

Valley County Planning and Zoning Commission

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Ken Roberts, Chairman
Carrie Potter, Vice-Chair

Brad Mabe, Commissioner
Ben Oyarzo, Commissioner
Heidi Schneider, Commissioner

MINUTES

Valley County Planning and Zoning Commission
October 23, 2025
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 4:00 p.m.

A. OPEN: Meeting called to order at 4:00 p.m. by Chairman Roberts. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Brad Mabe	Present
PZ Commissioner – Ben Oyarzo:	Present
PZ Commissioner – Carrie Potter:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Heidi Schneider:	Present
PZ Planner II – Lori Hunter:	Present

B. NEW BUSINESS:

1. Revisions to Valley County Comprehensive Plan and Valley County Code:

The Comprehensive Plan was last revised on November 26, 2018. The proposed revisions include updated information on various statistics, agencies, and other changes. These changes include updated future land use maps and Impact Area Maps. The Comprehensive Plan presents historical background and an analysis of current situations.

Proposed changes to Valley County Code include, but are not limited to the following:

- Upgraded standards to protect water quality.
- Application of Valley County Code to all areas of unincorporated Valley County; a rezone of all lands in the previous McCall Impact Area to Multiple Use (MU).
- Driveway standards for Fire Code.
- Updates to Wildland Urban Interface Codes.
- Updates to Floodplain Codes.

The Commission's decision will be a recommendation to the Board of County Commissioners. This is an Action Item.

Chairman Roberts introduced the item and gave a short explanation of tonight's legislative process for those in the audience (minimum of 22 people in person with additional people listening to the live recording).

Director Herrick presented the staff report, displayed the Valley County GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Comparison of Valley County Impact Report and City of McCall's Area of Critical Concern completed by Staff.
- **Exhibit 2** – Comparison of City of McCall Code and Valley County Code by Staff
- **Exhibit 3** – Additional Comments Received by 4:30 p.m. October 21, 2025.
 - These comments included protection of water quality; adding zoning designations instead of a multiple use zone; adding no-wake zones; not requiring turnarounds for driveways; and implementation of Valley Soil and Water Conservation District recommendations.
 - Director Herrick has worked with both Lenard Long of the Valley Soil and Water Conservation District and Friends of Lake Cascade, and Parametrix, the Valley County Engineer, to assist in developing the draft water quality protection ordinance amendments and Riparian Area Overlay.
 - Laurence Huie, S. Samson Trail, October 16, 2025
 - Laura Shealy, 3710 Warren Wagon Road, October 17, 2025
 - Alan Shealy, 3710 Warren Wagon Road, October 19, 2025
 - George Raino, October 20, 2025
 - Eric Young, October 21, 2025
 - William and Marcia Mulder, October 21, 2025
 - Linda Johnson Williams, 3710 Warren Wagon Road, October 20, 2025
 - Dr. Vicki L. Miller, October 21, 2025
- **Exhibit 4** – Email correspondence between Mark Butler, Cynda Herrick, and Lori Clemens regarding the City of Donnelly's Land Use Map and Transportation Map. (October 22, 2025; October 23, 2025)
Recommendations include:
 - Each city's future land use maps should be considered when making decisions (page 95)
 - Under Goal 1 in Transportation add objective of "Consider each communities adopted Master Transportation Plan." (Page 44)
- **Exhibit 5** – Kris Crookham, Boise and Greenwood Drive, McCall, commented in opposition. (October 22, 2025)
- **Exhibit 6** – Dawn Matus, 608 Woodlands Drive, commented in opposition. (October 23, 2025)
- **Exhibit 7** – Richard and Pamela Bush, 995 S. Samson Trail, commented in opposition. (October 23, 2025)
- **Exhibit 8** – Tyler Harris, 940 Sylvan Creek Road, opposes the plan until the County is able to demonstrate effective enforcement of more stringent codes protecting watersheds. (October 23, 2025)

Director Herrick referred to the Staff Comment within the Staff report stating the Commission should also consider modifying the draft ordinance to allow the construction of a pathway from a building site across a vegetative protection area to the adjacent water body.

