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<b>To:</b>	Cynda Herrick	<b>From:</b>	Tamara Thompson
<b>Company:</b>	Valley County - Planning & Zoning	<b>Date:</b>	3/27/2026
<b>Address:</b>	700 South Main Street	<b>Project:</b>	IDFG McCall Office
<b>Phone:</b>	(208) 382 7115	<b>Project #:</b>	PN 126021

Copies:	Date:	Pages:	Description:
3	03-26-2026	5	Conditional Use Permit Application
3	03-26-2026	5	Impact Report
3	03-26-2026	5	Detailed Project Description
3	03-20-2026	3	Detailed Letter form IDFG
1	03-20-2026	1	300 ft Radius Map and Name & Address List
3	03-26-2026	3	Plot plan & lighting Plan ( 8 1/2 x 11 & Full Size)
3	03-26-2026	3	Landscape Plan (8 1/2 x 11 & Full Size)
3	03-26-2026	2	Site Grading Plan (8 1/2 x 11 & Full Size)

*If enclosures are not as noted, kindly notify us immediately.*

**Notes:**

<b>Received By:</b>		<b>Date:</b>	
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# Valley County Planning and Zoning Department

219 N. Main  
PO Box 1350  
Cascade, ID 83611  
www.co.valley.id.us  
cherrick@co.valley.id.us  
208-382-7115



## Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input type="checkbox"/> Check # _____ or <input type="checkbox"/> Cash or <input type="checkbox"/> Card
FILE # <u>26-007</u>		FEE \$ <u>250-</u>
ACCEPTED BY <u>[Signature]</u>		DEPOSIT _____
CROSS REFERENCE FILE(S): _____		DATE <u>3/27/26</u>
PROPOSED USE: _____		

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements.  
A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Applicant's Signature: [Signature] Date: 3/26/2026

### The following must be completed and submitted with the conditional use permit application:

- A **detailed project description** disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- A **plot plan**, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- A **landscaping plan**, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- A **site grading plan** clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- A **lighting plan**.
- Names and addresses of property owners** within 300 feet of the property lines. Information can be obtained through the GIS Portal at [www.co.valley.id.us](http://www.co.valley.id.us). Only one copy of this list is required.
- Three (3) copies** of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.
- A Development Agreement may be required. Possible road mitigation should be discussed with the Valley County Road and Bridge Director **Herrick**, 208-382-7195)  
Kerstin Dettrich

We recommend you review the Valley County Code online at [www.co.valley.id.us](http://www.co.valley.id.us)  
or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.

**CONTACT INFORMATION**

**APPLICANT** Idaho Fish and Wildlife Foundation PHONE 208 343 2648  
Owner  Purchaser  Lessee  Renter

MAILING ADDRESS 600 S Walnut St Boise Idaho ZIP 83712

EMAIL hilarie.engle@idfg.idaho.gov

**PROPERTY OWNER** Brian Glassco

MAILING ADDRESS 3002 N Merlot Place Star ID ZIP 83669

EMAIL \_\_\_\_\_

**AGENT / REPRESENTATIVE** The Land Group, Inc / Tamara Thompson PHONE 208 939 4041

MAILING ADDRESS 462 E Shore Dr Ste 100, Eagle ID ZIP 83616

EMAIL tamara@thelandgroupinc.com

**CONTACT PERSON** (if different from above) \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_ PHONE \_\_\_\_\_

**PROPERTY INFORMATION**

**ADDRESS OF SUBJECT PROPERTY** 13321 HIGHWAY 55, MCCALL ID

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)  
Please see recorded deed

**TAX PARCEL NUMBER(S)** RP 16N03E032536

Quarter \_\_\_\_\_ Section 3 Township 16N Range 3E

1. PROPOSED USE: Residential  Civic or Community  Commercial  Industrial

2. SIZE OF PROPERTY 22.5 Acres  or Square Feet

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:  
Vacant property, no existing structures.

