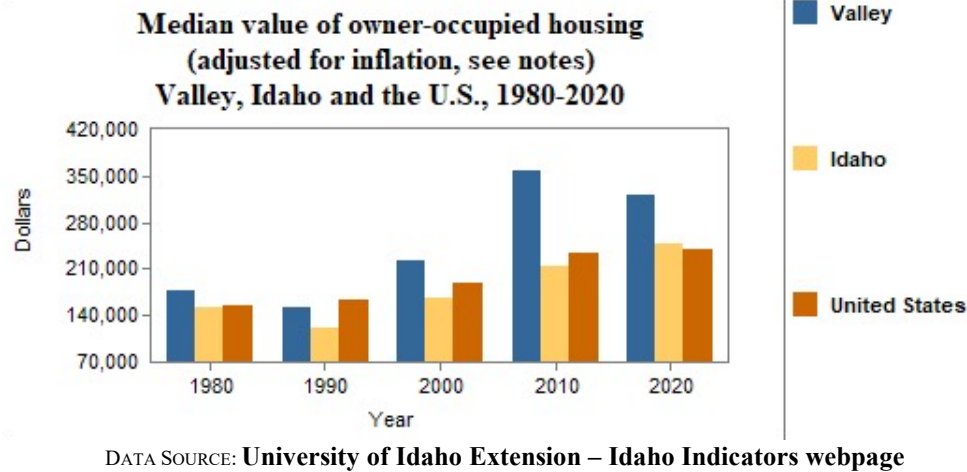


Figure: Dwelling Unit, Mid-Range Forecast



**Data Source:** Clearwater Financial. *Demographic Trend and Forecast Report*, February 2023.

The housing gap described is countywide and could be addressed by housing programs, additional multi-family development, or smaller lot development in cities with infrastructure capacity. The buildable lot projection represents only those conditional use permits (C.U.Ps) approved by the County for subdivisions, and not necessarily what cities may approve through other entitlement processes. (Clearwater Financial. *Demographic Trend and Forecast Report*, February 2023. )



## Housing Affordability

	Valley County, ID	United States
Owner-occupied mortgaged homes, 2023*	1,619	50,718,449
Cost >30% of household income	624	13,886,916
Specified renter-occupied units, 2023*	538	44,590,828
Rent >30% of household income	180	20,909,407
Median monthly mortgage cost <sup>^</sup> , 2023*	\$1,798	\$1,902
Median gross rent <sup>^</sup> , 2023*	\$1,011	\$1,348
<b>Percent of Total</b>		
Cost >30% of household income	38.5%	27.4%
Rent >30% of household income	33.5%	46.9%

<sup>^</sup> Median monthly mortgage costs and median gross rent are not available for metro/nonmetro or regional aggregations.

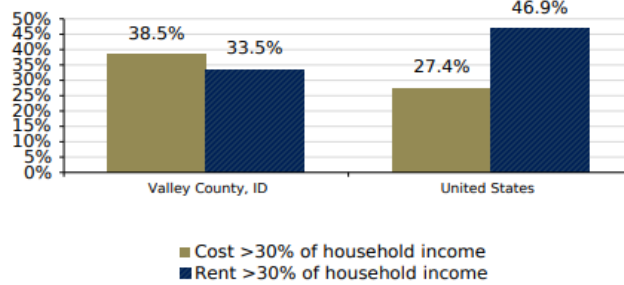
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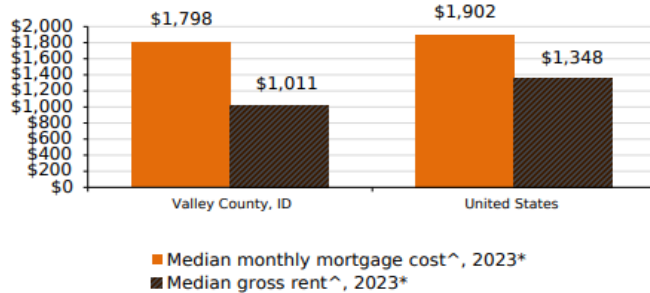
Low Reliability: Data with CVs > 40% are displayed in red to indicate that the estimate is considered very unreliable.

- In the 2019-2023 period, Valley County, ID had a higher percentage of owner-occupied households where > 30% of household income was spent on mortgage costs (38.5%) than the United States average (27.4%).
- In the 2019-2023 period, the United States average had a higher average percentage of renter-occupied households where >30% of household income was spent on gross rent (46.9%) than Valley County, ID (33.5%).
- In the 2019-2023 period, the United States average had higher estimated monthly mortgage costs for owner-occupied homes (\$1,902) than Valley County, ID (\$1,798).
- In the 2019-2023 period, the United States average had a higher estimated monthly gross rent for renter-occupied homes (\$1,348) than Valley County, ID (\$1,011).

Housing Costs as a Percent of Household Income, 2023\*



Median Monthly Mortgage Costs and Gross Rent, 2023\*



\* ACS 5-year estimates used. 2023 represents average characteristics from 2019-2023.

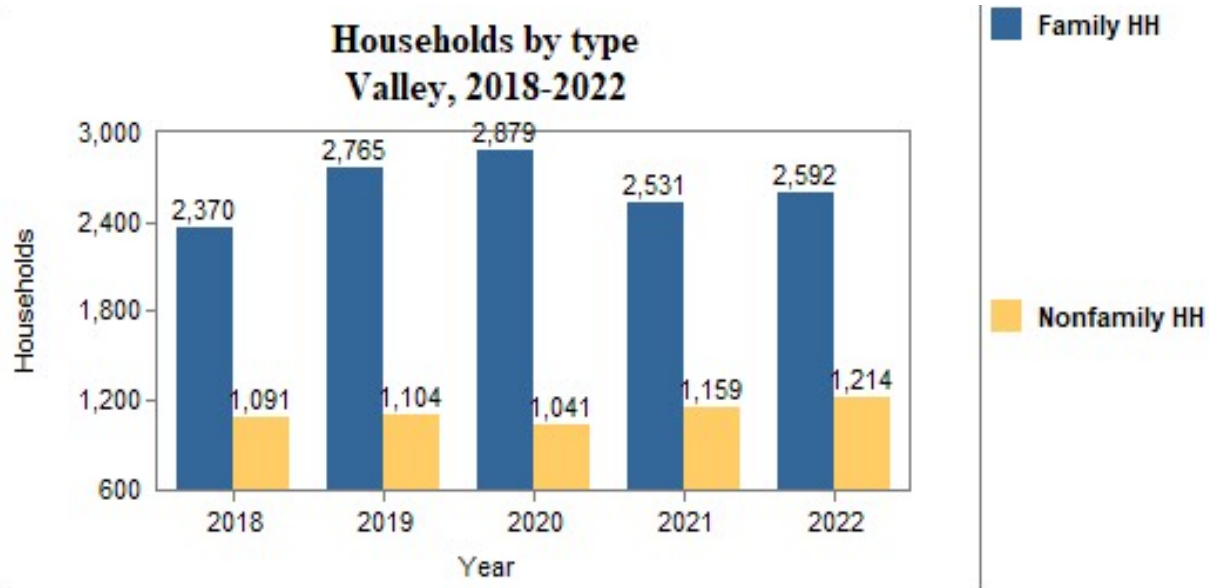
Data Sources: U.S. Department of Commerce. 2024. Census Bureau, American Community Survey Office, Washington, D.C.

# DRAFT

A household is a person or group of people who occupy a housing unit. The householder is a person in whose name the housing unit is owned, being bought, or rented. A family household consists of the householder and one or more people related to the householder. A nonfamily household consists of a person living alone or a householder who shares the home with non-relatives only.

In Valley County...

- There were 3,806 total households in 2018-2022.
- Family households made up 68.1 percent of the total in 2018-2022, compared to 68.4 percent in Idaho.
- Since 1980, family households have decreased as a proportion of the total.
- Female-headed households with children (no husband present) made up 1.8 percent of all households in 2018-2022, compared to 5.5 percent in Idaho.
- Adults age 65 or older who lived alone made-up 18.1 percent of all households in 2018-2022, compared to 12.4 percent in Idaho



DATA SOURCE: **University of Idaho Extension – Idaho Indicators webpage**

# DRAFT

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 is low with waiting lists. Homes are selling 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.

5 In 2016, Valley County adopted the West Central Mountains Economic Development Strategy. The following are excerpts 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.



# DRAFT

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 in 2017. 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. Their volunteer board recognizes that affordable housing is the foundation of any community. In 2025, the WCMHT had 16 units with three bare lots available to construct housing units. They are currently involved in a long-term strategic plan and are working to hire an employee.

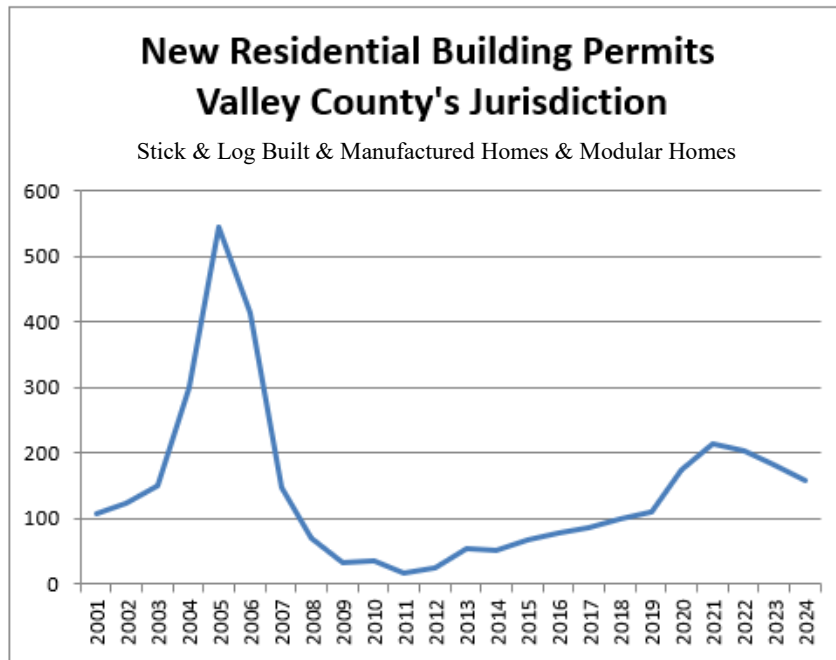
8 The City of McCall went through an extensive planning process and in 2017 developed the McCall Area Housing Strategy, which was adopted by the Valley County Commissioners for the impact area. The Strategy is very detailed and shows the disparity in housing stock, need, cost, etc., with the need for 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 June of 2025, the unincorporated areas of Valley County had issued approximately 442 short-term rental permits. 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."

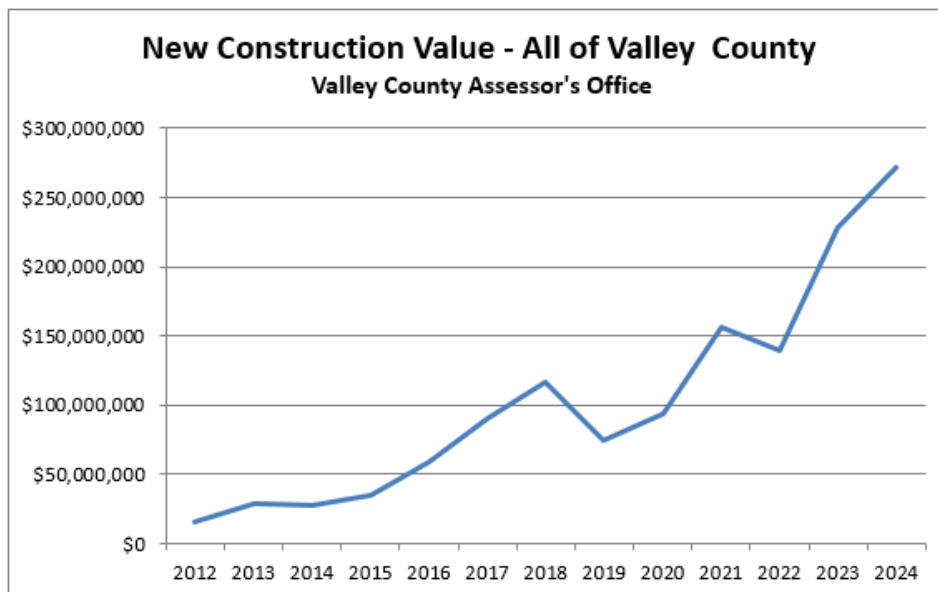
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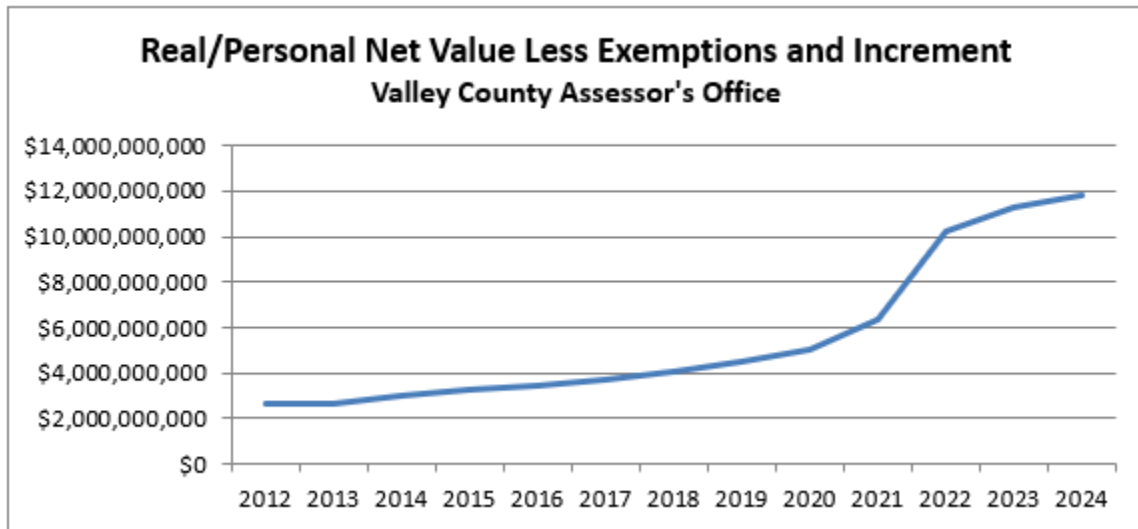
<sup>10</sup> On February 3, 2025, Valley County adopted the West Central Mountains Regional Housing Needs Assessment that was prepared by Agnew: Beck Consulting on behalf of the West Central Mountains Economic Development Council. Key findings of the assessment were as follows:

- The West Central Mountains region should aim to add 1,191 housing units over the next 10 years to address pent-up demand and projected population growth.
- The housing market for residents and local employees is expensive, scarce and is causing some individuals to leave the region.
- The local workforce has been priced out of the housing market for both purchase and rental units.
- New housing alone is not enough to solve the housing crisis.



