

To: McCall City Council and Valley County Board of Commissioners

From: Michelle Groenevelt AICP, Community & Economic Development Director;  
Cynda Herrick, AICP, CFM Valley County Planning and Zoning Administrator and  
Floodplain Coordinator

Date: November 5, 2020

Re: Joint City Council and Board of Commissioner special meeting November 10, 2020

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The City of McCall and Valley County both adopted the McCall Area Comprehensive Plan (2018). The Comprehensive Plan serves as the community vision and guides policy, projects, programs and codes. The McCall Area Comprehensive applies to the city limits and the McCall Impact Area (Valley County.) The McCall Area Planning and Zoning Commission members are appointed by the McCall City Council (4 members), and Valley County Board of Commissioners (3 members.) For major land use decisions, this planning and zoning commission makes recommendations to the respective governing boards depending if the project is located in the city limits or in the impact area.

### **McCall Area Comprehensive plan**

For the purpose of the special meeting, the following relevant McCall Area Comprehensive Plan references for the area around the Payette Lake are provided here:

Protect and preserve McCall's crown jewel, Payette Lake, water and air resources, natural areas, and the scenic beauty of the region.

Enhance and protect public access to nature, including Payette Lake and River, the downtown waterfront, parks, and green space.

Access to natural-based amenities and an abundance of recreational opportunities were ranked second and third in the top reported values for McCall. These features are part of what make McCall a thriving destination for visitors and place to live for residents. Although recreation activities and access to Payette Lake and River should be maintained, residents also value environmental protection. The community embraces environmental sustainability by managing its impact on the environment, including water and air quality, wildlife, soundscape, the natural landscape, and trees. The saying used by one resident to illustrate this point was, "Don't kill the goose that laid the golden egg."

#### **Policy 4.4**

Continue to protect the surrounding natural landscape and the edges of the City by using a variety of techniques such as requiring clustering, creating conservation easements, or purchasing private property.

Goal 1: Preserve, enhance, and celebrate Payette Lake and surrounding adjacent property as the "crown jewel."

### Policy 1.1

Work with governmental and community partners to coordinate the management of Payette Lake.

Actively pursue partnership opportunities with the Valley County, U.S. Forest Service, Department of Lands, Army Corp of Engineers and other stakeholders to help facilitate effective management of Payette Lake.

Encourage voluntary land preservation and provide incentives for the dedication of land to the Payette Land Trust.

In collaboration with Valley County, Idaho Department of Lands, U.S. Forest Services, and other agencies, develop an updated and expanded comprehensive Lake Management Plan.

Conduct a feasibility study of turning lake front properties into public spaces and lake access.

## **2018 Valley County Comprehensive Plan**

(Excerpts by Cynda Herrick, AICP, CFM, VC P&Z: 11/10/2020)

### (Introduction III)

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.

### (IV Scope)

This Plan applies to private lands and uses, and to some public lands and uses, within the unincorporated portion of Valley County; but does not apply to those lands addressed in specific City Area of Impact Agreements.

Typical tone of Plan is to...

(CH 1, GI) Accommodate growth and development while protecting quality of life within Valley County. The desire would be to (CH1, G II) retain the rural/small town character enjoyed by residents and visitors in Valley County. This must be done while (CH 3, G I) protecting individual private rights while considering community rights.

(CH 4) Natural Resources discusses the (3) overall water quality in Valley County, Lake Cascade and Payette Lake 'which' has been found to be declining. Since declining water quality in Lake Cascade and Payette Lake have caused particular concern, some water quality practices have been implemented in order to make improvements. 4 The North Fork of the Payette River and its tributaries runs through Long Valley. It is no longer natural and has significantly changed in the last century. 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. Goals address water quality preservation of natural resources from wildfire, protection of fish and wildlife, timber harvesting/mining, etc.

(CH 4, G VII) seeks, to ensure impacts of various uses on state land do not overload Valley County infrastructure by the following... (Objectives)

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.

(CH 9) Economic Development. 1 The economy of Valley County has been 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.

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. The timber industry has always been crucial to the economy in Valley County.

2 Recreation has become more influential to the local economy. Retail and services are now the top employment category, with government second, and construction third. Wages remain generally low in the retail and services sector. Approximately 23% of jobs are recreation related.

(CH 9, GI) The desire is to promote and encourage activities which will maintain a strong diversified economy. (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.

(CH 10) Recreation and Open Space. 1 Valley County is considered a recreation paradise. It is ideally suited for nearly every form of outdoor activity. 2 Eighty-eight percent of Valley County is contained in portions of three different National Forests: the Boise, Payette, and Salmon/Challis. Just over three percent of Valley County is owned by the State of Idaho. 3 Hiking, backpacking, mountain biking, Nordic skiing, whitewater rafting/kayaking, [camping], 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. We need (CH 10, GI) to promote and support a viable recreation and tourism program that is in harmony with the Land Use section of this plan, (4) protecting access to public lands; and, (CH 10, GIII) to

promote and support acquisition and protection of our trail systems and recreation sites, by...

- (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.

(CH 13) Land Use. Valley County has four Land Use Designations: Rural, Cities/Impact Areas, Villages, and Tourist Hubs. The zoning is Multiple Use, Performance Based Zoning: the purpose on one land use classification is to grant landowners maximum flexibility in using and developing their properties. Decisions are based upon compatibility. This concept is unlike traditional zoning ...