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location: No

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:  
North Vacant property, no structures  
South Residential single family housing  
East Rural Land  
West Irrigated Grazing Land

**APPLICATION DETAILS**

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 32'

7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):

Number of Proposed Structures: 4      Number of Existing Structures: 0

**Proposed Gross Square Feet**

**Existing Gross Square Feet**

1 <sup>st</sup> Floor	<u>21,700</u>	BLDG 1 - Office Building - 11,900 SF	1 <sup>st</sup> Floor	_____
2 <sup>nd</sup> Floor	<u>0</u>	BLDG 2 - Storage & Workshop - 3,088 SF	2 <sup>nd</sup> Floor	_____
		BLDG 3 - Covered Storage 1 - 4,350 SF		
		BLDG 4 - Dorm - 2,300 SF		
Total	<u>21,700</u>	Total proposed Gross Square Feet - 21,638 SF	Total	_____

8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence  Multiple residences on one parcel

8b. TYPE OF STRUCTURE: Stick-built  Manufacture Home  Mobile Home  Tiny Home  Other  **PEMB**

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): 2300

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 0

8d. DENSITY OF DWELLING UNITS PER ACRE: 18 seasonal / 22.5 acres = 0.8 units/acre

9. SITE DESIGN:

Percentage of site devoted to building coverage: 2.2%

Percentage of site devoted to landscaping: 5.5%

Percentage of site devoted to roads or driveways: 16.5% includes parking

Percentage of site devoted to other uses: 75.8%, describe: Natural Open Space

**Total: 100%**

10. PARKING (If applicable):

**Office Use Only**

a. Handicapped spaces proposed: 4

Handicapped spaces required: \_\_\_\_\_

b. Parking spaces proposed: 53

Parking spaces required: \_\_\_\_\_

c. Number of compact spaces proposed: 0

Number of compact spaces allowed: \_\_\_\_\_

d. Restricted parking spaces proposed: 92

e. Are you proposing off-site parking: 0

11. SETBACKS:

	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	Proposed	Required	Proposed	Required
Front	<u>182</u>	_____	<u>121</u>	_____
Rear	<u>240</u>	_____	<u>240</u>	_____
Side	<u>50</u>	_____	<u>50</u>	_____
Side Street	<u>182</u>	_____	<u>121</u>	_____

12. NUMBER OF EXISTING ROADS: 1      Width: 85'

Existing roads will be: Publicly maintained?  Privately Maintained?  or Combination of both?   
 Existing road construction: Gravel  Paved  or Combination of both?

13. NUMBER OF PROPOSED ROADS: 0      Proposed width: \_\_\_\_\_

Proposed roads: Publicly maintained?  Privately Maintained?  or Combination of both?   
 Proposed road construction: Gravel  Paved  or Combination of both?

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes  No
- 
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:  
None existing
- 
16. PROPOSED UTILITIES: Individual septic and well  
 Proposed utility easement widths \_\_\_\_\_ Locations \_\_\_\_\_
17. SEWAGE WASTE DISPOSAL METHOD: Septic  Central Sewage Treatment Facility   
 Name: \_\_\_\_\_
18. POTABLE WATER SOURCE: Public  Water Association  Individua Well:   
 If individual, has a test well been drilled? No Depth \_\_\_\_\_ Flow \_\_\_\_\_ Purity Verified? \_\_\_\_\_  
 Nearest adjacent well property to the north Depth 68 Flow 30
19. DRAINAGE (Proposed method of on-site retention): swales and infiltration basins  
 Any special drains? No (Please attach map)  
 Soil type(s): Donnel sandy loam (35%), melton loam (6%), roseberry coarse sandy loam (59%)  
 (Information can be obtained from the Natural Resource Conservation Service: [websoilsurvey.nrcs.usda.gov](http://websoilsurvey.nrcs.usda.gov))  
 Stormwater Prevention Management Plan will need approval from Valley County Engineer.
20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?  
 (Information can be obtained from the Planning & Zoning Office) Yes  No
21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes  No
21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes  No
23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes  No   
 If yes, explain:  
The site is relatively flat, however, grading is proposed per the grading plan submitted.
- 
- 24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes  No   
 Are you proposing any alterations, improvements, extensions or new construction? Yes  No   
 If yes, explain: \_\_\_\_\_
- 
- 24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.  
 Submit letter from Irrigation District, if applicable. Not in irrigation district nor a subdivision
25. COMPLETE ATTACHED WEED CONTROL AGREEMENT
26. COMPETE ATTACHED IMPACT REPORT



# VALLEY COUNTY WEED CONTROL AGREEMENT

**It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.**

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

Valley County Weed Department can be contacted at 208-382-7199.