Source - Valley County Building Department





**Goal I: To encourage an adequate supply and variety of affordable, safe, 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. Promote Accessory Dwelling Units, Tiny Homes, and other housing types.
  - a. Consider allowing pre-approved construction plans in order to make development easier, faster, and less expensive.
  - b. Consider smaller footprints to allow higher densities.
  - c. Allow ADUs, duplexes, triplexes, small lots on services, housing in commercial areas, efficiency of land, and decreased parking requirements.
  - d. Consider streamlining approval process for modular homes.
5. Consider higher densities and multi-family units where services are available.

Encourage clustering of houses and higher density with areas of contiguous open space to reduce habitat fragmentation which, in turn, benefits fish and wildlife, reduces the potential for human-wildlife conflicts, and is aesthetically pleasing to members of the community.

6. Encourage economic, ethnic, and social diversity in neighborhoods.

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- 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.
7. Consider implementation of appropriate tools for creation of housing, ie,: tax incentives, donated land, siting of housing, no minimum square footages, decreased regulations, conversion of existing structures to residential use, employee consortiums, finance housing, tax breaks for long-term rentals, increased density on services, increased height of structures, and deed restrictions.

## **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.

## **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. Encourage developers to incorporate the scenic aspects of existing water courses, forests, and natural topography as design considerations.
5. Discourage the use of continuous berms in scenic areas.
6. Encourage mitigation and reclamation of impacts created by hillside grading.



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7. Promote sign regulations which ensure signage will be attractive and not excessive.
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.
11. Adopt landscaping standards that utilize firewise protocols, xeriscaping plants and concepts, and implement vegetated buffer planting guidelines for stormwater filtering and recharge.
12. Consider adopting building form and design standards to protect visual impacts while offering increased flexibility for permitted uses that do not impose undue cost burdens.
  - Should protect the quality and character or historical appearance of areas.
  - Should provide for those with reduced mobility or without access to motor vehicles.
13. Encourage housing developments to incorporate wildlife-friendly best management practices. IDFG recommends the following practices for residential subdivisions/developments:
  - Residents should control pets, including cats, at all times (fenced yard, keep indoors, kenneled, leashed, etc.). Pets, at-large, dramatically increase a residential subdivision's negative effects on wildlife.
  - Avoiding or minimizing the potential for wildlife depredations in a subdivision is the responsibility of the individual property owner.
    - Prohibit the feeding of wildlife and require that potential wildlife attractants (pet food, trash cans, gardens, haystacks, bird feeders, etc.) be maintained in a way to reduce attraction of wildlife species (skunks, foxes, raccoons, magpies, big game, etc.).
      - For example, leaving livestock feed outside will attract big game animals. Make sure any feed is stored in a closed barn or shed.
      - Trash receptacles that are not certified bear-resistant, or that are left outside overnight or longer, will attract wildlife including bears. Residents should use certified bear resistant trash receptacles, or keep trash stored inside until the morning of pickup.
    - The developer and individual homeowners should be made aware that ornamental plants can attract big game animals and they will eat those plants. Therefore, protecting ornamental plants is the responsibility of the individual property owner.
    - Yew species are highly toxic to wildlife, pets, and humans and should not be used as landscaping plants.
  - Native vegetation should be retained to the extent possible during project implementation to support native birds, small mammals, and pollinator species.
  - Retain buffers of riparian vegetation that surround any wetland resources on the project property.
  - If ponds exist or are developed on the project property, legal water rights issued by the Idaho Department of Water Resources are required for the appropriate beneficial use (storage, irrigation, recreation, etc.). If the ponds will be used for fishing, a private pond

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permit from IDFG is required to stock the ponds with fish, and a live fish transport permit from IDFG may also be required.

- All fencing within and around the subdivision should be wildlife friendly, except for areas that should be protected from wildlife. IDFG can provide additional details upon request.

## **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.
2. Encourage industrial and commercial services to located in industrial or commercial vicinities.
3. Encourage affordable housing in close proximity to job centers.

## **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 by integrating Community Housing on-site in new developments.

## **Goal VI: Lobby state legislature to encourage the conversion of short-term rentals to long-term rentals.**

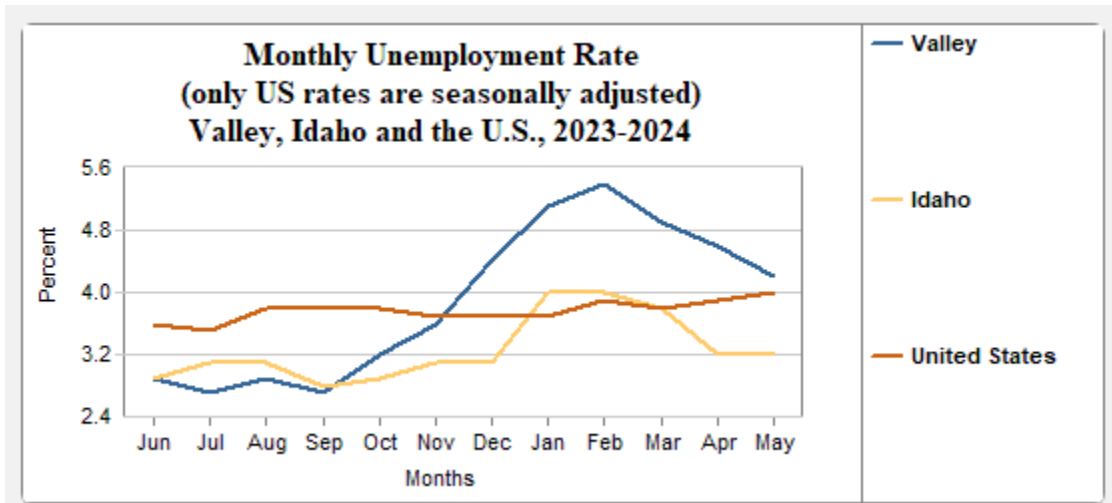
### **Objectives:**

1. Allow local option taxes in unincorporated areas.
2. Limit the number of short-term rentals in neighborhoods.
3. Allow for more control of short-term rentals.

## CHAPTER 9: ECONOMIC DEVELOPMENT

### BACKGROUND

<sup>1</sup> The economy of Valley County has been and continues to be 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.



Data Source: University of Idaho Extension – Idaho Indicators webpage

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. Over the last decade, the funds have decreased significantly. 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 began 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. It is anticipated that all permits will be permitted by the end of 2025 and construction will begin. Construction is anticipated to take three months, and the mine will be active for twenty years.

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 declined steadily as an employer from 168 jobs in 1980, to 133 jobs in 2006, to 53 jobs in 2016.

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## Total and Per Farm Overview, 2022 and Change Since 2017

VALLEY COUNTY	2022	% Change Since 2017
Number of farms	142	-24
Land in farms (acres)	45,321	-11
Average size of farms (acres)	319	+18
<b>TOTAL</b>		
Market value of products sold	\$ 12,423,000	+18
Farm-related income	\$ 813,000	+5
Total farm production expenses	\$ 10,032,000	+20
Net cash farm income	\$ 3,360,000	+12
<b>PER FARM AVERAGE</b>		
Market value of products sold	\$ 87,487	+56
Farm-related income (average per farm receiving)	\$ 12,513	+28
Total farm production expenses	\$ 70,647	+58
Net cash farm income	\$ 23,659	+48

### Land in Farms by Use (acres)

Cropland	6,428	
Pastureland	27,211	
Woodland	10,777	
Other	905	
<b>TOTAL</b>		
Irrigated Acres	15,245	34% of farms

Farms by Value of Sales			Farms by Size		
	Number	% of Total		Number	% of Total <sup>a</sup>
Less than \$2,500	61	43	1 to 9 acres	23	16
\$2,500 to \$4,999	20	14	10 to 49 acres	61	43
\$5,000 to \$9,999	8	6	50 to 179 acres	26	18
\$10,000 to \$24,999	3	2	180 to 499 acres	14	10
\$25,000 to \$49,999	16	11	500 to 999 acres	6	4
\$50,000 to \$99,999	15	11	1,000+ acres	12	8
\$100,000 or more	19	13			

<sup>a</sup> May not add to 100% due to rounding

Data Source: U.S. Department of Agriculture, 2022 Census of Agriculture, [www.nass.usda.gov/AgCensus](http://www.nass.usda.gov/AgCensus)

2 Recreation and tourism has become more influential to the local economy. Retail, services, arts, and real estate are now the top employment categories, with construction second. The number of government jobs has decreased and is now ranked third. Wages remain generally low in the retail and services sector. (See tables.)

3 McCall is the top work destination for Valley County employees, with unincorporated Valley County second, and Cascade third.

4 In 2016, Valley County 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.

In 2023, Valley County had a PCPI of \$66,382. It was slightly higher than the state average of

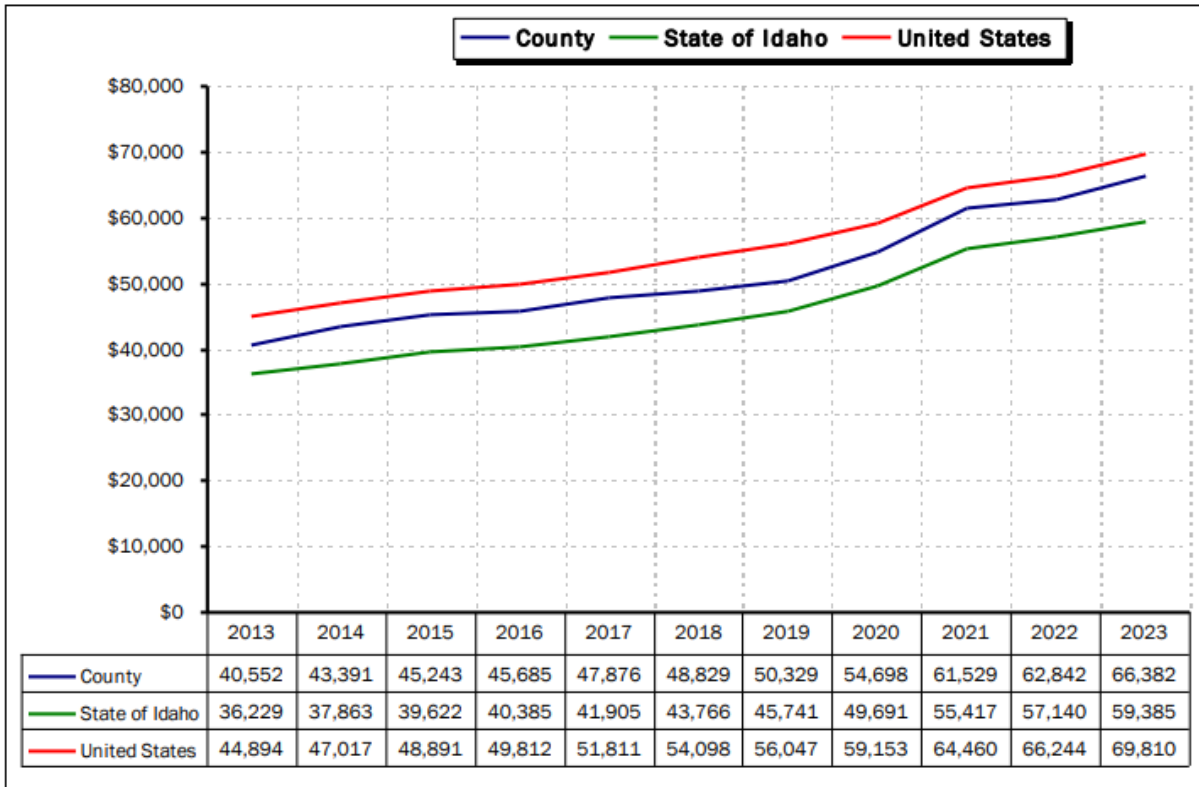


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\$59,385 and approximately 95% of the national average of \$69,810. Persons below the poverty rate was 14.2% compared to the state average of 10.6% and the national average of 12.4%.

Data from Idaho Dept of Labor and U.S. Bureau of Economic Analysis

## Real Per Capita Income, 2013 to 2023



Source: U.S. Bureau of Economic Analysis

## Top Employers, 2023

Employer	Ownership	Employment Range
Shore Lodge	Private	250 - 499
Tamarack Food And Beverage	Private	250 - 499
U.s. Forest Service	Federal Government	250 - 499
Mccall-donnely School District	Local Government	100 - 249
St. Luke's Mccall	Private	100 - 249
Brundage Mountain Resort	Private	100 - 249
Valley County	Local Government	100 - 249
City Of Mccall	Local Government	050 - 099
Albertsons	Private	050 - 099
Cascade Medical Center Foundation	Local Government	050 - 099

NOTE: Only employers that have given the Department permission to release employment range data are listed.

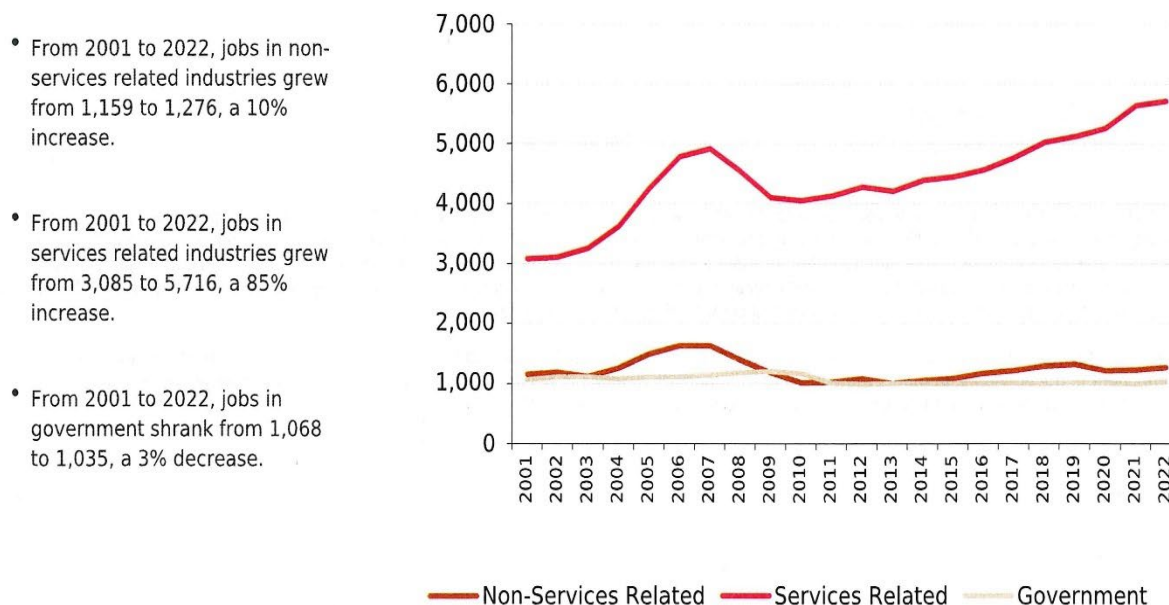
Source: Idaho Department of Labor- Quarterly Census of Employment Wages (QCEW)

## Employment by Industry (since 2000)

	2001	2010	2022	Change 2010-2022
Total Employment (number of jobs)	5,410	6,161	8,019	1,858
Non-services related	1,159	1,019	~1,276	~257
Farm	176	138	118	-20
Forestry, fishing, & ag. services	144	79	~131	~52
Mining (including fossil fuels)	17	51	~44	~7
Construction	636	636	870	234
Manufacturing	186	115	113	-2
Services related	~3,085	~4,051	~5,716	~1,665
Utilities	~6	~13	27	~14
Wholesale trade	~25	~35	133	~98
Retail trade	708	759	927	168
Transportation and warehousing	145	85	116	31
Information	74	66	62	-4
Finance and insurance	109	210	314	104
Real estate and rental and leasing	316	664	936	272
Professional and technical services	~185	262	413	151
Management of companies	~37	~27	~57	~30
Administrative and waste services	194	~210	~311	~101
Educational services	~18	~57	107	~50
Health care and social assistance	~166	~357	555	~198
Arts, entertainment, and recreation	237	188	230	42
Accommodation and food services	626	794	1,124	330
Other services, except public admin.	239	324	404	80
Government	1,068	1,174	1,035	-139

All employment data are reported by *place of work*. Estimates for data that were not disclosed are indicated with tildes (~).

