

MIA Fw: AOI changes UNACCEPTABLE

From: David Richmond [REDACTED]

Sent: Wednesday, July 16, 2025 3:01 PM

To: Valley County Commissioners <commissioners@valleycountyid.gov>

Subject: AOI changes UNACCEPTABLE

Dear Commissioners,

It is unbelievable that you, as representatives of our county and all our resources in this amazing state would change the AOI so that much protected land would be allowed to be sold to the highest bidder.

You all must have personal reasons for such a crazy plan. I suspect you or friends of you are developers or have other reasons for this kind of change to enrich yourselves at the EXPENSE OF ALL THE REST OF US.

Please DO NOT CHANGE THE CURRENT AOI.

Sincerely,

David and Kathy Richmond

7/17/2025

Title: City of McCall AOI Invasion, from bad to worse

In early July, 2025, there was a discharge of muddy chocolate colored water into Williams Creek and the Payette River. An absolutely apropos event given Valley County (VC) Commissioners now want to take back and have exclusive P&Z administration of this area. For over four decades there have been so many bad days, like this, for Payette River aquatic animals, fishermen and many VC residents. Why?

In 1971, VC Commissioners published, in the Star News, detailed P&Z regulations (Ordinance 1971-2). After 1974, rock quarry activity started in SW McCall, near existing neighborhoods and the Payette River. So, can one request a copy of the required Long Valley Sand and Gravel CUP when VC Commissioners had exclusive P&Z governance over this area? Of course you can, but you won't get one, because it doesn't exist. This is how the area's largest, most polluting, least regulated, heavy industrial district began.

The City of McCall is also culpable. In 1993, long after the McCall AOI was established, a portable asphalt plant was assembled at this industrial site. The Ordinance in force at that time (391), did not list asphalt plants as an allowed special use in the Industrial District chapter. A subsection of this chapter also states:

- A) *No use shall be permitted or authorized to be established or maintained which is or may become:*
2. *Noxious, or cause offensive conditions due to emission of odor, dust, smoke....*

Aren't portable asphalt plants, um, smelly, dusty and smokey by definition? So why did this plant remain and not move on down the road? Clearly, a lack of enforcement.

To button up this mess, in 2006, the City of McCall, with concurrence of VC Commissioners, suspended spacetime and Einstein's theory of relativity and claimed these site operations qualify as conditional uses per the non-conforming land use ordinance (615). Really? How did these administrators miss or not understand the following intent statement found in Chapter 28 of Ordinance 615:

"...there may exist..uses of lands...which were lawful before the effective date of the applicable regulations.."

This is why this site, to this day, does not operate with Conditional Use Permits. To state the obvious, these site operations did not qualify in 2006 and they still do not qualify in 2025.

Let's put this into a bit of modern perspective, water skis on a building are considered a public hazard, yet the emissions (dust, fumes, noise) from this site and large ore trucks hauling mining materials from the Little Ski hill mine, spilling rocks on Boydstun lane and cracking windshields is not?

The past is a clear tell of what the future will likely be, so is exclusive county governance a good thing? No, it is not. Is exclusive county governance under current "mixed use" P&Z regulations without consistent enforcement of a plan any better? Absolutely not. Is joint governance with predictable land use rules better? Possibly, but only if rules are enforced in a timely manner. Clearly, the City of McCall administration of City and AOI lands leaves much to be desired and vast improvements must be made.

In closing, for those of you who continue to support the VC commissioner invasion of the McCall AOI and get your wish, don't forget to order some welcoming mats for more tombstone McMansions, McDonalds, additional storage units and heavy industrial operations coming soon to your neighborhood and nearby.