By: *Jamara Thompson*  
**Applicant**

By: Valley County Weed Supervisor

Date: 3/26/2026

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

**You may add information to the blanks below or attach additional sheets.**

- ❖ **An impact report shall be required for all proposed Conditional Uses.**
- ❖ **Thoroughly answer all questions. Mark N/A if the question is not applicable to your application.**
- ❖ **The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:**

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

The project will generate modest daily traffic typical of a small government office. Office hours are Monday – Friday 8am – 5pm; closed weekends. Primary trips include staff commuting, public visitors seeking licenses or information, and periodic agency vehicles.

Construction traffic will temporarily increase heavy-vehicle trips for materials and equipment.

Existing roadway width, surfacing, and alignment are adequate for anticipated volumes. After completion, traffic will stabilize at low levels, with minimal pedestrian and bicycle impacts. No significant truck traffic is expected beyond light-duty agency vehicles.

2. Provision for the mitigation of impacts on housing affordability.

The project does not displace existing housing. Permanent employment generated is limited and does not create measurable demand for new housing. The project reduces pressure on local housing by providing seasonal housing onsite with a 2300 SF dormitory and camping facilities provided in phase 2. This will help avoid competition for Valley County's limited rental stock, especially in the summer months. No negative impacts on housing affordability are anticipated.

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

Construction will temporarily generate daytime noise from equipment and vehicle activity. After completion, noise levels will be typical of a standard office use—primarily vehicle arrivals, HVAC equipment, and occasional outdoor maintenance. No nighttime operations are planned. Noise and vibrations will be negligible.

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

The project will incorporate dark-sky compliant lighting and low-glare fixtures. Building materials will be selected to minimize reflective surfaces. Landscape areas will include shade trees to reduce heat and glare. No unusual heat sources are proposed.

5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.

Construction will generate temporary dust, mitigated through water application and best management practices. After completion, emissions will be limited to vehicle exhaust typical of low-intensity office uses and minor dust from unpaved areas. No industrial processes or chemical emissions are proposed.

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

Water demand will be typical of a small office with a small increase for seasonal dormitory and camping: restrooms, break areas, and limited landscaping. Potable water will be supplied by an approved domestic well; wastewater will be treated via a septic system.

The site will be designed to maintain existing drainage patterns, avoid wetlands, and prevent runoff impacts. Stormwater will be managed through swales or infiltration basins. No impacts to groundwater or surface water quality are anticipated.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

The use does not involve hazardous materials beyond standard office supplies and small quantities of maintenance products. Fire risk will be mitigated through fire-rated construction, defensible space, fully addressable fire suppression system (NFPA 13), and compliance with fire code. Neighboring uses pose no unusual hazard to the facility.

8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

Site development and building placement have been strategic to require limited vegetation removal for the building pad, parking, and access. Identified wetlands in the southeast corner of the site will be avoided. Much of the site will remain in its natural state. Soil stability is good, and erosion control measures will prevent sedimentation during construction.

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

Temporary erosion control (BMPs, silt fencing, straw wattles) will be used during construction. Disturbed areas will be reseeded with native grasses and shrubs. Permanent landscaping will emphasize drought-tolerant, regionally appropriate species.

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

Preliminary geotechnical review indicates soils suitable for standard foundations, septic installation, and utility construction. The site is relatively flat, with no known instability.

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

Grading will be limited to creating a level building pad and parking area. Seasonal housing areas will require minimal disturbance. Drainage swales will manage stormwater. Fencing and natural vegetation will buffer the site, and open spaces will maintain its natural, rural character. Utilities will be provided by individual septic system and domestic wells.