Employment by Major Industry Category, Valley County, ID

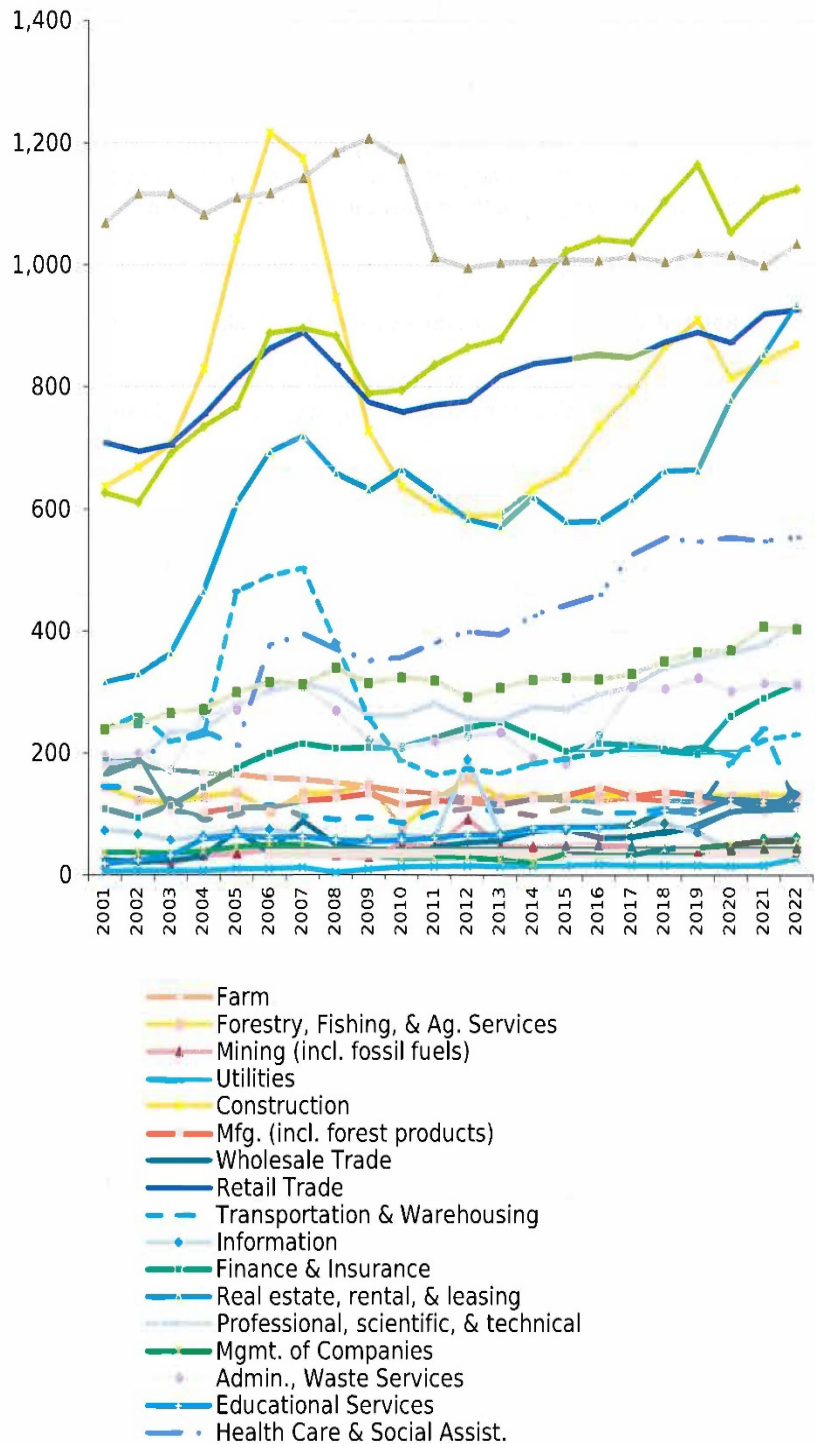


Data Sources: U.S. Department of Commerce. 2023. Bureau of Economic Analysis, Regional Economic Accounts, Washington, D.C., reported by Headwaters Economics' Economic Profile System, [headwaterseconomics.org/eps](https://headwaterseconomics.org/eps).

## Employment by Industry (since 2000)

Employment by Industry, Valley County, ID

- In 2022 the three industry sectors with the largest number of jobs were accommodation and food services (1,124 jobs), government (1,035 jobs), and real estate and rental and leasing (936 jobs).
- From 2010 to 2022, the three industry sectors that added the most new jobs were accommodation and food services (330 new jobs), real estate and rental and leasing (272 new jobs), and construction (234 new jobs).



Data Sources: U.S. Department of Commerce, 2023. Bureau of Economic Analysis, Regional Economic Accounts, Washington, D.C., reported by Headwaters Economics' Economic Profile System. [headwaterseconomics.org/eps](https://headwaterseconomics.org/eps).

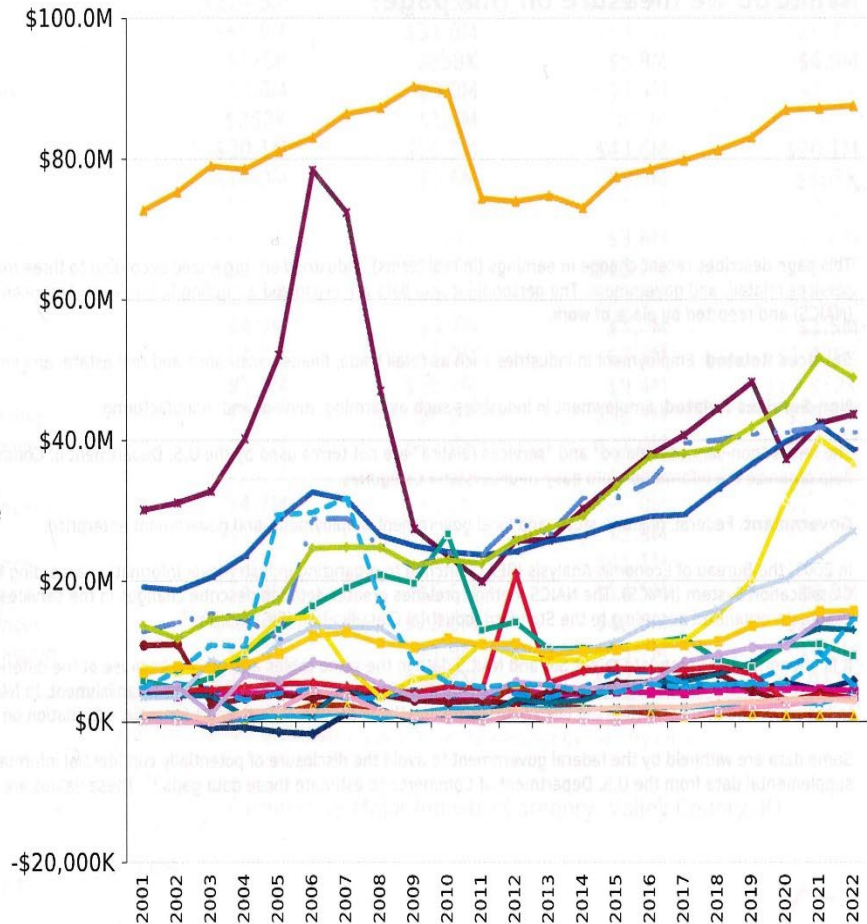


## Earnings by Industry (since 2000)

Earnings by Industry, Valley County, ID

- In 2022 the three industry sectors with the largest earnings were government (\$87.49M), accommodation and food services (\$48.81M), and construction (\$43.58M).

- From 2010 to 2022, the three industry sectors that added the most earnings were real estate and rental and leasing (\$30.06M), accommodation and food services (\$25.84M), and construction (\$20.08M).



Data Sources: U.S. Department of Commerce. 2023. Bureau of Economic Analysis, Regional Economic Accounts, Washington, D.C., reported by Headwaters Economics' Economic Profile System, [headwaterseconomics.org/eps](https://headwaterseconomics.org/eps).

## INDUSTRY EMPLOYMENT AND WAGES

Supersector	2014		2023		2024	
	Average Employment	Average Wages	Average Employment	Average Wages	Average Employment	Average Wages
Total Covered Wages	3,900	\$32,977	5,391	\$48,558	5,509	\$52,349
Natural Resources and Mining	90	\$57,180	74	\$75,200	85	\$79,555
Construction	297	\$33,461	464	\$50,409	465	\$56,854
Manufacturing	28	\$30,589	46	\$43,957	52	\$43,718
Trade, Transportation, and Utilities	729	\$29,758	946	\$48,466	971	\$50,143
Information	55	\$66,283	34	\$73,331	32	\$73,239
Financial Activities	230	\$34,934	273	\$46,140	270	\$48,747
Professional and Business Services	106	\$36,444	266	\$62,826	296	\$69,622
Education and Health Services	610	\$46,355	766	\$65,576	763	\$73,407
Leisure and Hospitality	1,023	\$18,678	1,710	\$32,013	1,718	\$33,695
Other Services	104	\$17,530	161	\$35,689	175	\$32,778
Public Administration	628	\$41,760	651	\$65,172	682	\$71,090

Source: Idaho Department of Labor- Quarterly Census of Employment Wages (QCEW)

## Top 10 Cities Where People Who Work in Valley County Live, 2022

City of Residence	Count of All Jobs	Percentage of Total Jobs
McCall	849	18.3%
Boise	235	5.1%
Cascade	188	4.0%
Meridian	150	3.2%
Nampa	114	2.5%
Donnelly	70	1.5%
Caldwell	64	1.4%
New Meadows	56	1.2%
Eagle	45	1.0%
Lewiston	36	0.8%

Note: "All Jobs" includes private and public sector jobs. It also includes a count of workers with multiple jobs. Source: US Census Bureau- Longitudinal Employer-Household Dynamics (LEHD)

Valley County has taken a more active role in promotion of recreation as an economic driver. The Valley County Parks and Recreation department was created and has a variety of employees that manage snowmobiling programs, waterways, pathways, cycling, and camping. The county



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contributed to a pickleball facility in Lake Fork and is planning an event center in the Cascade area in conjunction with the fair and rodeo grounds. There have been studies done by the State Parks and Recreation on the Economic Impact and Importance of Snowmobiling (June 2017) and Power Boating (December 2016) in Idaho. A Recreation Advisory board was created and they are writing a Recreation Plan.

## **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.
8. Continue to support recreation in all forms as a major contributor to economic sustainability and resiliency of Valley County.

## **Goal II: To promote and encourage recreation activities while considering the impact to the environment.**

1. Continue to educate the public on how to be good stewards of the land.
2. Continue to implement tools used by other Gateway and Natural Amenity Region (GNAR) communities that mitigate impacts to the land.
3. Work to establish capacity thresholds.
4. Make decisions that are data driven.

## CHAPTER 10: RECREATION and OPEN SPACE

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### 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 Valley County is becoming a GNAR community due to its significant natural amenities such as public lands, ski areas, and scenic rivers. It is a very popular place to visit and live. It is a “gateway” and natural amenity region that grapples with “big city” issues, including periodic severe congestion, lack of affordable workforce housing, and concerns about sprawl.

3 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 Idaho Centennial Trail.

4 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.

5 Tamarack Resort, a four season resort, including skiing and golf was developed in the 2000's. It provides various recreation opportunities, including bike trails, concerts, dining experiences, etc. A marina will be developed in cooperation with the State of Idaho Dept. of Lands and the U.S. Bureau of Reclamation. It is located west-southwest from the City of Donnelly.

6 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 and recreation center adjacent to KWP.

7 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. Promote the construction of an indoor recreation facility in cooperation with various partners, including foundations and school districts.
3. Encourage new developments to provide and maintain on-site developed recreational facilities, parks, greenbelts, pathways, or open space.
4. Promote the development of new recreation facilities when they are compatible with Land Use goals.
5. Protect access to public lands.
6. 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.
7. Parking, access, and services at recreation hubs and trailheads need to accommodate demand, i.e. snowmobile parking areas, bicycle trailheads, etc.



KELLY'S WHITEWATER PARK

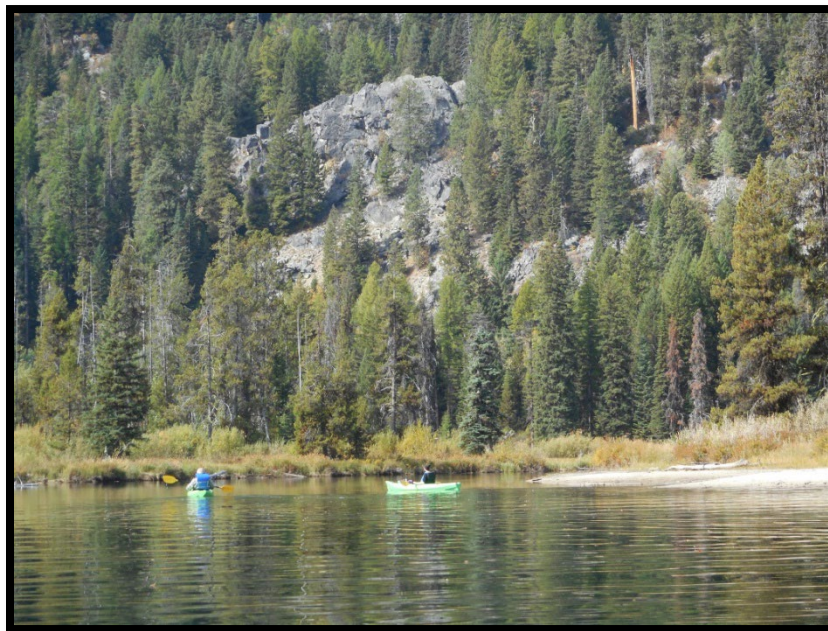
Photo submitted by Kristina Pickard

**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.
3. Promote the approval of properties to be included in the Agricultural Protection Areas.