There was discussion between Commissioners and Staff. The recently updated impact area boundaries in Valley County were modified as follows:

- Ordinance 2025-04 - new Cascade Impact Area boundary recorded May 19, 2025
- Ordinance 2025-05 - new Donnelly Impact Area boundary recorded May 19, 2025
- Ordinance 2025-06 - McCall Impact Area boundaries, adopted to be effective January 1, 2026

The decision to change the impact area boundaries was made by the elected Board of County Commissioners. Tonight, the PZ Commission is considering a County-wide Comprehensive Plan update and ordinance changes.

Chairman Roberts opened the public hearing and asked for comments.

- 1) Ron Nahas, Eagle, owns a home within the recently removed McCall Impact Area. He supports the recommendations made by the Mayor of McCall. An overlay should be created to keep the current designated zoning around McCall. Much of this area has dirt roads, no fire protection, and no city water. The infrastructure does not exist to add higher density than current zoning. The County should take advantage of what McCall has done. He also owns a ranch on Nisula Road, south of Smylie Lane. He is concerned with the impacts of Multiple Use zoning in regard to his ranch. The proposed Comprehensive Plan does not include any vision for how Valley County should look in the future. The Highway 55 Scenic Byway corridor is not addressed. There is no vision for agricultural lands in the County. Multiple Zoning says that an applicant can ask for whatever the applicant wants. The PZ Commission is tasked with deciding if compatible. There is no confidence in what Valley County will look at in the future during this time of high growth pressure. The Commission should pause and consider where growth should occur.
- 2) Delta James, a City of McCall Staff member, spoke on behalf of the Mayor of McCall. Neither the Mayor nor City Council members were able to attend as the McCall City Council is being held tonight. She referred to the table that compared City of McCall Code and Valley County Code (Exhibit 2). For City of McCall Code, an "A" refers to administratively review, not necessarily allowed while "P" means permitted, i.e. allowed. McCall has concerns about the draft's adequacy and long-term effectiveness. The proposal would replace the 2018 McCall Comprehensive Plan which was jointly adopted by McCall and the Board of County Commissioners. That plan was built through years of collaborative input. The draft Comprehensive Plan lacks clear vision, goals, and implementation tools. Multiple Use Zoning encourages sprawl and undermines the goal to maintain the McCall's small-town character. Continued reliance on the conditional use permit system is outdated, producing unpredictable and inconsistent outcomes. The City of McCall supports updates to driveway safety, stormwater management, riparian and wildfire protection, flood control standards, and increased setback from water bodies. The City of McCall recommends that the County keep or integrated the 2018 McCall Area Comprehensive Plan as the long-range plan for the McCall area. The existing McCall Impact Area Code should be applied with a McCall Area overlay. The County should collaboratively rewrite the County's Comprehensive Plan and Code with the cities and the public. Modern planning principles and zoning tools should be used to provide clear, predictable growth and management. McCall urges the County to adopt a plan that reflects community values, embraces proven planning practices, and builds on regional cooperation.
- 3) Roger Bradshaw, 3771 West Mountain Road, opposes the multiple use land designation

and proposed revision to the Comprehensive Plan. Multiple Use sounds flexible and reasonable but in reality, it is vague, open-ended, and potentially destructive to the very character that makes Valley County special. This allows almost any activity without clear limits or predictable guidance. Land use designations are desired to create stability and help citizens, investors, and planners understand what belongs where. Multiple use invites conflicts and erases the boundaries that protect agricultural and scenic lands from incompatible or high-density development. He is opposed to rapid uncontrolled growth. He does not want the Highway 55 Scenic Byway lined with more intrusive commercial buildings, storage facilities and dirt berms that block the view of the mountains. Nor houses and multi-tenant units dominating mountain sides. The County should remove multiple use zoning and create clearly defined areas.