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

The site and buildings have been strategically designed to minimize visual impacts. The building will be visible from adjacent roads but designed to blend with the natural environment using earth-tone materials and low building height. The building is situated, two times the required setback, 180+ feet from the public right of way, and turned 90 degrees with the narrow part of the building facing the public road. Additionally, vehicular parking is located at the side of the building not between the building and the roadway. Increased setbacks and landscaping will soften views of parking and structures. No significant shadow impacts on neighboring properties are expected.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

The location provides:

- Proximity to wildlife management areas
- Central, convenient access for Valley County residents
- Compatibility with surrounding rural and public-land uses
- Adequate space for employee housing and seasonal facilities
- Suitable topography, public road, and utility access
- The regional office supports public recreation and conservation.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

The project will generate construction jobs, ongoing staff employment, and seasonal positions. Local spending by employees and visitors will support Valley County businesses. While state facilities are tax-exempt, indirect economic benefits are significant.

15. Approximation of costs for additional public services, facilities, and other economic impacts.

The project will not significantly increase demand for schools, law enforcement, or medical services. Road maintenance impacts are minimal due to low traffic volumes. Water and wastewater systems are self-contained (well + septic), reducing public infrastructure burden.

16. State how the proposed development will impact existing developments providing the same or similar products or services.

The project does not compete with private businesses; it indirectly benefits local businesses. It provides government services unique to IDFG, including wildlife management, licensing, and public education. No adverse impacts on similar developments are anticipated.

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

No extraction or processing of natural resources will occur. The office, dormitory, or camping uses do not consume local materials beyond standard construction inputs. No resource depletion impacts are expected.

18. What will be the impacts of a project abandoned at partial completion?

If abandoned mid-construction, the site could present visual and safety concerns. To mitigate this risk, the project will be bonded and managed under state procurement standards ensuring completion.

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

The project includes:

- regional office building (11,900 SF) and associated parking.
- equipment storage
- storage & workshop (3,088 SF)
- 1 covered storage (4,350 SF)
- 32 Open/Covered Spaces
- Future an employee dormitory, (2,300 SF)

- Future Seasonal camping facilities (12 RV sites – No public camping provided)

20. Stages of development in geographic terms and proposed construction time schedule.

Construction is anticipated in two phases lasting up to 12 months, planned to commence late Spring 2027 and be opened to the public by Spring 2028. Seasonal camping improvements may be installed concurrently or as a secondary phase depending on weather and staffing needs. Minor seasonal adjustments may occur due to Valley County weather conditions.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

As a state facility, the building will not be leased or sold on the open market. Employee housing is for IDFG staff, and in the future may include other state agency staff. The use is consistent with surrounding land uses and compatible with the Valley County Comprehensive Plan.



March 26, 2026

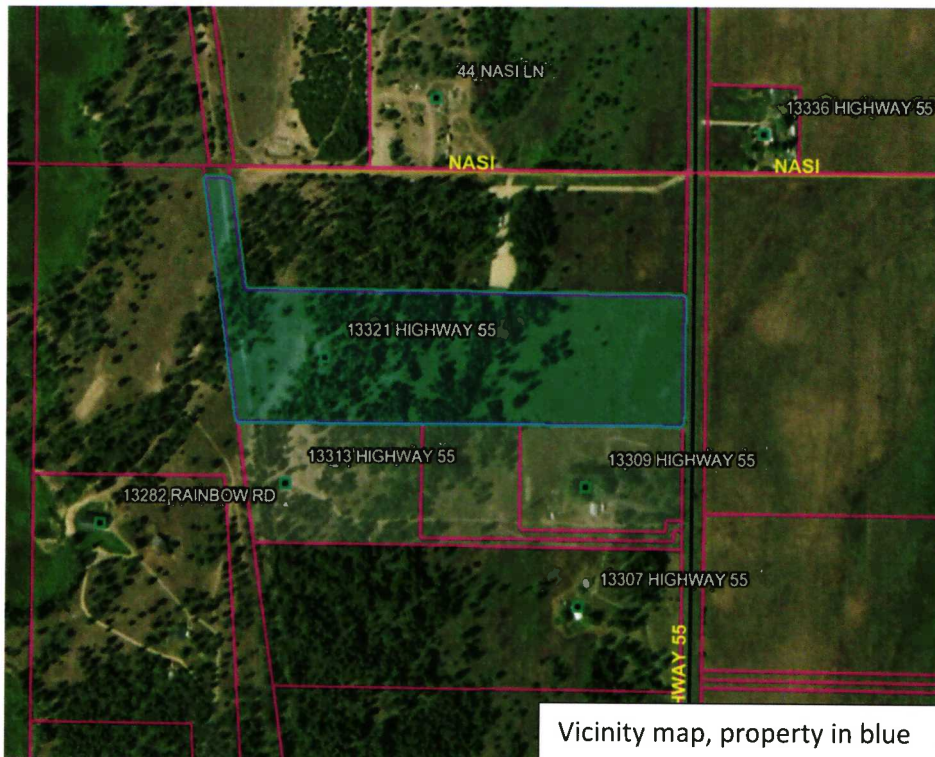
Cynda Herrick, AICP, CFM  
Planning and Zoning Director  
Valley County  
PO Box 1350  
700 South Main Street  
Cascade, ID 83611-1350