**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.
5. Continue to engage with State and Federal partners to develop additional facilities and/or expand exiting facilities to enhance recreational opportunities year-round for both residents and visitors.



NORTH FORK PAYETTE RIVER, 2014

Photograph by Lori Hunter





## CHAPTER 11: PUBLIC FACILITIES, UTILITIES AND SERVICES

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### BACKGROUND

<sup>1</sup> 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.

<sup>2</sup> 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:

	<b>Valley County</b>
<b>Special Districts:</b>	Mosquito Abatement, Southern Valley County Recreation District
<b>Cities:</b>	Cascade, Donnelly, McCall
<b>School Districts:</b>	Cascade #422, McCall/Donnelly #421
<b>Cemetery Districts:</b>	McCall, Valley
<b>Fire Districts:</b>	Cascade Rural, McCall Rural, Yellow Pine Rural, Donnelly Rural
<b>Hospital Districts:</b>	McCall Memorial, Cascade Medical Center
<b>Sewer/Water Districts:</b>	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
- Ziply Fiber
- Cable One
- Southern Idaho Timber Protective Association (SITPA)
- Irrigation Districts (Lake, Roseberry, Goldfork, Boulder Creek, Squaw Creek, Mahala, Cruzen, Boulder, Center)
- Central District Health

<sup>3</sup> 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.

<sup>4</sup> 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. 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,

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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.

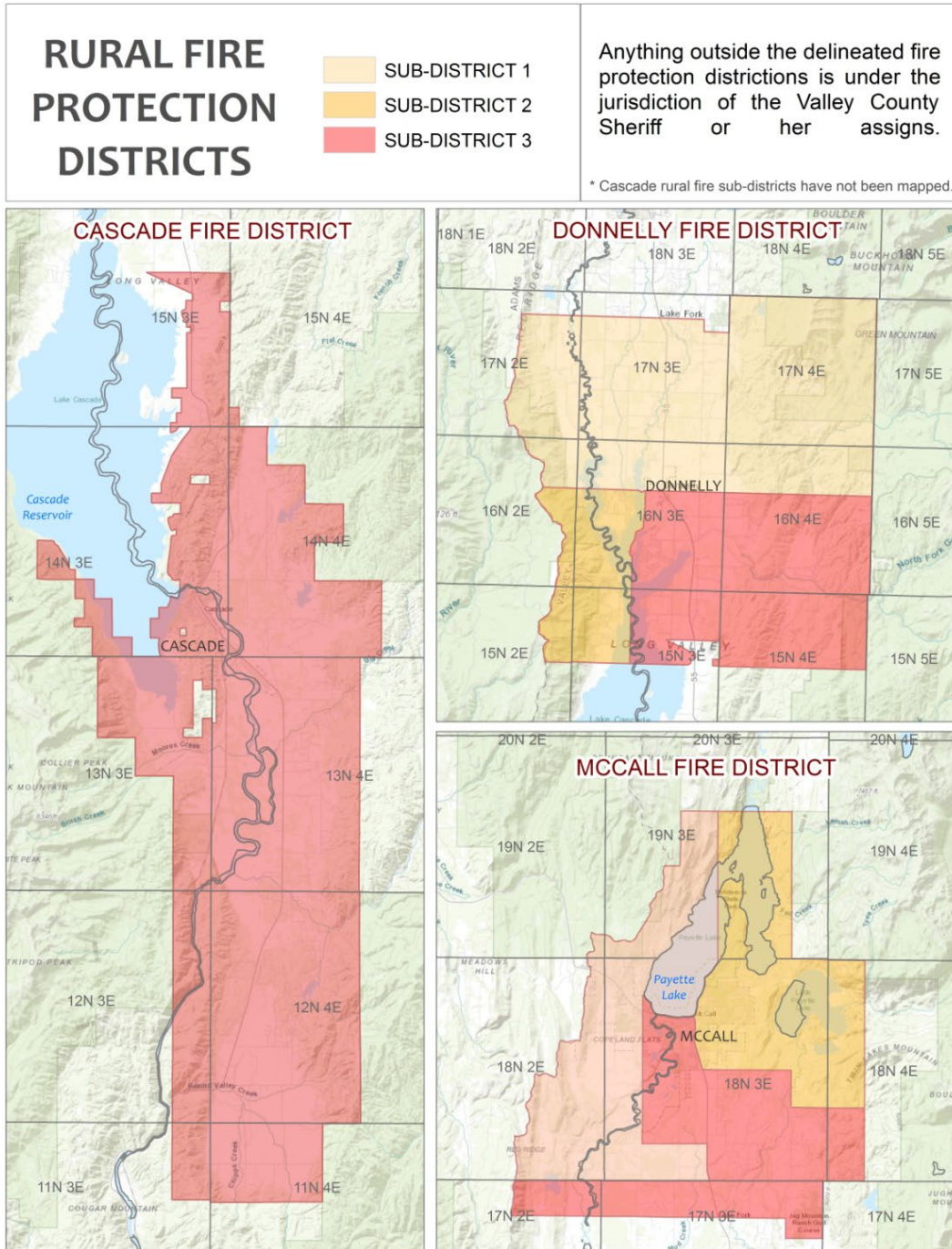
6 The county has three libraries, one in McCall, one in Donnelly, and one in Cascade. The Cascade and McCall libraries are supported by city taxes, but the Donnelly library is supported by a recently formed library district. Residents outside the city limits can pay membership dues for library privileges. 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.

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. An Impact Fee ordinance has been adopted for funding of the fire departments. A tax levy has been established for the EMS district.

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 North Lake Recreational Sewer and Water District, which recently adopted a master plan. There is currently an effort to plan the establishment of the South Lake Recreational Sewer and Water District sewer treatment facility.





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.



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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.

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 Star News*. The *Idaho Statesman* is also available on a daily basis throughout the county. Valley County has at least two local radio stations 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.

<sup>18</sup> 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.

<sup>19</sup> 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 utilize Capital Improvement Programs, Development Agreements, or Impact Fee programs.**

### **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 hardship for Valley County citizens.
  - a. Promote Local Improvement Districts.
  - b. Consider Community Infrastructure Districts as a viable funding mechanism.
2. Recognize that levels of service vary throughout the county and are dependent upon numerous factors.
3. Mitigate impacts of development through adoption of an impact fee ordinances for other services such as sheriff department, roads, recreation, schools, utility providers, etc.
4. Mitigate impacts of development through negotiation of Development Agreements for impacts to services such as sheriff department, roads, recreation, schools, utility providers, etc.
5. 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. Manage the use and development of alternative energy uses when impacts can be mitigated.

## **Goal IV: Coordinate with providers to develop plans for long-term energy and utility needs in 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 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.
5. Promote alternative energy such as solar panels and windmills so long as there is adequate mitigation of impact; neither is desirable along the Payette River National Scenic Byway.



CASCADE STATE PARK, 2018

Photograph by Cynda Herrick

## CHAPTER 12: EDUCATION

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FERN SCHOOL IN ROUND VALLEY

Photograph by Duane Petersen

### BACKGROUND

<sup>1</sup> 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 February of 2025: the Donnelly Elementary School in Donnelly with 157 students (93 students in 2000), the Barbara R. Morgan Elementary School in McCall with 413 students (320 students in 2000), the Payette Lakes Middle School in McCall with 337 students (266 students in 2000), and the McCall/Donnelly High School in McCall with 465 students (340 students in 2000). The Heartland High School is also operated by the McCall/Donnelly School District with an enrollment of 30 students. In 2025, the district had 1,402 students.

<sup>2</sup> 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 215 students enrolled in February 2025 (405 students in 2000).

<sup>3</sup> There are additional educational opportunities in Valley County. University of Idaho has two offices located in Valley County. The College of Agriculture and Life Sciences (CALS) 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 Field Campus, home of the Master of Natural Resources in Environmental Education and Science Communication as well as 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. Alzar School is a semester-based leadership training curriculum with outdoor adventure and environmental stewardship that attracts students from across the United States with 57 students in 2025. The North Fork School is a private school that offers academically rigorous, integrated humanities programs to students who remain concurrently-enrolled in other schools. Mountain Community School in Donnelly is a personalized, project-driven public charter school that encourages being active and

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participating in your own education. It had 71 students in 2025. Boise State University is providing degree programs, mostly in hospitality. McCall College is a private specialty college that provides GED opportunities and higher education certificates. There are also new Future Farmer's of America programs in both school districts.

<sup>4</sup> WICAP administrates the Head Start program, which is an intensive early childhood education program that is offered county-wide to three- to five-year-old children from low-income households and disabled children. Head Start is a family involvement and early childhood development pre-school is located in Donnelly. Other services are available by contacting this number: (208) 642-9086.

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

## **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.**

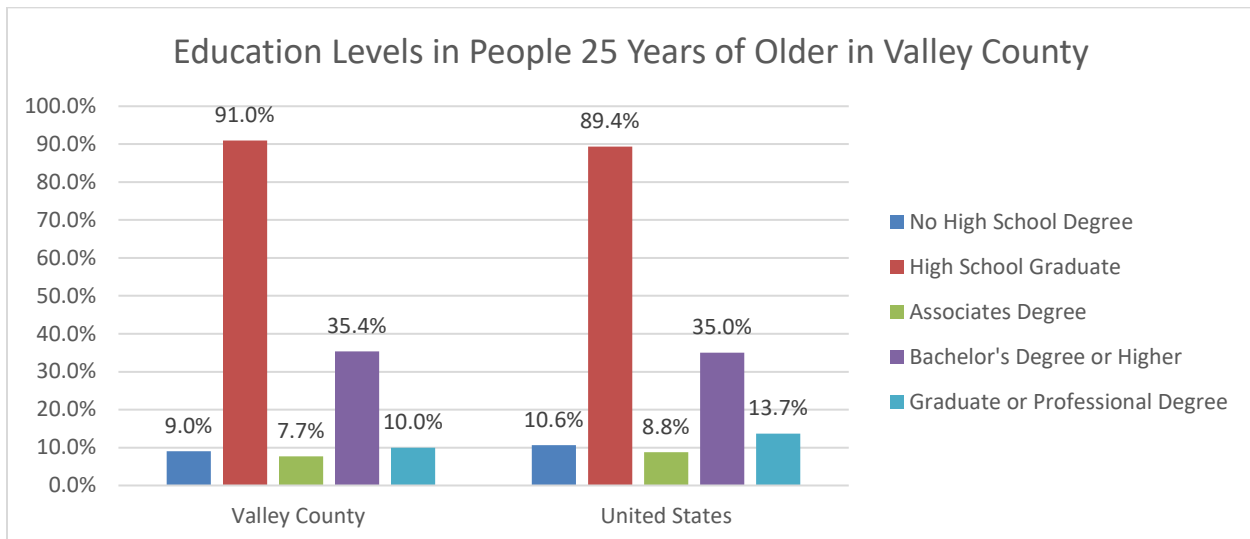
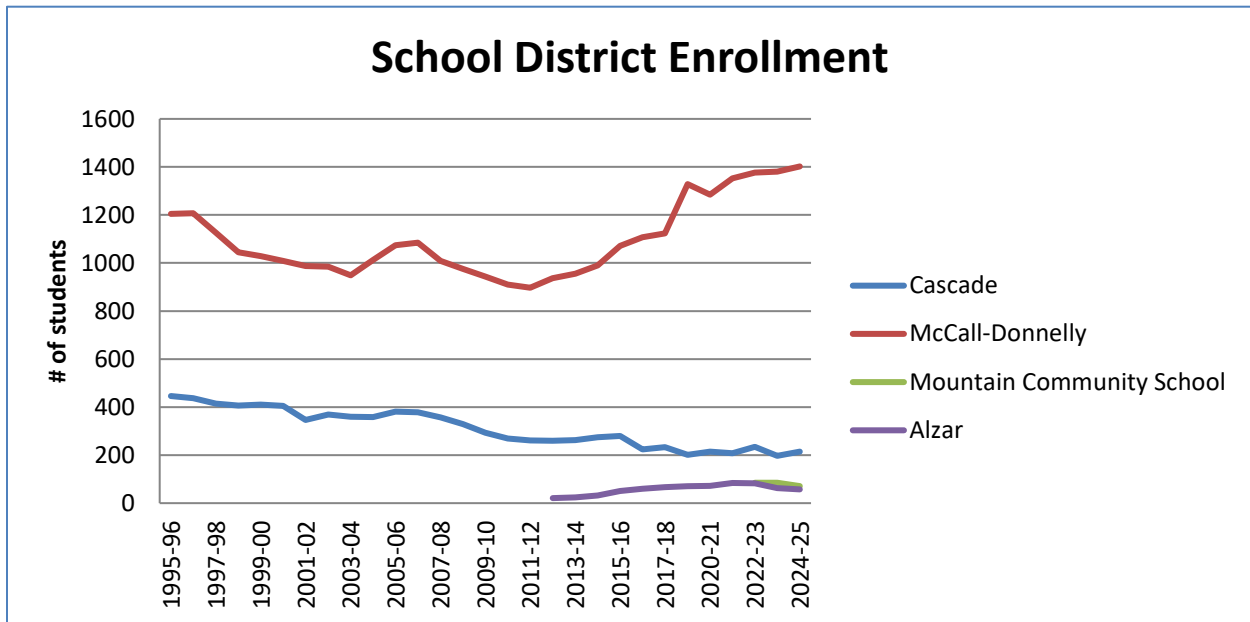
### **Objectives:**

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.

## Goal III: To promote education and provide information to all ages.

### Objectives:

1. Create brochures and education tools to inform the public on how they can participate in the government and other matters that affect their day-to-day lives.
  - a. Notice in newspapers
  - b. Notice on social media
  - c. Notice through other electronic means
2. Facilitate listening sessions.
3. Participate throughout the region.