- 4) Judy Anderson, Nisula Road, commends the County for including some of the language and values recommended by Valley Soil and Water Conservation District regarding water. Water needs to play an important role in land use decisions. Good additions were made under Natural Resources Goal 1 to conserve and manage groundwater and surface water to prevent depletion and pollution. The following objectives were well done, except many include “promote” or “encourage”. She question how this will be done. Including water in the decision-making process is critical due to challenges of increasing population, climate change, and decreasing water supply. She supports the addition of drought to the Hazard section. She supports the changes in proposed Ordinance 2025-07 that add additional BMP requirements, a riparian area overlay zone with setbacks, buffer zones, protective vegetation requirements, and a ban on fertilizers near water bodies. She also supports stipulations for stormwater retention and detention basis, swales, and other techniques. However, she would like the following added to the Comprehensive Plan: “Consider septic density studies, especially in areas with vulnerable soils close to water bodies with TMDL listings and that comply with the criteria specified in the IDQ groundwater protection document. Continue the promotion of education on septic maintenance and alternatives to individual septic systems for wastewater management.” She also states that the County needs definitive zoning not multi-use. Agricultural needs definitive zoning and incentives for Agricultural Protection Area designation.
- 5) Pamela Bush, homeowner of 10 acres at 995 S. Samson Trail, concurs with Mr. Bradshaw. The future view of the County should be considered. The commercial businesses and storage units along the approach to McCall are undesirable. She has been fighting the storage unit expansion at S. Samson Trail. She asks that the Commission does not allow the area to continue to worsen.
- 6) Mike Wissenbach, 280 May Road, asked for clarification of the administration of the McCall Impact Area. Chairman Roberts and Director Herrick responded. Applications would be submitted to Valley County. The City of McCall would be able to make recommendations for proposals within the McCall Impact Area. Valley County would administrate the Valley County Comprehensive Plan and Valley County Ordinances within the Impact Areas. Mr. Wissenbach responded that he does not support this change and believes the City of McCall has done a great job. In regard to the entire County, he also concurs with previous comments requesting traditional zoning instead of a multiple use zone. The multiple use is no longer effective as conditions have changed from the past decades. A robust Comprehensive Plan is needed to address these changes.
- 7) Clare Dreyer, 1755 Warren Wagon Road, stated she operates a business on Warren Wagon Road since 2015 and has held a McCall Business License the entire time. In 2022, she was required to submit a conditional use permit application to the City of McCall for her business within the McCall Impact Area. The process took two years and she still has no

conclusive evidence that the conditional use permit approval was ever recorded. During the process, her property and business were compared to McCall's Community Development Director's business which was a conflict of interest. Warren Wagon Road was historically the main route to the Warren and Stibnite areas. The road now accesses many vacation homes. She prefers County control of the McCall Impact Area instead of McCall's for businesses that are within the Impact Area. Valley County has been very responsive. She was required to obtain the conditional use permit shortly after the application rates increased substantially; this also happened to some other people. She had to pay \$3,200 for the CUP fee. Hopefully, the County can serve businesses better.