RE: Southwest Regional Office – Valley County Idaho Fish and Game  
Conditional Use Permit Application

Dear Ms. Herrick,

We are pleased to submit the attached Conditional Use Permit Application to allow a governmental administrative use plus other accessory uses on the property.

The 22.51-acre property consists of parcel number RP16N03E032536 located at 13321 Highway 55. The property is approximately 2 miles north of Donnelly, Idaho on the west side of Highway 55. The property is not in a City Impact Area.



Vicinity map, property in blue

Idaho Fish and Game (IDFG) currently owns the office building located on Deinhard Lane in McCall but leases the underlying property from the Idaho Department of Lands. They have outgrown the facility in both office space and equipment storage capacity. Expanding on leased land is not a practical long-term

solution, therefore, IDFG is seeking to relocate the existing administrative office to a property better suited to fit the need of their staff, operations and the public they serve.

The proposed Idaho Department of Fish and Game (IDFG) Valley County Regional Office will be developed in two phases to support current operations and future staffing needs. The facility will provide office space, equipment storage, and operational support for IDFG personnel serving Valley County and the surrounding region.

The Hwy 55 location provides:

- Proximity to wildlife management areas
- Central, convenient access for Valley County residents
- Compatibility with surrounding rural and public-land uses
- Adequate space for employee housing and seasonal facilities
- Suitable topography, public road, and utility access
- The regional office supports public recreation and conservation.

### Phase One

Phase One will include construction of the main office building, a storage and workshop building, and a covered equipment storage structure. The site will provide 145 total parking spaces, approximately half of which will be used for departmental vehicles, trailers, boats, and equipment. The primary paved parking lot at the building entrance will provide 53 guest and staff parking spaces, while the remaining spaces will be located within a secure equipment storage yard.

The main office building will be designed in a mountain modern architectural style appropriate to the McCall and Valley County area. The highway-facing façade will incorporate stucco, stone veneer, and metal siding with timber accents. A vertical entry tower element will mark the main entrance and display Idaho Department of Fish and Game signage for visibility from the highway.

Other elevations will utilize durable metal siding with stucco and stone accents for consistency and long-term durability. The roof will consist of metal roofing, and the windows will be an aluminum storefront glazing system.

This building will feature a public-facing front-of-house area designed to serve local community members. Key elements include an administrative check-in and point-of-sale area, a large community conference room for meetings and events, public restrooms, and supporting storage, mechanical, and janitorial spaces.

The storage and workshop building will be constructed as a pre-engineered metal building designed for equipment maintenance and storage. Exterior metal siding and colors will complement the main office building. Large overhead doors will primarily face the interior equipment yard, while the highway-facing elevation will incorporate windows and dormer elements to improve the building's appearance from the roadway.

The covered storage building located along the south property line will consist of concrete masonry block and steel siding and will help screen departmental vehicles and equipment from the adjacent southern property.



Additional covered parking structures will be constructed using pre-engineered steel canopy systems designed to shed snow and water away from the interior equipment yard while protecting vehicles and equipment from weather exposure.