Graph created using data from Headwaters Economics "A Demographic Profile" February 19, 2025



## Education

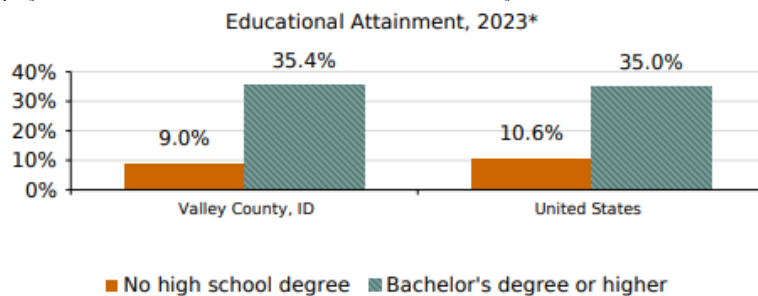
	Valley County, ID	United States
Total Population 25 yrs or older, 2023*	9,441	228,434,661
No high school degree	851	24,230,217
High school graduate	8,590	204,204,444
Associates degree	723	20,059,257
Bachelor's degree or higher	3,338	79,954,302
Graduate or professional	941	31,362,762
<b>Percent of Total</b>		
No high school degree	9.0%	10.6%
High school graduate	91.0%	89.4%
Associates degree	7.7%	8.8%
Bachelor's degree or higher	35.4%	35.0%
Graduate or professional	10.0%	13.7%

High Reliability: Data with coefficients of variation (CVs) <12% are in black to indicate that the sampling error is relatively small.

Medium Reliability: Data with CVs between 12 & 40% are in orange to indicate that the values should be interpreted with caution.

Low Reliability: Data with CVs >40% are displayed in red to indicate that the estimate is considered very unreliable.

- In the 2019-2023 period, Valley County, ID had a higher percent of people over age 25 with a bachelor's degree or higher than the United States average
- In the 2019-2023 period, Valley County, ID had a lower percentage of people over the age of 25 with no high school degree than the United States average.



	Valley County, ID	United States
Total Population over 3 years old, 2023*	11,868	321,380,076
Enrolled in school:	2,166	80,120,964
Enrolled in nursery school, preschool	204	4,616,689
Enrolled in kindergarten	117	4,047,893
Enrolled in grade 1 to grade 4	482	15,881,503
Enrolled in grade 5 to grade 8	534	16,862,923
Enrolled in grade 9 to grade 12	431	17,320,402
Enrolled in college	398	21,391,554
Not enrolled in school	9,702	241,259,112
<b>Percent of Total</b>		
Enrolled in school:	18.3%	24.9%
Enrolled in nursery school, preschool	1.7%	1.4%
Enrolled in kindergarten	1.0%	1.3%
Enrolled in grade 1 to grade 4	4.1%	4.9%
Enrolled in grade 5 to grade 8	4.5%	5.2%
Enrolled in grade 9 to grade 12	3.6%	5.4%
Enrolled in college	3.4%	6.7%
Not enrolled in school	81.7%	75.1%

\* ACS 5-year estimates used. 2023 represents average characteristics from 2019-2023.

Data Sources: U.S. Department of Commerce. 2024. Census Bureau, American Community Survey Office, Washington, D.C.

This page from Headwaters Economics “A Demographic Profile” February 19, 2025

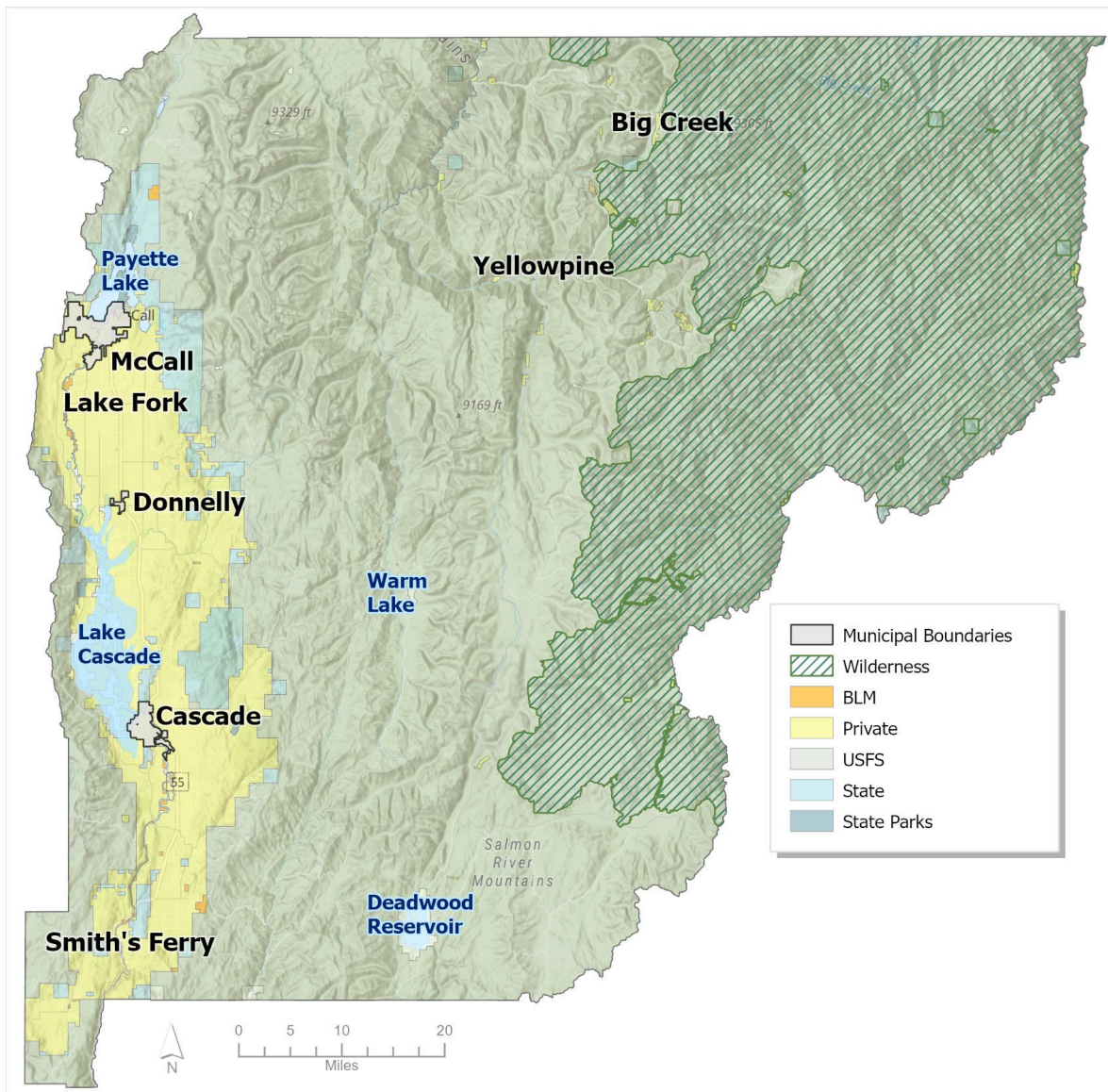
## CHAPTER 13: LAND USE

### 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.

Valley County: Established 1917  
3,733 Square Miles

Valley County was named after Long Valley, which extends more than 30 miles between Payette Lake and Round Valley. It is the 5<sup>th</sup> largest county in Idaho, though its population ranks among the smallest with a total that is less than 28 of the 44 counties.



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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.

2024 Assessed Value		
	Assessed Value	% of Total Value
Agricultural	\$10,440,464	0.08%
Timber	\$17,154,297	0.14%
Mines	\$1,786,108	0.02%
Residential*	\$11,497,844,309	96.37%
Commercial/Industrial	\$343,346,031	2.88%
Utilities/Public Services	\$60,127,783	0.50%
Totals	\$11,930,698,992	

\* Includes Manufactured Housing

Table 1.

# DRAFT

5 Agricultural Lands. The table shows that the Valley County Assessor has assessed a value of \$10,440,464 in 2024 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. There are short season crops that are viable. 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 \$17,154,297 in 2024 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 \$11,497,844,309 in 2024 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 \$1,786,108 in 2024 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.

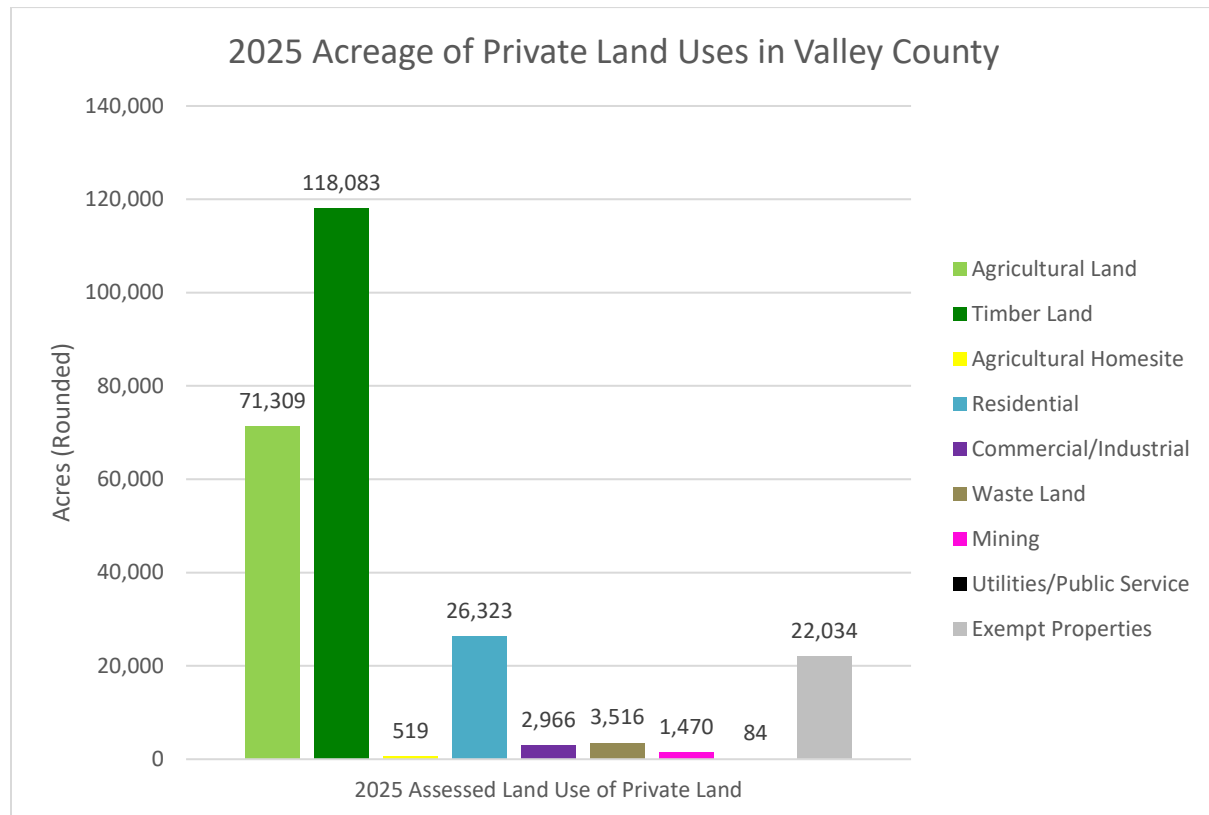
10 Commercial/Industrial. The table shows that Valley County has set an assessed value of \$343,346,031 in 2024 for private lands that are classified as commercial/industrial. Commercial/industrial land types include rural commercial tracts, rural industrial tracts, rural commercial subdivisions, commercial/industrial 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 \$60,127,783 in



2024 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 been 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. As shown in the graph below, agricultural uses dominate land use in terms of acreage, but residential uses have the highest assessed value per acre, as seen in table 1. The amount of acreage in agricultural use, including timber, is expected to continue to decrease in the future.



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.

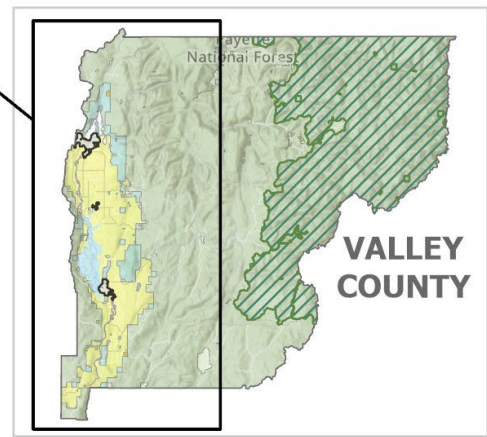


## LAND USE ZONING MAP PERFORMANCE BASED ZONING

All lands or area of city of impact, except as may be altered under Idaho Code sections 67-6525 and 67-6526 in the unincorporated areas of the county, are hereby classified into one Multiple Use Zone.

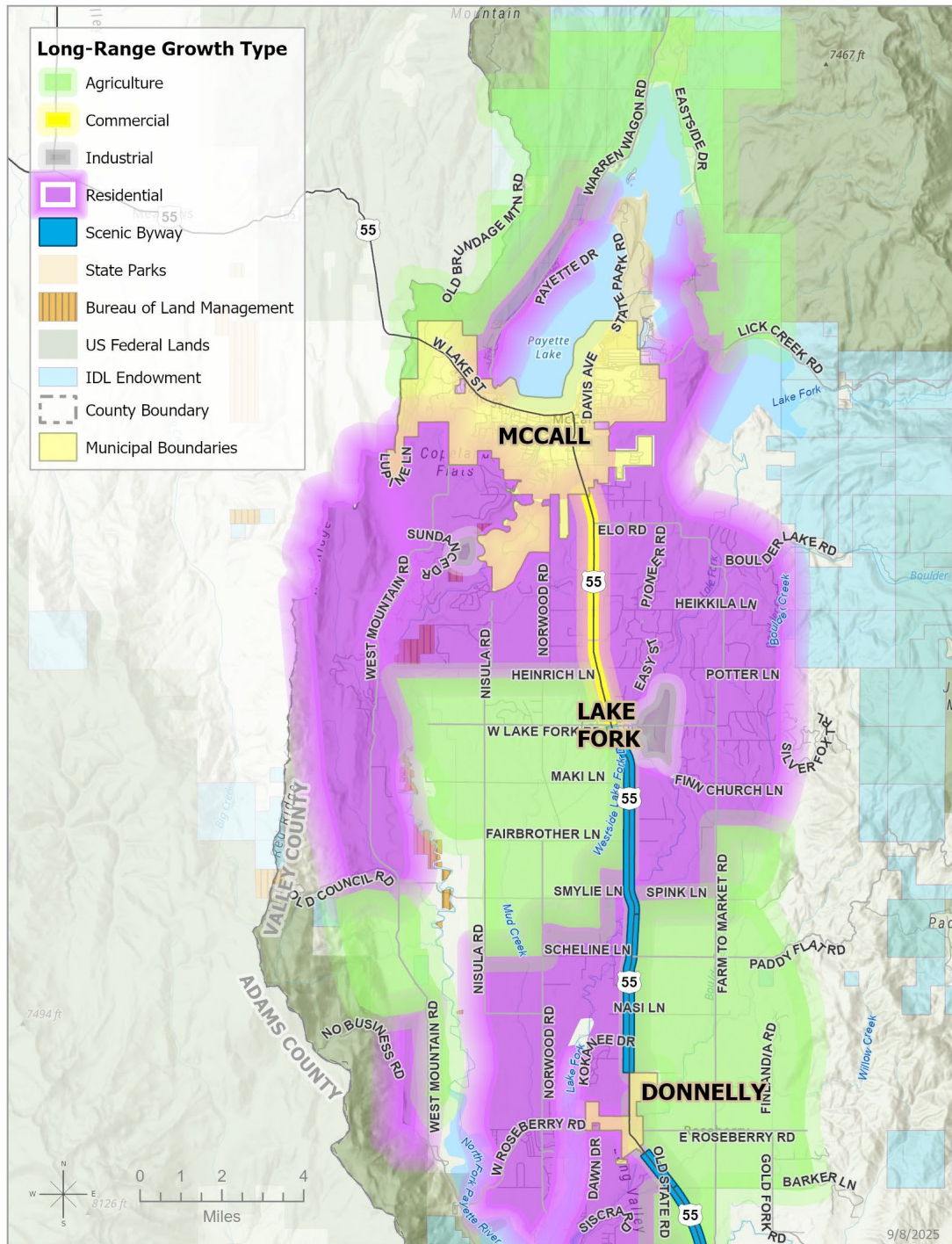
The purpose of one land use classification is to grant landowners maximum flexibility in using and developing their properties. This concept is unlike traditional zoning where general categories of land use are separated geographically from each other in order to reduce the occurrence of incompatible uses on adjoining properties. The zoning is performance based.