- 8) Rick Spaeth, Boise, stated his family owns property along Eastside Drive. He is unhappy with the changing character of McCall and the building that is occurring. He has conducted a short-term rental business for twenty years within the McCall Impact Area. He has been told he needs a conditional use permit for a short-term rental for greater than 12 people. He previously submitted an application to the City of McCall but was then told he did not need to since he was in the Impact Area. Director Herrick clarified that short-term rentals in the McCall Impact Area do not currently require permits. The PZ office recently contacted known property owners within the Impact in anticipation that short-term rental permits will be likely needed in 2026 from Valley County. The City of McCall requires short-term rentals to obtain a business license; that process is not valid within the Impact Area.
- 9) Dave Simmonds represented the Board of Directors of the Big Payette Lake Water Quality Council (Council), and listed recommendations (Exhibit 9). The County should codify all recommendations of the Valley Soil and Water Conservation District with regard to water quality and watershed protection. The County should defer to City of McCall officials on land use decisions which may impact its source water quality. The County should consider the 1998 Big Payette Lake Management Plan and Implementation Program, which the County signed, recommended the inclusion of all the State administered lands designated for economic development within the Impact Area. The County should adopt planning criteria and Lake Management Districts and Source Water Protection Districts with elected boards that can review, approve, or disapprove permit applications which impact the water quality within their scope. The County should continue this public hearing and hold evening sessions in each community. Zoning designations should be established. The Comprehensive Plan should include recommendations of the Valley County Waterways Plan to establish a 500-ft no-wake zone and restrict watercraft operation in water less than 20-ft in depth on Payette Lake. These recommendations should be codified by amendments to the Waterways Ordinance.
- 10) Jeanne Carpentier, Pioneer Road, stated that the proposed big changes require more data and a longer process. She would like a professional rewrite versus the proposed update of the Comprehensive Plan. She does not support the multiple use zoning designation and wants clear zoning guidelines.
- 11) Marshall Haynes, 13607 Farm to Market Road, stated his family has also ran a backcountry ranch business for almost 40 year. Much of the Comprehensive Plan seems rushed and without public input. He is opposed to the future land use maps on pages 92 – 94 without further input from the public, land owners, and additional analysis of where development should occur. Development should be concentrated near existing infrastructure and services to avoid sprawl and destruction of valuable agricultural and open lands. He is aware of at least one landowner with a large tract of agricultural land who wishes to keep their land in agricultural but the proposed maps show the land as residential. This puts a target on landowner's back by developers. The proposed maps do not consider riparian watershed corridors but support greater damage to waterways by adding development on

septic systems near waterways. The maps would block historical wildlife travel corridors across the valley floor. The current compatibility matrix is a broken system that is not always impartially applied. More time and input is needed to create a better system of protecting the property rights of current residents. Greater coordination with Idaho Transportation Department is also needed to effectively coordinate growth and safe access onto Highway 55. More time for public engagement and additional data is needed. The Boise State University West Central Mountain Resiliency Assessment will recommend strategies for smart growth that should be included within the Comprehensive Plan.

- 12) John Walker, Executive Director for Quaker Hill Camp and Conference Center at 1440 Warren Wagon Road, stated that the Camp's property is partially within the McCall Impact Area and partially within the City of McCall. The main camp buildings are within the County; the undeveloped, forested area is within the city limits. There continues to be confusion as to who to contact, for example, Valley County Sheriff or McCall City Police.
- 13) John Lillehaug, 1303 Ponderosa Street, McCall, represented the Valley County Fire Working Group as legislative chairman. Changes in Valley County Code were recommended (**Exhibit 10**). He likes the change to driveway requirements for all-weather surface in Title 6 Building Code and would like the wording changed from "should" to "shall". Title 6 should also include a fire-resistant roof definition. He also commented on Title 10 Subdivision Regulations and Wildlife Urban Interface (WUI) Protection Plan. The definition of Fuel Break should be modified to include utilizing topography. The reference to West Central RC&D should be removed as group no longer exists. The definition of Wildfire should be modified. Definitions should be changed to match the National Wildfire Coordinating Group (NWCG) definitions. Valley County Code 10-7-3 should use the *current* International Fire Code adopted by Valley County, instead of a specific date. The Code currently references 2006 International Fire Code. VCC 10-7-4 Submission Requirements should add SITPA and respective Fire Districts to agencies that the WUI Plan should be submitted to for comments. Mr. Lillehaug appreciates that previous comments by the Fire Working Group have been added to the draft Comprehensive Plan.
- 14) Les Roberts, 300 Krahn Lane, was unclear about code changes and impacts to his property. His property is currently zoned "community commercial". Director Herrick stated his current approval will stand with the change to "multiple use". Chairman Roberts suggested that Mr. Roberts contact PZ Staff for specific site questions.
- 15) Peggy McMillian, 13607 Farm to Market Road, was asked by her neighbor Vicki Miller to read part of the letter previously submitted. Vicki Miller objects to the proposed changes that would move away from the County's longstanding protections of productive farmland to elements that favor residential development. The County would be better served by taking additional time to seek agricultural producers' input. Agricultural lands are important in their own rights but also an important component of the County's tourism and outdoor recreation economy. The Miller family owns 320 acres west of Farm to Market that straddle Spink Lane. The irrigated pastureland supports 200+ head of cattle yearly. She would like the family land designated as agricultural on the proposed land use maps, not residential. The land also supports the County's objectives for rural character, open space, and wildlife. Elk and deer are more likely to damage agricultural lands that remain only in pocket parcels. The Comprehensive Plan should include an objective of discouraging residential development that is distant from city infrastructure and services. The more remote locations are more likely to impact agricultural lands due to increased traffic and greater presence of people. She does not want to see leapfrog development continue. More needs to be done for agricultural land protection beyond vague planning and aspirations.