The back-of-house area will support IDFG's year-round operations for both full-time and seasonal staff. This space will include private offices, open work areas, two conference rooms (not open to the public), employee breakroom, restrooms, and a wet lab. The wet lab will have direct access to the public parking lot to accommodate animal testing and drop-offs.

### Phase Two (Future Development)

Phase Two will provide housing for seasonal employees and will include 12 dry RV parking spaces with electrical hookups. A future dormitory building will accommodate up to six occupants and provide shared kitchen, living, restroom, and bathing facilities to support both dorm residents and seasonal staff using the RV spaces.

Together, these improvements will create a functional regional operations facility while maintaining architectural character consistent with the surrounding mountain community.

### Summary

The proposed project includes:

- regional office building (11,900 SF) and associated parking
- equipment storage
- workshop (3,088 SF)
- covered storage (4,350 SF)
- 32 Open/Covered Spaces
- Employee dormitory, (2,300 SF) Phase 2
- Seasonal staff camping facilities (12 RV sites – No public camping provided) Phase 2

At 22.5 acres, the parcel is of sufficient size to support the governmental administration use and equipment storage provided in phase 1 and private camping facilities, and accessory dwelling units provided in phase 2.

The site and buildings have been strategically designed to minimize visual impacts. The administration building will be visible from adjacent roads but designed to blend with the natural environment using earth-tone materials and low building height. The building is situated, almost two times the required setback, 180 feet from the public right of way, and turned 90 degrees with the narrow part of the building facing the public road. Additionally, vehicular parking is located at the side of the building not between the building and the roadway. Increased setbacks and landscaping will soften views of parking and structures.

The equipment storage area is within a fenced and gated area. It will include a gravel parking area that will be shielded from view from the east and south by the storage and workshop buildings.

The site will be fenced: 6' open-style metal fencing along Highway 55 and customer side (east and north); 6' chain link along west and south sides.

The site will be accessed via an ITD permitted access to Hwy 55. Access has been strategically located to avoid the wetlands at the southern portion of the site. The project will generate modest daily traffic typical of a small government office. Primary trips include staff commuting, public visitors seeking licenses or information, and periodic agency vehicles.

The administrative offices will be open Monday through Friday 8am – 5pm and closed on the weekends.

The IDFG administrative office in McCall employs 18 year-round employees, along with up to 20 seasonal employees throughout the year. The proposed plan includes limited housing for temporary seasonal staff in phase 2. These employees typically work in the area for only a few months, making it difficult to find adequate housing in Valley County. The cost and availability of housing have become significant recruitment challenges, directly affecting the ability to fill these positions. Providing temporary housing will help attract qualified seasonal personnel in addition to reducing the pressure on local housing. Providing onsite options will help avoid competition for Valley County's limited rental stock, especially in the summer months.

Water demand will be typical of a small office with a small increase for seasonal dormitory and camping: restrooms, break areas, and limited landscaping. Potable water will be supplied by an approved domestic well; wastewater will be treated via a septic system.

The site will be designed to maintain existing drainage patterns, avoid wetlands, and prevent runoff impacts. Stormwater will be managed through swales or infiltration basins. No impacts to groundwater or surface water quality are anticipated.

Site development and building placement have been strategic to require limited vegetation removal for the building pad, parking, and access. Much of the site will remain in its natural state. Soil stability is good, and erosion control measures will prevent sedimentation during construction. Disturbed areas will be reseeded with native grasses and shrubs. Permanent landscaping will emphasize drought-tolerant, regionally appropriate species.

The use does not involve hazardous materials beyond standard office supplies and small quantities of maintenance products. Fire risk will be mitigated through fire-rated construction, defensible space, fully addressable fire suppression system (NFPA 13), and compliance with fire code.

The project will incorporate dark-sky compliant lighting and low-glare fixtures. Building materials will be selected to minimize reflective surfaces. Landscape areas will include shade trees to reduce heat and glare. No unusual heat sources are proposed.

There is a relatively small area of wetlands as shown on the US National Wetlands Inventory in the southeast corner of the property that the site plan avoids. Per the US Fish and Wildlife Service, these wetlands "were photo interpreted using 1:58,000 scale, color infrared imagery from 1981."