-  Municipal Boundaries
-  BLM
-  Private
-  USFS
-  State
-  State Parks
-  Wilderness



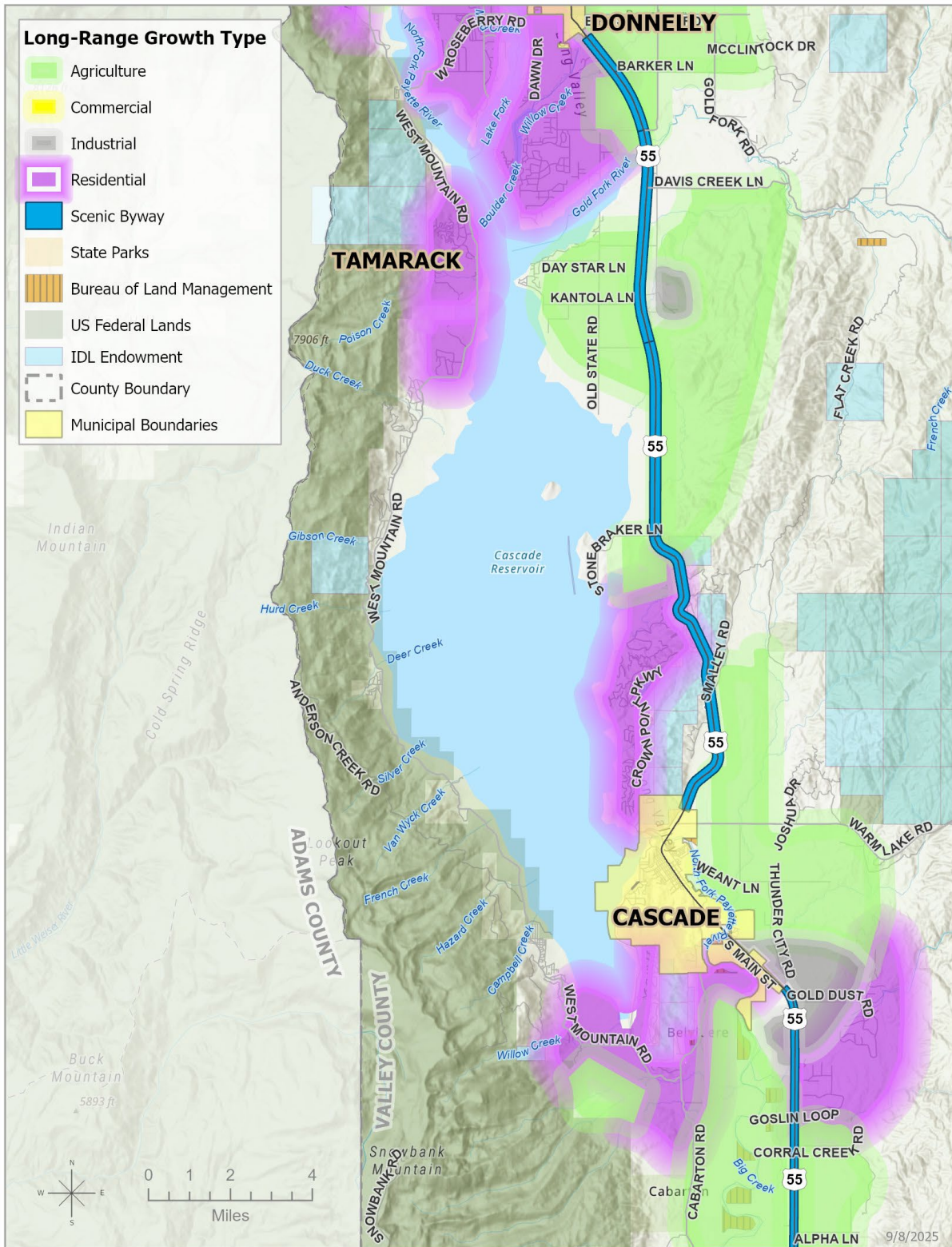
## FUTURE LAND USE MAPS

Long-Range Growth Types include Agriculture, Commercial, Industrial, Residential, and the Scenic Byway. Future land use should be directed to the appropriate vicinity; but this does not disallow other types of uses.



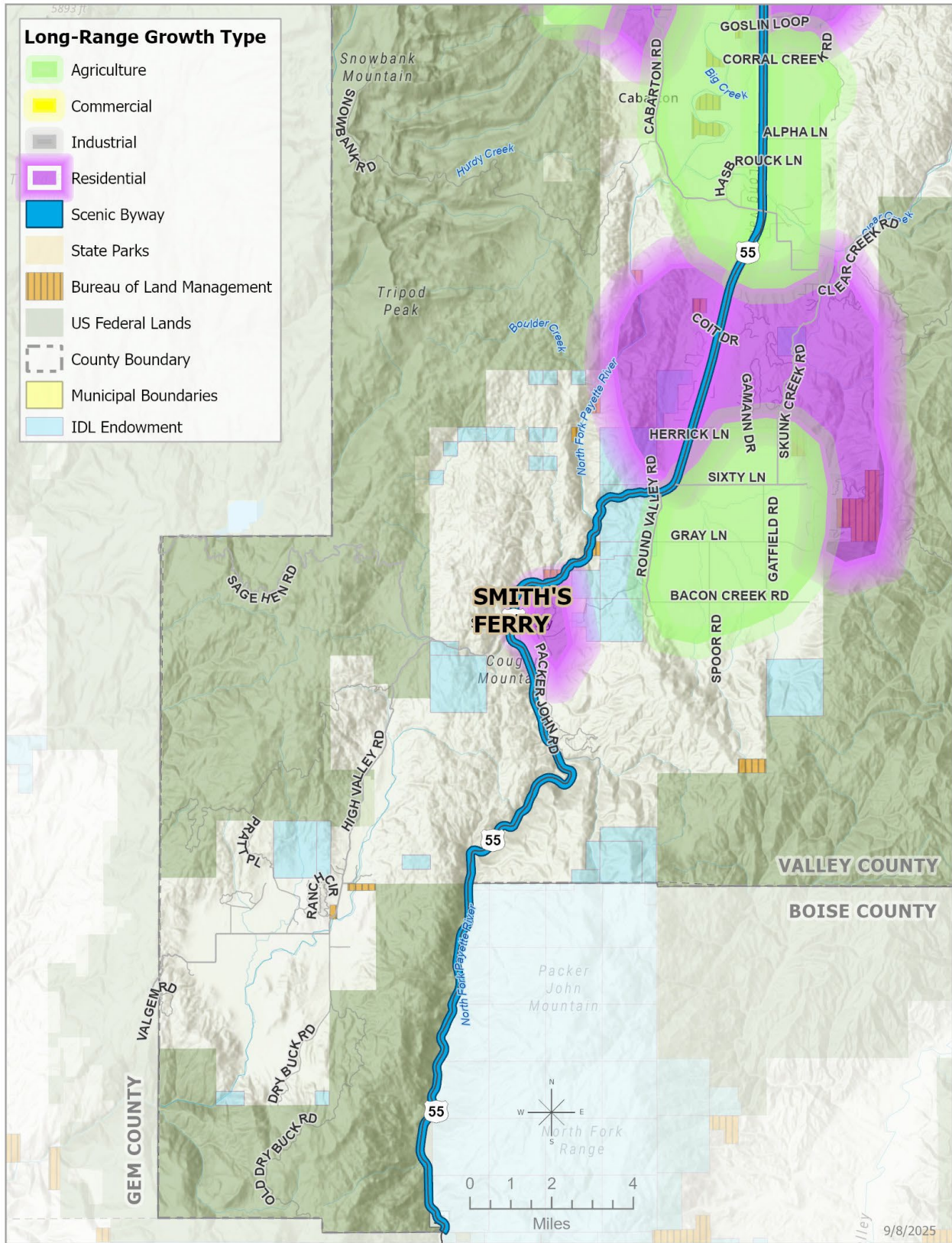


## FUTURE LAND USE MAPS, cont.





## FUTURE LAND USE MAPS, cont.



## LAND USE DESIGNATIONS

Five land use designations apply to Valley County. 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 within city limits are governed by the cities, anything in the unincorporated areas are governed by the counties as codified.

There are three city impact areas in Valley County. They have all been managed differently since their inception. The City of Cascade's impact area has always been governed by the county's governing documents. The City of Donnelly's impact area was governed by Donnelly's comprehensive plan and Valley County code. The City of McCall administered McCall's Impact Area through application of a comprehensive plan and ordinance that mirrored the City of McCall's governing documents with final decisions being made by the county.

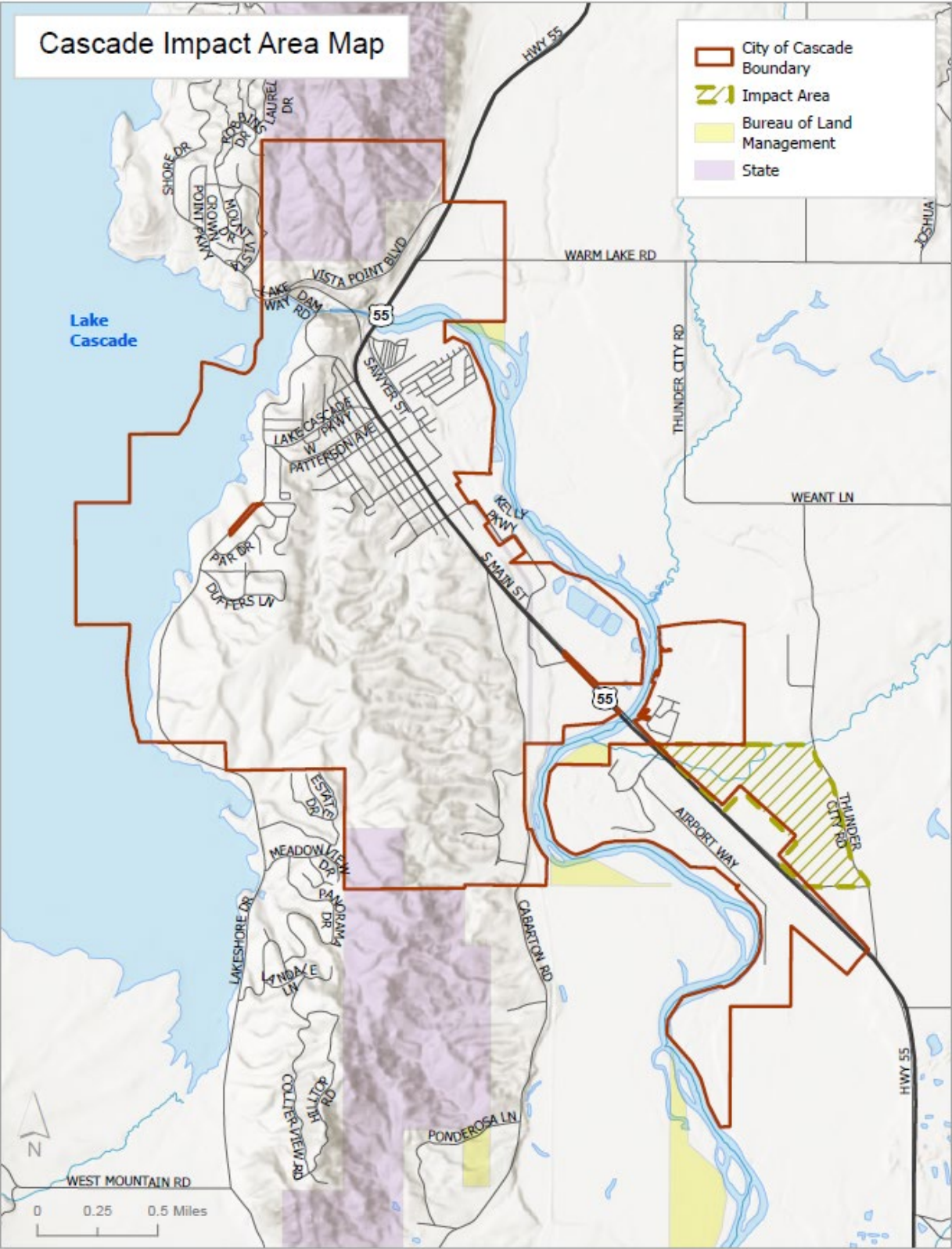
In 2024 Idaho State Statutes 67-6526 was changed, and required an impact area to be amended to consider the following in modifying impact areas:

