



## Valley County Board of County Commissioners Invites You to Participate in a PUBLIC HEARING

### Ordinance No. 2025-08 (Amended 2025-06)

### City of McCall Impact Area

#### Amendment to Valley County Code 7-1

The Board of County Commissioners will hold a public hearing to amend Valley County Code, in order to:

- Confirm the City of McCall Impact Area boundary to establish the area of impact where growth and development are expected to occur, in accordance with Idaho Code 67-6526;
- Rescind portions of Ordinance 2025-06 recorded as Instrument # 2025-004809;
- Establish the Valley County Comprehensive Plan and Valley County Codes in the former McCall Impact Area;
- Rezone the McCall Impact Area from Euclidian Zoning to a Multiple Use Zone;
- Adopt this Code as Valley County Code 7-1; and
- Retain the portions of Ordinance 2025-06 that amend Title 6 Building Regulations 6-1-2.

This amendment will result in consistency throughout Valley County in matters relating to the designated Impact Areas for Cascade, Donnelly, and McCall.

A draft ordinance is attached.

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More information, such as a staff report,  
will be available at:

**[www.co.valley.id.us/departments/PlanningZoning/McCallImpactArea](http://www.co.valley.id.us/departments/PlanningZoning/McCallImpactArea)**

### PUBLIC HEARING

December 8, 2025

2:00 p.m.

Valley County Courthouse  
2<sup>nd</sup> Floor  
219 North Main Street  
Cascade, Idaho

You are invited to participate in the public hearing and/or comment on the proposal.

You may view the hearing by going to our website, [www.co.valley.id.us](http://www.co.valley.id.us), and click on "Watch Meetings Live".

You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by

5:00 p.m., December 1, 2025.

#### **Submit questions and written comments to:**

Cynda Herrick, AICP, CFM  
Planning & Zoning Director  
PO Box 1350  
Cascade, ID 83611  
208-382-7115  
[cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)

Contact Douglas Miller,  
Valley County Clerk,  
at 208-382-7100,  
if you need special accommodations.

**ORDINANCE NO: 2025-08**  
**CITY OF MCCALL IMPACT AREA BOUNDARY**

**AN ORDINANCE AMENDING VALLEY COUNTY CODE, IN ORDER TO CONFIRM THE CITY OF MCCALL IMPACT AREA BOUNDARY SO AS TO ESTABLISH THE AREA OF IMPACT WHERE GROWTH AND DEVELOPMENT ARE EXPECTED TO OCCUR, IN ACCORDANCE WITH IDAHO CODE 67-6526; TO RESCIND PORTIONS OF ORDINANCE 2025-06; TO ESTABLISH THE VALLEY COUNTY COMPREHENSIVE PLAN AND VALLEY COUNTY CODES IN THE FORMER MCCALL IMPACT AREA (INCLUDING A REZONE FROM EUCLIDIAN ZONING TO A MULTIPLE USE ZONE); AND, TO ADOPT THIS CODE AS VALLEY COUNTY CODE 7-1.**

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF VALLEY COUNTY, IDAHO, THAT VALLEY COUNTY CODE, BE AMENDED, AS FOLLOWS:

Rescind portions of Ordinance 2025-06 City of McCall Impact Area Boundary recorded as Instrument # 2025-004809 on September 15, 2025, in regards to Valley County Code 7-1

Retain the portions of Ordinance 2025-06 that amends Title 6 Building Regulations 6-1-2.

**SECTION:**

**7-1-1: Purpose And Intent**

**7-1-2: Geographic Area Of Impact**

**7-1-3: Changes In Area Of Impact Outermost Boundaries**

**7-1-4: Jurisdiction And Development Review**

**7-1-5: Application For Annexation Requirement**

**7-1-6: Comprehensive Plan**

**7-1-7: Zoning**

**7-1-8: Subdivision**

**7-1-9: Joint Review And Time Lines For Action**

**7-1-10: Public Improvement Standards**

**7-1-11: Building Codes, Permit Requirements**

**7-1-12: Approach Permits**



**7-1-13: Floodplain Ordinance**

**7-1-14: Public Street Maintenance**

**7-1-15: Amendments**

**7-1-16: Severability**

**7-1-1: PURPOSE AND INTENT:**

The purpose for establishing this area of impact is to identify a logical urban fringe area adjoining the city of McCall, Idaho. The governing bodies of the city of McCall and Valley County recognize the importance of planning for future growth in the area of impact and understand that the delivery of most public services is, or will be, associated with the city of McCall. The area of impact is comprised of land that may reasonably be expected to be annexed into the city of McCall in the next five years and meets the criteria in IC 67-6526. The urban fringe area is experiencing growth and development pressures that must be managed in order to provide for planned, orderly, and efficient growth. Furthermore, it is the intent of this agreement to:

- A. Set forth a formal mechanism for planning and growth management regardless of jurisdictional boundaries.
- B. Consider the interests of both the city of McCall and Valley County in planning and land use decision making.
- C. Engage, involve, and consider the interests of those most impacted by land use decisions, regardless of the jurisdiction in which they may reside.

**7-2-2: GEOGRAPHIC AREA OF IMPACT:**

The officially adopted and agreed upon area of impact boundary is established by Valley County and is set forth on the map titled "City Of McCall Impact Area". The McCall impact area is defined as that unincorporated landmass which lies contiguous to the city of McCall, Idaho, having as its closest boundary to the city, the limits of said city, as they now exist or as they may be altered by future annexation of land to the city of McCall, and having as its outermost boundary a defined line positioned and described in exhibit A.