5:23 p.m.

Chairman Roberts closed the public hearing. The Commission deliberated.

Commissioner Mabe stated that the Commissioners have received many comments about the McCall Impact Area; he had hoped to get more feedback from other areas of Valley County, particularly Round Valley, Cascade, or Yellow Pine. The main item of concern is that the Comprehensive Plan does not give a clear vision of what they believe the County will look like in five or ten years. There are concerns about sprawl, growth, multiple use zone versus planned growth, and water quality. Many have requested the time be extended for review of the Comprehensive Plan. Commissioner Mabe stated he looks at the Comprehensive Plan as a living document that will change and be revised regularly. The current version is several years old. A revised plan needs to be in place so the County and PZ Commission can operate and have guidelines for changes to Valley County Code. Much of the feedback is because the revision is also being combined with a significant change to the McCall Area of Impact. The current draft may not be the perfect vision of a plan; the vision will change as the community changes. Commissioner Mabe does not believe there were a lot of new items or concerns presented that the Commission has not yet considered. The Fire Working Group gave clear and actionable feedback. He also appreciates the comments regarding the Boise State University (BSU) Resilience Plan. Commissioner Mabe stated that there were no issues that would stop him from approving the drafts. However, the County certainly does need to continue getting public input from people throughout the County.

Commissioner Potter stated the Commission has been transparent in the process of reviewing the Comprehensive Plan. There have been multiple workshops, agency reviews, and many hours reviewing the Plan over the past two years. Public input has been taken into account. In reference to the City of McCall' comments, the proposal includes strengthened environmental protections such as shoreline and water quality protections. The multiple use zoning does not mean unrestricted development, but the continued use of conditional use permits by the Commission. Commissioner Potter believes this process provides a clear pathway for managing growth without governmental overreach. The Commission is protecting private property rights of both current and future property owners.

Commissioner Schneider wants the public to understand that the Comprehensive Plan is a guiding document; it is not where rules are stated. The Comprehensive Plan is used to establish rules and ordinances.

Chairman Roberts stated that some significant issues were raised by the public. There were a couple mentions of some of the new fire regulations and building codes for homes being problematic for some areas. He counted about four individuals who spoke this evening that were not part of the McCall Impact Area. He drew attention to the comments from Mr. Simmonds regarding the Payette Lakes Water Quality Management Plan that is codified in Idaho Statute; the Commission must be careful not to undermine Idaho law. The comments from the Valley County Wildfire Working Group are good suggestions that probably need to be included. There has been a lot of opposition about the multiple use zoning used by Valley County, both here and during previous public hearings. There have also been multiple comments regarding the speed and rushing of a decision. Chairman Roberts understands that it is a guiding, living document; however, the Commission should make sure that it represents the will of the community at the time. He does not believe the draft Comprehensive Plan is quite there yet. The BSU Resiliency Plan has good intent. That group recently met and will meet again next week. The recommendations of the Resiliency Plan would significantly impact the Comprehensive Plan. Chairman Roberts stated that the revision has been advertised significantly; there have been multiple work sessions. The Comprehensive Plan is a work in

progress and will never be perfect; however, he is not sure if it is ready to go to the Board of County Commissioners.