There are no identified floodplain or flood elevations on the property.

Construction will temporarily generate daytime noise from equipment and vehicle activity. After completion, noise levels will be typical of a standard office use—primarily vehicle arrivals, HVAC

equipment, and occasional outdoor maintenance. No nighttime operations are planned. Noise, dust, emissions and vibrations will be negligible.

Construction is anticipated in two phases, with the first phase lasting up to 12 months. Construction is planned to commence late Spring 2027 and be opened to the public by Spring 2028. Seasonal camping improvements may be installed concurrently or as a secondary phase depending on weather and staffing needs. Minor seasonal adjustments may occur due to Valley County weather conditions.

The use is consistent with surrounding land uses and compatible with the Valley County Comprehensive Plan.

Thank you in advance for your time and consideration. Please feel free to contact me if there is any additional information, we can provide to assist you in processing our application.

Sincerely,

A handwritten signature in black ink that reads "Tamara Thompson". The signature is fluid and cursive, with the first name "Tamara" being larger and more prominent than the last name "Thompson".

Tamara Thompson  
Director of Client Services



**IDAHO DEPARTMENT OF FISH AND GAME**

SOUTHWEST REGION  
15950 North Gate Boulevard  
Nampa, Idaho 83687

Brad Little / Governor  
Jim Fredericks / Director

Valley County Planning and Zoning Commission  
700 South Main Street  
PO Box 1350  
Cascade, ID 83611

03/20/2026

Dear Commissioners,

On behalf of Idaho Department of Fish and Game (IDFG), I am writing to provide information regarding our proposed relocation of the McCall administrative office and to respectfully request your consideration and support.

The IDFG administrative office in McCall currently houses 18 year-round employees, along with up to 20 seasonal employees throughout the year. These staff members perform essential functions in support of IDFG's mission to preserve, protect, perpetuate, and manage Idaho's fish and wildlife resources. Of the 18 permanent employees, seven are state-certified Peace Officers who not only enforce hunting, fishing, and trapping regulations, but also significantly contribute to the operational capacity and emergency response efforts of local law enforcement agencies.

The McCall office serves residents and visitors from throughout the region, including the communities of Council, Riggins, Smith's Ferry, and New Meadows. A centrally located and accessible office is essential, as members of the public are required to appear in person for numerous services. These include mandatory check-ins of harvested game species (approximately 250 animals annually), disease sampling, licensing transactions, and tag and permit exchanges. Valley County is a major hub for outdoor recreation, attracting hunters, anglers, and trappers from across the country and around the world. Currently, the McCall office processes nearly \$500,000 in license and permit sales each year and provides critical support to the region's outfitting industry. Results from a 2011 economic survey indicated that anglers alone made 153,265 trips to Valley County waters and spent \$35,511,753 on fishing related expenses in the county, ranking Valley County as number 4 out of 44 counties for angler spending statewide. It is believed that these numbers have grown significantly since 2011.

IDFG currently owns the office building located on Deinhard Lane but leases the underlying property from the Idaho Department of Lands. As public demand and the complexity of fish and wildlife management have increased, we have outgrown the facility in both office space and equipment storage capacity. Expanding infrastructure on leased land is not a practical long-term solution. For these reasons, IDFG is seeking to relocate the existing administrative office to a property better suited to the needs of our staff, operations, and the public we serve.

*Keeping Idaho's Wildlife Heritage*

The current office configuration presents operational constraints that affect efficiency, privacy, and workflow. Fisheries, wildlife, and enforcement staff operate within limited shared workspace, which is no longer adequate given the breadth and growth of programs administered from the McCall office. Advancing a plan for a modernized and appropriately sized facility is therefore a high priority.

The proposed parcel, located just north of Donnelly, offers a central and accessible location for individuals seeking to hunt, fish, and trap in the region, as well as for those requiring assistance with wildlife-related matters such as agricultural crop damage. It is important to emphasize that this project represents a relocation of an existing facility, not the addition of a new one. Accordingly, we do not anticipate that this will create any additional residents to the County or add any additional vehicle trips to the area roads beyond what is already generated by our current operations.