**7-2-3: CHANGES IN AREA OF IMPACT OUTERMOST BOUNDARIES:**

In the event the city of McCall or Valley County desires to alter the outermost boundaries of the city impact area, or to change the jurisdiction over said area, it shall do so in accordance with Idaho Code 67-6526.

**7-2-4: JURISDICTION AND DEVELOPMENT REVIEW:**

All matters beyond the city limits of McCall within the area of impact concerning zoning and subdivisions shall be under the guidance of the Valley County planning and zoning commission with

the Valley County board of commissioners having final permitting authority. Notice of all developments shall be submitted to the city of McCall for review and comment. Valley County shall take into consideration all comments in relationship to the future land use map so long as responses are received in a timely manner.

**7-2-5: APPLICATION FOR ANNEXATION REQUIREMENT:**

When property located within the McCall impact area is contiguous to the city of McCall and the owner or their agent desires to change the principal land use, the owner must first apply for annexation into the city. A property owner may not purposefully circumvent this requirement by creating a strip of undeveloped land, as determined by the administrator of Valley County. If the annexation is denied, then the owner may proceed with an application to Valley County in accordance with this agreement.

**7-2-6: COMPREHENSIVE PLAN:**

The Valley County comprehensive plan and subsequent amendments thereto as officially adopted by Valley County shall apply within the McCall impact area as set forth in Idaho Code title 67, chapter 65. A specific section describing the uses envisioned in the impact area will be included in the plan and depicted on an attached future land use map.

**7-2-7: ZONING:**

The Valley County land use and development ordinance and subsequent amendments thereto as officially adopted by Valley County shall apply within the McCall impact area as set forth in Idaho Code title 67, chapter 65. All permits within the impact area including, but not necessarily limited to, zone changes, variances, records of survey, conditional use permits, special use permits, and planned unit developments, shall be reviewed by the Valley County Planning and Zoning Commission with final approval authority resting with the Valley County Board of Commissioners.

**7-2-8: SUBDIVISION:**

The Valley County subdivision ordinance and subsequent amendments thereto as officially adopted by Valley County shall apply within the McCall impact area as set forth in Idaho Code title 67, chapter 65. Valley County shall modify their subdivision regulations to accommodate different standards in accordance with the city of McCall upon request and review.

**7-2-9: JOINT REVIEW AND TIME LINES FOR ACTION:**

A. Upon receipt of any development request, permit application or discretionary action submitted to Valley County for developments within the city of McCall area of impact, the county shall deliver a copy of the completed application and supporting documents to the city of McCall at least forty five (45) days prior to any county public hearing or public meeting.

**B. The city of McCall will then have the opportunity to review the application and submit recommendations or opinions. These must be submitted in writing to the Valley County planning and zoning commission on official city letterhead at least seven (7) days prior to the county hearing or meeting date.**

**C. All official communications between the city and county pertaining to a development proposal within the city of McCall impact area shall be in writing. If the city does not provide written comment on any particular proposal, then the note, "No comment from the City of McCall", will be entered into the official public record for the affected project. (Ord. 10-05, 8-23-2010)**

**7-2-10: PUBLIC IMPROVEMENT STANDARDS:**

**All public improvements within the city of McCall impact area should be designed and constructed according to the city standards for future annexation consideration when appropriate. Valley County should consider adopting city of McCall public improvement standards for use within the impact area if changes or annexation are requested. City of McCall water and sewer service may be available subject to city of McCall service extension policies and city code requirements being met. All costs associated with upgrading or extending main lines and/or connecting to city services will be paid by the landowner or developers according to the city code and fee schedule.**

**7-2-11: BUILDING CODES, PERMIT REQUIREMENTS:**

**All building code administration within the McCall impact area will be conducted by Valley County outside of the present city limits.**

**7-2-12: APPROACH PERMITS:**

**Approach permits, when required, shall be obtained from the Valley County road department or the Idaho transportation department prior to construction of project improvements. Permit requirements must be completed prior to recordation of a final plat or final occupancy of a structure.**

**7-2-13: FLOODPLAIN ORDINANCE:**

**The floodplain ordinance adopted by Valley County shall apply within the McCall impact area and shall be administered by Valley County.**

**7-2-14: PUBLIC STREET MAINTENANCE:**

**Maintenance of public streets within the McCall impact area shall be the responsibility of Valley County unless otherwise stipulated by written agreement between the county and city.**

**7-2-15: AMENDMENTS:**

**This agreement shall not be amended, supplanted or repealed except pursuant to the Idaho Code 67-6526.**

**7-2-16: SEVERABILITY:**

Should any section, clause, or provision of this agreement be declared by the courts to be invalid, the same shall not affect the validity of the agreement as a whole or any part thereof, other than the part so declared to be invalid. The provisions of the agreement may be enforced by either the city of McCall or Valley County by virtue of legal action initiated to require specific performance with the terms of this agreement.

**Attachment A – City of McCall Impact Area Boundary**

**NOW, THEREFORE, BE IT ORDAINED AND APPROVED by the Valley County Board of Commissioners, Idaho this 8th day of December, 2025, with an effective date being January 1, 2026.**

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Sherry Maupin, Chairman  
Valley County Board of Commissioners

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Katlin Caldwell  
Valley County Board of Commissioners

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Neal Thompson  
Valley County Board of Commissioners

Attest:

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Douglas A. Miller, Valley County Clerk