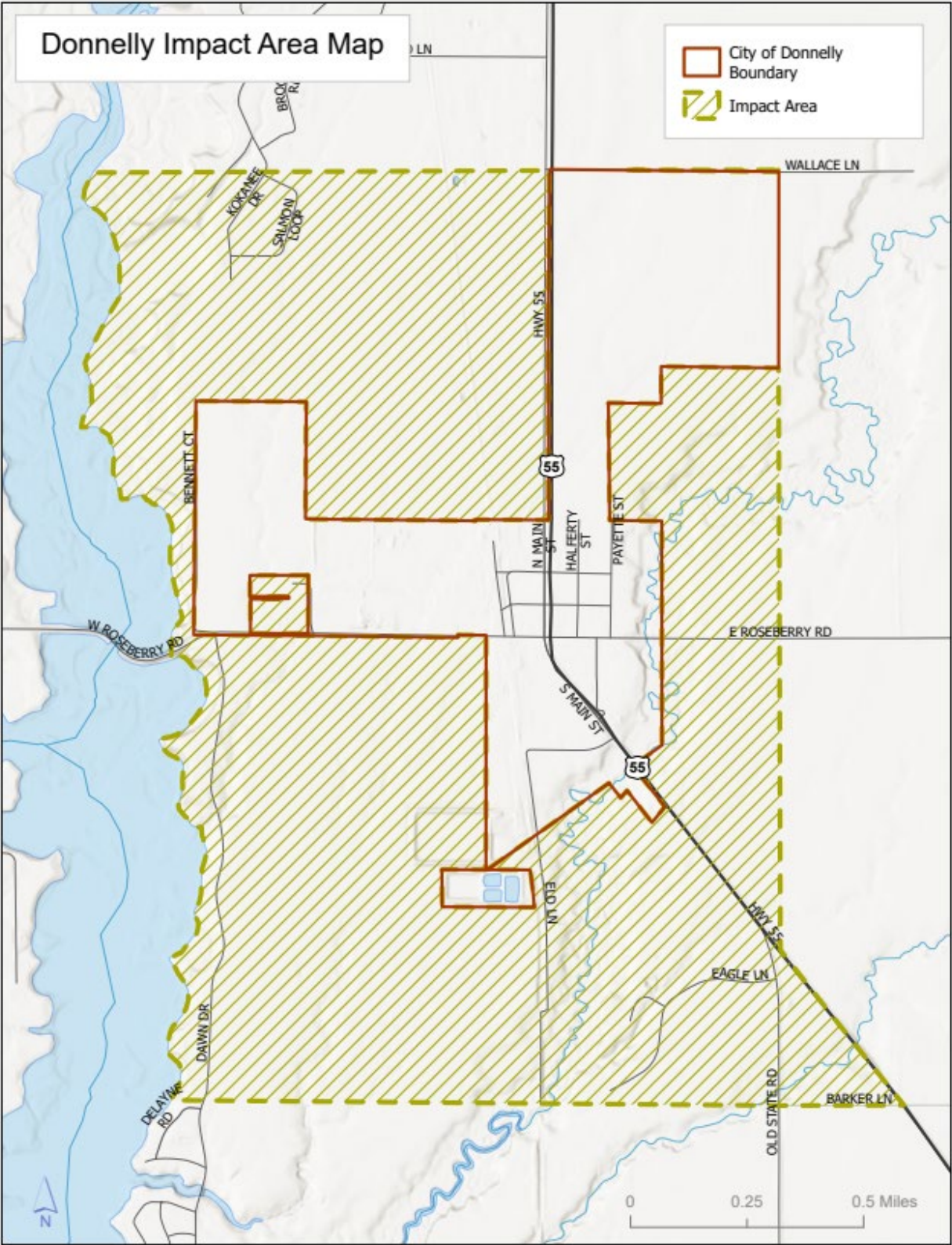
In defining an initial area of impact or in modifying or confirming an existing area of impact, the criteria set forth in this subsection shall be considered:

- Anticipated commercial and residential growth;
- Geographic factors;
- Transportation infrastructure and systems, including connectivity;
- Areas where municipal or public sewer and water are expected to be provided within five (5) years; and
- Other public service district boundaries.
- An area of impact shall not exceed the areas that are very likely to be annexed to the city within the next five (5) years.

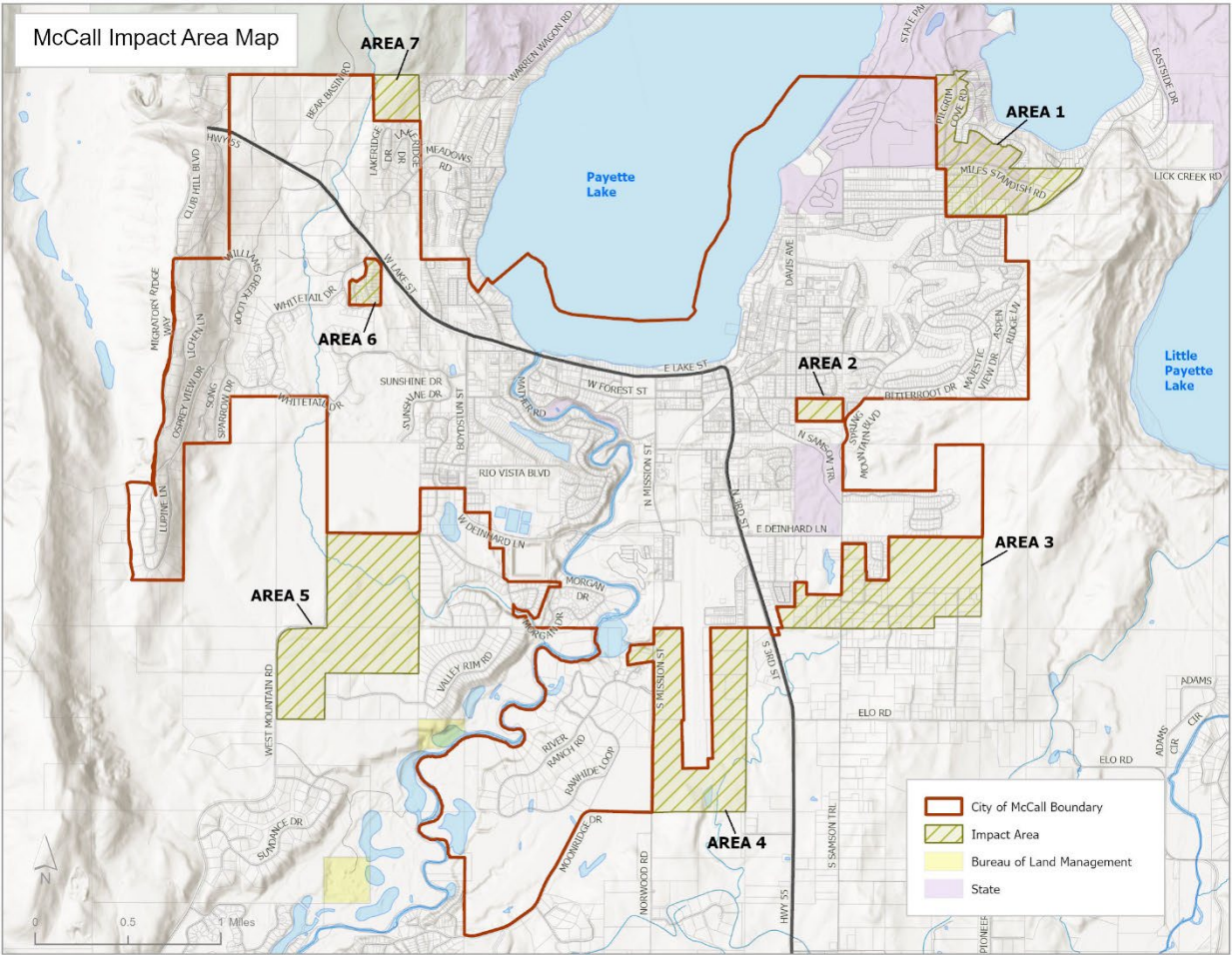
Beginning in 2026, all three impact areas will be administered by Valley County and governed by the Valley County Comprehensive Plan and Valley County Ordinances.





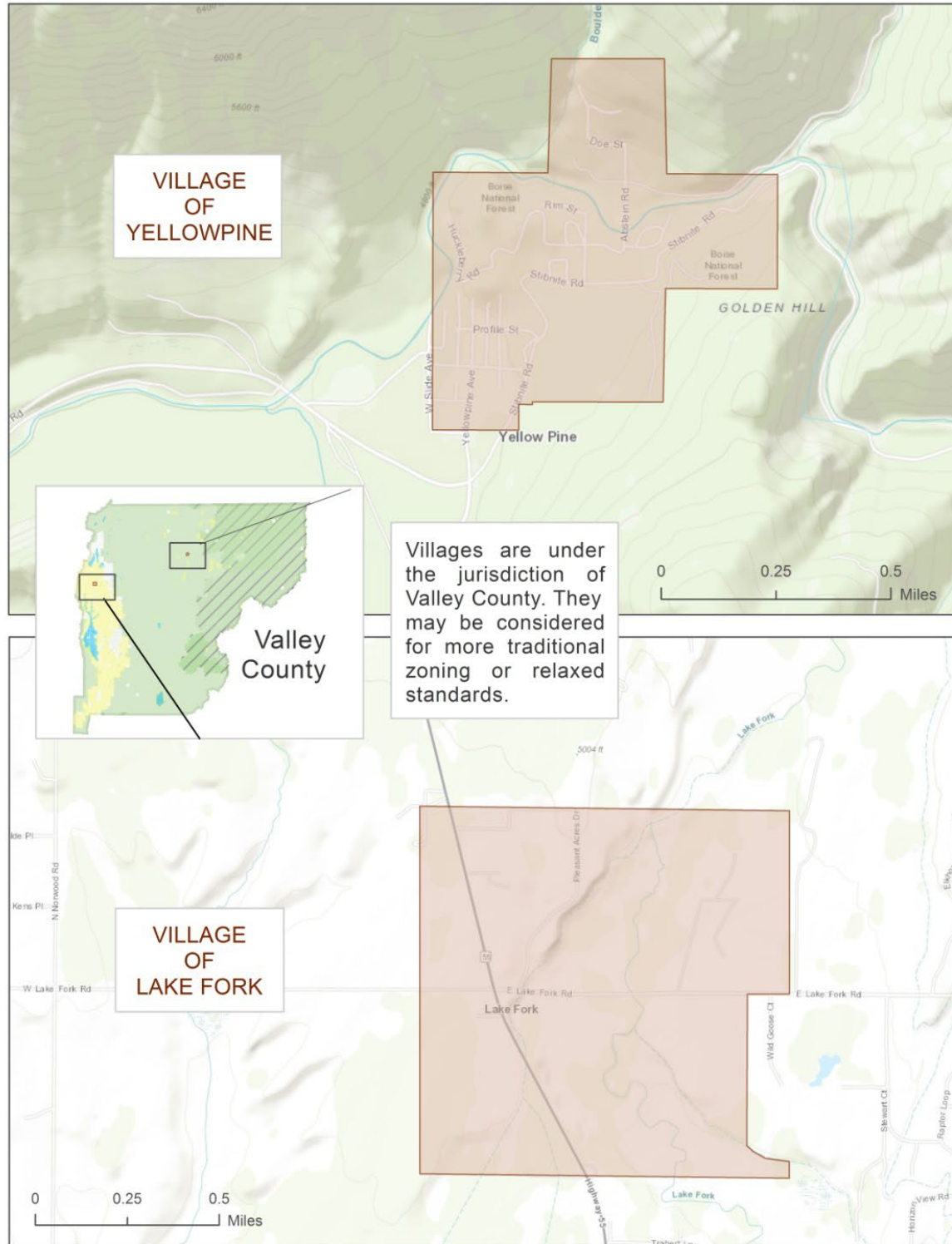






City of McCall. Photography from Idaho Aviation Association

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 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.

5. **Agricultural Protection Area:** The Agricultural Protection Area (APA) is a voluntary initiative designed to preserve and enhance the county's agricultural resources. This designation aims to protect high-value farmland, pasture land, and harvestable forests to encourage sustainable agricultural practices, and support the local agricultural economy. Agricultural lands that are included in APA will be those that are considered high-valued agricultural lands. Agricultural Protection Areas are shown on the APA maps in Appendix B.

**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.
  - a) Promote Agricultural Protection Areas.
  - b) Promote conservation easements.
  - c) Promote development near existing infrastructure.
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.
  - e) Promoting Agricultural Protection Areas.
3. Discourage scattered, sprawling, haphazard suburban development by:
  - a) Continuing to implement land use planning in order to avoid conflicts with non-compatible uses.
  - b) Encouraging development near existing services or naturally screened 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

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produce optimum development and prevent hazardous and costly conditions from developing.

7. Strive to become a Dark Sky Reserve.
8. Regulate uses along the Payette River Scenic Byways.
  - a) Consider design guidelines and enhanced landscaping when appropriate.
  - b) Prohibit solar and windmills along the scenic byway.

## **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.
  - e) Balance development needs and environment conservation to ensure long-term prosperity for the region.
3. Attract businesses and investments by highlighting the county's natural assets while assuring responsible development.
4. Consider the fluctuating climate on sustainable land use practices.

## **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.

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## **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.

## **Goal V: Consider the effect of land use changes on the source, quantity and quality of ground water.**

### **Objectives:**

1. Promote ground water monitoring efforts in individual, public, and commercial wells.
2. Collaborate with others on ground water protection efforts such as a reduction of pollution and conservation.
3. Seek professional guidance on land use activities from those that are qualified.

## **Goal VI: Consider each community's unique character and plans.**

1. Consider each community's Master Transportation Plan.
2. Consider each community's available services.
3. Promote annexation when contiguous to the cities.
4. Consider each community's Comprehensive Plan when making land use decisions.

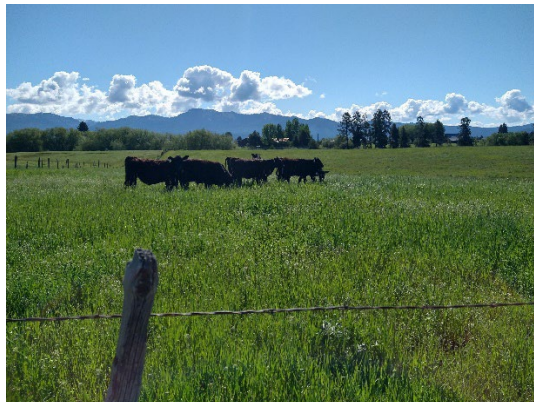


Photo by: Shirley Florence

## CHAPTER 14: IMPLEMENTATION

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### 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 the ordinances with American Legal Publishing.

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. This ordinance is Title 9 of the Valley County Code.
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. This ordinance is Title 10 of the Valley County Code.
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. This ordinance is contained in Title 9 of the Valley County Code.
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. This ordinance is contained in Title 6 and Title 9 of the Valley County Code.
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. This ordinance is Title 11 of the Valley County Code. A special floodplain overlay is in Title 9 of the Valley County Code.
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. This ordinance is Title 12 of the Valley County Code.



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7. **All Valley County Codes can be found on the American Legal Publishing library, as follows:**

- Title 1 – Administration
- Title 2 – Business and License Regulations
- Title 3 – Health and Sanitation
- Title 4 – Public Safety
- Title 5 – County Roads and Property
- Title 6 – Building Regulations
- Title 7 – Areas of City Impact
- Title 8 – Airport Regulations
- Title 9 – Land Use and Development
- Title 10 – Subdivision Regulations
- Title 11 – Flood Control
- Title 12 – Mobile Homes
- Title 13 – Parks and Recreation
- Title 14 – Development Impact Fees
- Title 15 – Agricultural Lands, Working Farms, and Forests

**MISCELLANEOUS PROGRAMS AND PLANS:** All plans can be found on the Valley County website.

1. **Capital Improvements Program.** A Capital Improvements Program has been implemented to assist the planning effort and to provide a bridge between the goals of the Plan and the annual budgeting process.
2. **Strategic Plan.** A Strategic Plan has been adopted by the Board of County Commissioners.
3. **Parks and Recreation Plan** is currently in draft format and will be presented to the Board of County Commissioners for final approval.
4. **Waterways Management Plan** final draft was dated October 31, 2022. Various recommendations from the plan are integrated into this Comprehensive Plan. Further implementation will be needed.
5. **Master Transportation Plan** - Updated 2023.
6. **Master Facilities Plan and Comprehensive Financial Plan** – Updated 2024
7. **Pathways Plan** was adopted.
8. And, others...there are other plans in the works, including the following:
  - Valley County Regional Resilience Assessment & Strategy in collaboration with the Boise State Hazard and Climate Resilience Institute.