The proposed site plan includes limited housing capacity for temporary seasonal staff. These employees typically work in the area for only a few months and often are lower wage earners, making it very difficult for them to find adequate housing in Valley County. The cost and availability of housing have become significant recruitment challenges, directly affecting our ability to fill these positions and thus fulfill core responsibilities and adequately serve the public. Providing temporary housing would help ensure we can continue to attract qualified seasonal personnel.

Additionally, the new facility is planned to include a conference space designed to host public meetings, including future Fish and Game Commission meetings. Hosting Commission meetings locally would bring decision-makers closer to Valley County residents and enhance public access to the governmental process. When not in use for IDFG purposes, this meeting space may also be made available to other community organizations, helping address a recognized need for public meeting facilities in the area.

Relocating the McCall administrative office within Valley County is critical to maintaining effective local management of Idaho's fish and wildlife resources. Providing an adequate work environment and appropriate equipment storage ensures that these public resources continue to be managed by professionals who live and work within the community.

We appreciate your consideration and welcome any questions or discussion regarding this proposal.

Respectfully,



Josh Royse  
Regional Supervisor, Southwest Region  
Idaho Department of Fish and Game



















# 300 Radius Map

Idaho Fish and Wildlife Foundation



IDFG

300' Property Owner List

Parcel	Primary Owner	Property Address	Subdivision	Owner Address	Owner City
RP16N03E033024	IDAHO RURAL DEVELOPMENT LLC		NRLY PORTION AMENDED TAX NO. 11 IN GOV'T. LOT 4 S3 T16N R3E	PO BOX 794 DONNELLY ID 83615	DONNELLY
RP16N03E033595	LAMM JOHN B	13282 RAINBOW RD	TAX NO. 47 IN GOV'T. LOT 4 AND IN SW4 NW4 S3 T16N R3E	13282 RAINBOW RD MCCALL ID 83638	MCCALL
RP006800000010	ALVAREZ ALICIA M	13309 HIGHWAY 55	POST RANCHES SUBDIVISION LOT 1	13309 HIGHWAY 55 MCCALL ID 83638	MCCALL
RP16N03E032405	BEZATES INDUSTRIAL DEVELOPMENT LLC		TAX NO. 28 IN GOV'T. LOTS 3&4 S3 T16N R3E	2289 SW 2ND AVE FRUITLAND ID 83619	FRUITLAND
RP17N03E345565	MCCALL INVESTMENTS LLC		W/2 SW4, LYING W. OF R/R S34 T17N R3E	2774 N LAKEHARBOR LN BOISE ID 83703	BOISE
RP006800000030	POST SEAN		POST RANCHES SUBDIVISION LOT 3	PO BOX 286 DONNELLY ID 83615	DONNELLY
RP16N03E030004	MF LAND & LIVESTOCK LLC		GOV'T. LOTS 1 & 2 LESS STATE HIWAY R-O-W S3 T16N R3E	1056 W NEWFIELD DR EAGLE ID 83616	EAGLE
RP16N03E032536	GLASSCO BRIAN F	13321 HIGHWAY 55	TAX NO.'S 29, 38 & 43 IN GOV'T LOTS 3 & 4; S3 T16N R3E	3002 N MERLOT PLACE STAR ID 83669	STAR
RP17N03E345407	SWAIN CLINTON T	13381 SHIMMERING COVE LN	W/2 SW4, LYING EAST OF R/R S34 T17N R3E	13381 SHIMMERING COVE LN MCCALL ID 83638	MCCALL
RP006800000020	POST SEAN		POST RANCHES SUBDIVISION LOT 2	PO BOX 286 DONNELLY ID 83615	DONNELLY
RP17N03E345560	SWAIN CLINTON T		TAX NO. 5 IN W/2 SW4 S34 T17N R3E	13381 SHIMMERING COVE LN MCCALL ID 83638	MCCALL
RP16N03E033154	LAMM JOHN BARRETT		TAX NO 51 IN GOV'T. LOT 4 AND IN SW NW AND NW SW S3 T16N R3	13282 RAINBOW RD MCCALL ID 83638	MCCALL
RP17N03EIDAHIWY					
RP16N03EIDAHIWY					