Chairman Roberts asked Director Herrick how the proposed changes recommended by the Fire Working Group would be incorporated. Director Herrick reviewed **Exhibit 10** and responded that the recommendations would primarily affect Valley County Code Title 10 Chapter 7. These include changes to definitions for “fuel breaks”, “wildland urban interface area”, and “wildfire”. The Fire Working Group also recommended automatically updating the International Fire Code reference in Valley County Code as it currently references the 2006 International Fire Code. However, Director Herrick cautioned that Valley County should continue to review any changes prior to approval and implementation in Valley County.

The Commission and Staff also discussed the Quaker Hill Camp issue mentioned during public testimony. Part of the Camp is within the City of McCall and part is inside the McCall Impact Area. The property owner could apply for annexation into City of McCall or for de-annexation.

Commissioners and Staff discussed short-term rentals (STR) within the McCall Impact Area. Valley County cannot issue a STR permit or accept a conditional use permit application within the Impact Area until the proposed ordinance is effective. The City of McCall regulates STRs with a business license; this license is not applicable for the McCall Impact Area. An STR currently in the McCall Impact Area is not a permitted business and will need to obtain either an STR permit or a conditional use permit to come into compliance and continue operation. PZ Staff will work with people to make this happen; the Board of County Commissioners will be able to create a timeline for compliance. Existing permitted businesses in the Impact Area will remain permitted businesses.

The staff report included the addition of allowing a 5-ft pathway in the shoreline zone, inclusion of transportation plans, and the consideration of the future land use maps of each of the cities. The Board of County Commissioners will also be able to make changes to the Comprehensive Plan and proposed ordinance.

Commissioner Schneider asked about the Fire Working Group’s recommendation to have the WUI plans reviewed by multiple agencies. Director Herrick stated that SITPA and fire districts are sent notice of proposed subdivisions. Commissioner Schneider does not want to give approval or deny authority to multiple parties. The process should be streamlined by having Mara Hlawatschek, Fire Mitigation Program Director, review the WUI plans.

There was further discussion on the Fire Working Group’s recommendations. Staff believed the request included adding the State of Idaho’s definition of fire-resistant roofs to Valley County Code Title 6. In addition, “should” was changed to “shall” as requested. The requirement to have the respective fire districts approve driveways 150-ft or longer was discussed. If a lot was unable to meet the requirements, then the property owners would go to the Board of County Commissioners for approval of a variance. The driveway needs to be able to support a fire truck and provide a turn-around. An appeal of the fire department’s decision would be to the Board of County Commissioners, as Title 6 is not under the purview of the PZ Commission. There was further discussion. The Commission can make a recommendation to direct Staff to clarify requirements prior to review by Board.

There was discussion regarding the proposed Future Land Use Maps. These show general locations, not hard delineations. Part of Vicki Miller’s property is shown as residential and part as agricultural. Commissioner Mabe stated he would be happy to change the map as requested for this specific site. Commissioner Schneider and Commissioner Potter stated that the map is not a zoning map. Commissioner Mabe stated that specific feedback was received for a

specific site. Director Herrick stated that the change could be made; Vicki Miller could also request an Agricultural Protection Area designation for her land to prevent development.

Commissioner Potter moved to recommend approval of the revised Comprehensive Plan and Ordinance with the identified changes to the Board of County Commissioners. Commissioner Mabe seconded the motion. There was further discussion on the motion.

Chairman Roberts was not supportive. The Multiple Use zone in Valley County started in the 1970's. It has been effective but has now outlived its useful life. The community is changing and there is greater pressure placed on certain industries in this County. The leapfrog development will have detrimental impacts. More vision and foresight in planning for 10 or 30 years from now is needed in Valley County

Commissioner Mabe, Commissioner Potter, and Commissioner Schneider voted in favor of the motion. Commission Oyarzo and Chairman Roberts voted in opposition. The motion passed. This is a recommendation to the Board of County Commissioners. The Board will also hold a public hearing and take additional testimony.

Chairman Roberts adjourned the meeting at 6:00 p.m.