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- Adopt Evacuation Plan in conjunction with the update of the All Hazard Mitigation Plan and the Emergency Operations Plan
9. **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) Develop a Wildfire Mitigation Plan and Associated Codes: (In 2025, a Community Wildfire Protection Plan Addendum H (AHMP) was finalized.)

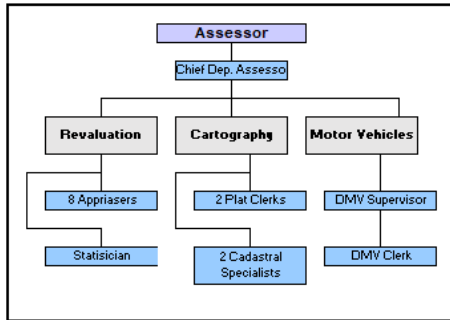
## GOVERNANCE / INTERNAL OPERATIONS:

### Valley County has or desires to...

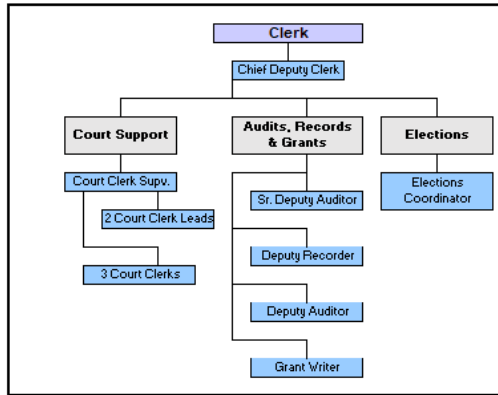
1. Adopted guiding principles called, STAR. The goal is to tailor actions with our guiding principles in mind: *Service – Transparent – Accountable – Responsive*
2. Comply with all state statutes concerning *ex parte* contact, conflicts of interest, open meeting laws, ethics, and adoption of ordinances as required such as formation of the Agricultural Protection Areas and modification of Impact Areas.
3. Simplify processes in all departments.
4. Simplify payments in all departments.
5. Partner with our fire protection agencies to create information centers through mapping of infrastructure such as water tanks, sources, dry hydrants, etc.
6. Partner with agencies to improve quality of water and maintain quantities in accordance with IC 67-6508.
7. Update the website so it is user friendly.
8. Continue to maintain our detailed Graphic Information System (GIS Maps).
9. Continue to work to provide a better more responsive internal workforce to serve our community.

## Valley County Organizational Charts – June 2025

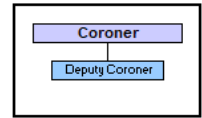
### ASSESSOR



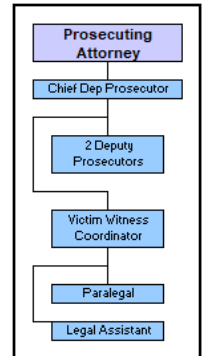
### CLERK



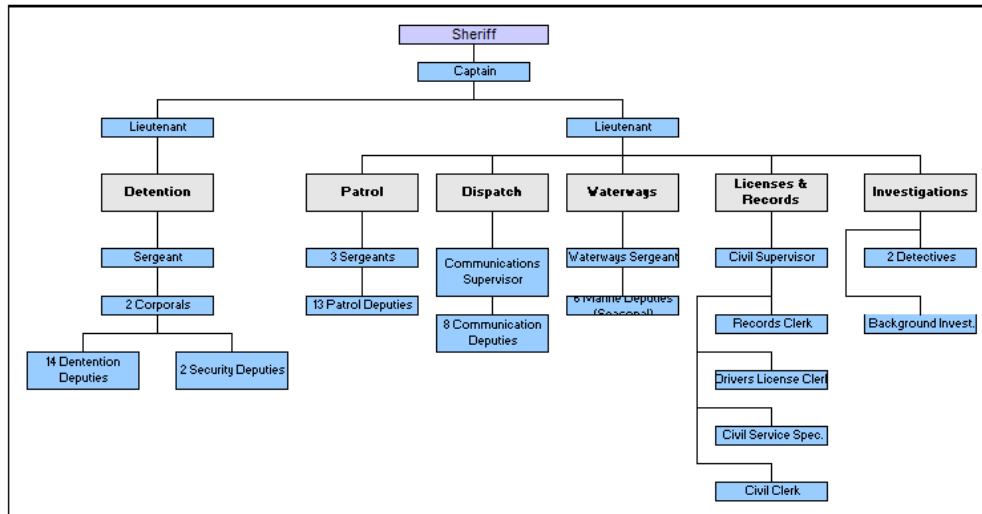
### CORONER



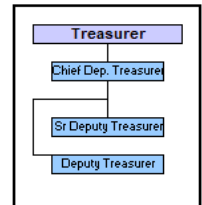
### PROSECUTING ATTORNEY

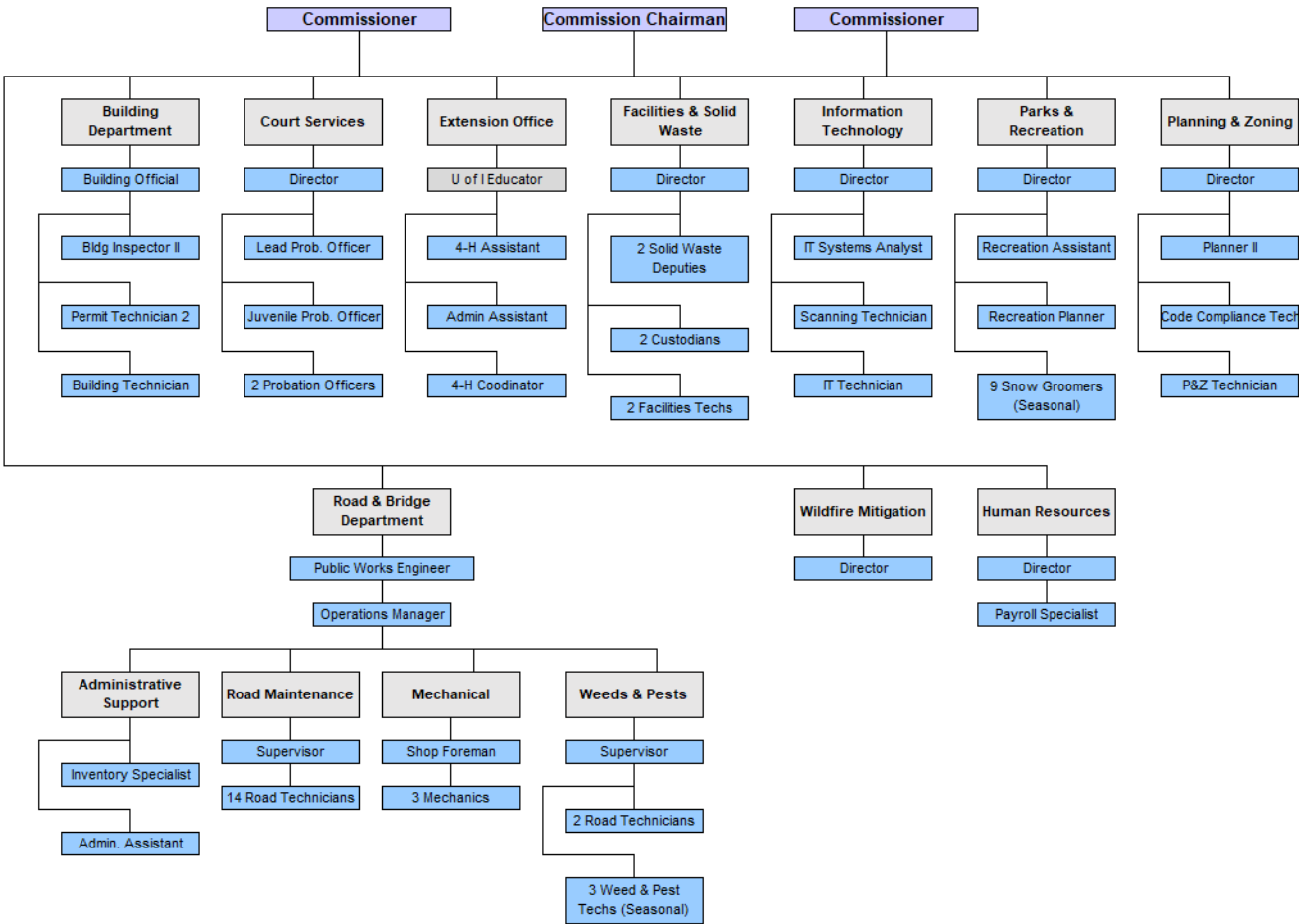


### SHERIFF



### TREASURER

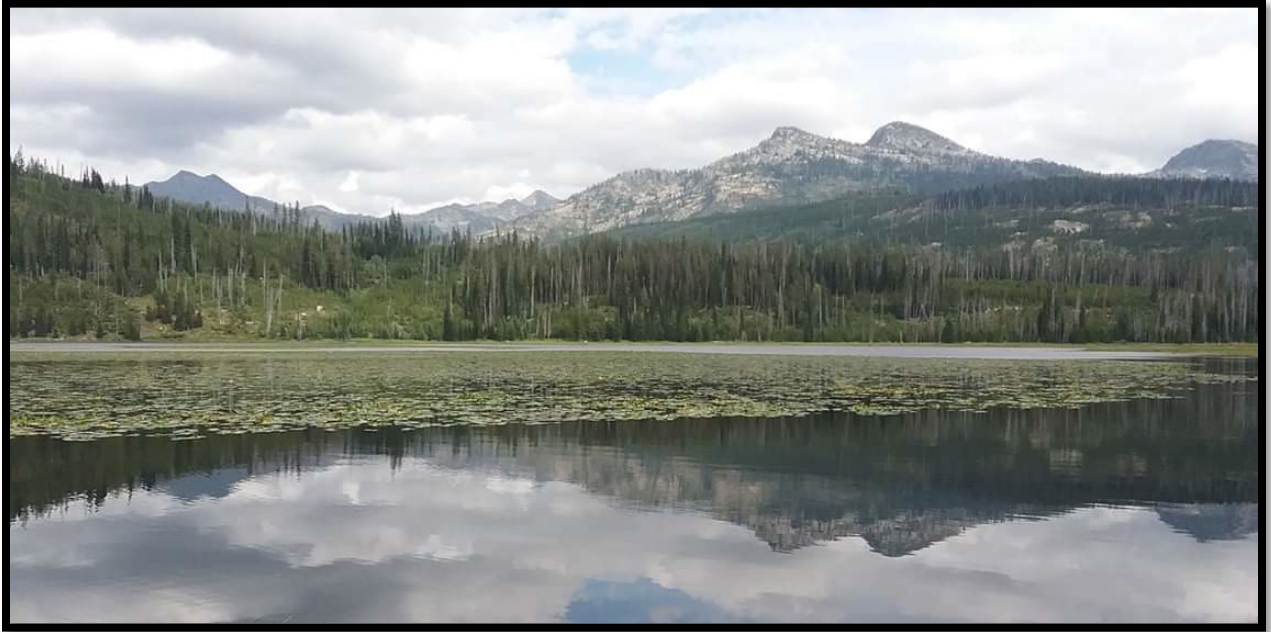






UPPER PAYETTE LAKE, 2017

Photograph by Lori Hunter



## CHAPTER 15: DEFINITIONS

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**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

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(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 National 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

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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](http://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.



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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](http://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](http://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](http://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](http://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](http://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](http://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.

**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](http://www.mccallarts.org).

**Northwest Area Foundation**, 60 Plato Blvd E Suite 400, Saint Paul, Minnesota 55107 (651)224-9635, [www.nwaf.com](http://www.nwaf.com). Funds grants to public and nonprofit private agencies for

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community development, environmental preservation and fine arts.

**Payette Land Trust**, 309 E Lake Street, McCall, ID 83638, 208-634-4999, [www.payettelandtrust.org](http://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/](http://www.fs.fed.us/r4/payette/). Supervises the Payette National Forest.

**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](http://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 50<sup>th</sup> Street, Garden City, Idaho 83714, 208-322-7033, [www.sageidaho.com](http://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.

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**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, [admin@wcmedc.org](mailto:admin@wcmedc.org).

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**Valley County  
219 North Main Street  
PO Box 1350  
Cascade, Idaho  
83611-1350**

## **Phone Directory**

<b>Assessor</b>	<b>208-382-7126</b>	<b>Prosecuting Attorney</b>	<b>208-382-7120</b>
<b>Building Department</b>	<b>208-382-7114</b>	<b>Road Department</b>	
<b>Clerk - Auditor - Recorder</b>	<b>208-382-7100</b>	<b>&amp; Engineer</b>	<b>208-382-7195</b>
<b>Correctional Facility</b>	<b>208-382-7168</b>	<b>Sheriff</b>	<b>208-382-7150</b>
<b>Court - Information</b>	<b>208-382-7178</b>	<b>Sheriff - Drivers License</b>	<b>208-382-7158</b>
<b>Extension - Univ. of Idaho</b>	<b>208-382-7190</b>	<b>Sheriff - Records</b>	<b>208-382-7159</b>
<b>Motor Vehicle</b>	<b>208-382-7141</b>	<b>Treasurer - Tax Collector</b>	<b>208-382-7110</b>
<b>Parks and Recreation</b>		<b>Weed Department</b>	<b>208-382-7199</b>
<b>Planning &amp; Zoning</b>	<b>208-382-7115</b>	<b>Wildfire Mitigation</b>	<b>382-7145 ext 1404</b>

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## **Appendix B: Agricultural Protection Areas – Land Use Maps**

This appendix will provide a metes and bounds description or other acceptable description such as a parcel number; and, a map showing the boundaries of each area that has been approved as an Agricultural Protection area per Valley County Code. All land in the unincorporated areas of Valley County, outside of impact areas, can be considered for inclusion in APA. However, inclusion of the description and map will not constitute an amendment to the Plan that necessitates approval by the Planning and Zoning Commission; since I.C. 67-9710(3) states the Board shall amend applicable land use planning maps.

(As each area is included the description and map will be named and numbered as B.1, B.2, etc.)