Eric Young,
McCall, ID

MIA Fw: Please work Jointly and Cooperate

From: Eric Young [REDACTED]

Sent: Thursday, July 17, 2025 9:41:29 PM

To: Valley County Commissioners <commissioners@valleycountyid.gov>; bgiles@mccall.id.us <bgiles@mccall.id.us>; cnielsen@mccall.id.us <cnielsen@mccall.id.us>; lnelson@mccall.id.us <lnelson@mccall.id.us>; jthrower@mccall.id.us <jthrower@mccall.id.us>; mmaciaszek@mccall.id.us <mmaciaszek@mccall.id.us>

Cc: Cynda Herrick <cherrick@valleycountyid.gov>; mgroenevelt@mccall.id.us <mgroenevelt@mccall.id.us>; Meredith Todd <mtodd@mccall.id.us>

Subject: Please work Jointly and Cooperate

Dear Valley County Commissioners and McCall City Council Members -

My neighborhood has many amazing Lake Wobegon children. For them, and the many happy children I help load on the LSH T-bar, and their possible children, children's, children, please bury the hatchets. Reach out and find ways to jointly work together to protect VC and help improve the likelihood those children are able to and want to remain in this wonderful place we call home.

Attached is an OpEd of what hasn't worked. I'm sure there are other examples in VC. Hopefully this opinion piece will encourage reflection and improvements to the City of McCall and surrounding area P&Z governance model.

Sincerely,
Eric Young
McCall, ID

MIA Fw: McCall AOI

From: Phil Tate <Phil.Tate@pelcosolutions.com>

Sent: Friday, July 18, 2025 8:49 AM

To: Valley County Commissioners <commissioners@valleycountyid.gov>

Subject: McCall AOI

Dear County Commissioners,

I am opposed to the proposal to reduce the McCall area of impact.

I am the owner and resident of 2010 Shady Lane Loop and 990 Sylvan Creek in McCall. The proposal to reduce the AOI would have serious consequences for those residents that live in the current McCall AOI. It would leave this area vulnerable to less stringent zoning laws and environmental regulations. This would jeopardize water quality in Payette Lake which is the primary source of drinking water for the City of McCall. It would potentially reduce property values by encouraging haphazard growth (more limited zoning or no zoning regulations under the county).

McCall and the surrounding area are going through tremendous growth. Now is not the time to make it easier for anyone to build whatever they want wherever they want. We need good meaningful land use planning. The City of McCall should work with Valley County to make sure that growth going forward is thoughtful and well planned.

Phil Tate

Phil Tate

General Manager | PedSafety

Email Phil.Tate@pelcosolutions.com

Office 208-345-7459, Ext. 8001

www.pelcosolutions.com

450 West McGregor Drive, Boise
ID, 83705, United States

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MIA Fw: AOI changes

From: John McManus [REDACTED]

Sent: Friday, July 18, 2025 12:03 PM

To: Valley County Commissioners <commissioners@valleycountyid.gov>

Subject: AOI changes

Dear Valley Commissioners,

I am a Valley County Resident, living at 1045 Valley Rim Rd in McCall. My home is located in the McCall AOI, and I'm happy that it does. I hope it continues to be, providing the protections that I assumed would protect us when my wife and I bought the house and land 20 years ago. Idaho Code 67-6526 does not require you to reduce the impact area at all. Most of us in the AOI would like it to remain the way it is. We do NOT want to lose the property protections we have. The thought that one of my neighbors could suddenly have a Port-a-potty business or go-cart track in my neighborhood is a frightening prospect. Freedom is knowing that you're protected from other people's irresponsible actions. Please leave the AOI as it is.

Thank you, John (Ted) McManus

MIA Fw: Area of Impact Public Comment

From: Michelle Blank [REDACTED]

Sent: Friday, July 18, 2025 3:03 PM

To: Valley County Commissioners <commissioners@valleycountyid.gov>

Subject: Area of Impact Public Comment

Dear Valley County Commissioners -

I attended the public hearing on the city of McCall area of impact on July 7 hoping to testify. Unfortunately, I was not able to stay long enough to speak. I committed three hours of time (counting drive time) in hopes of having my voice heard on this issue. As a working mom, this was a huge effort, only to be unable to put my voice on the public record as I had to return to McCall to pick up my children. I heard from many other community members who care about this issue but were unable to attend the hearing in Cascade due to work, or family commitments. I strongly urge you to make it easier for employed people and families to share their voice on the changes to the area of impact by having additional hearings in McCall or in the evening before you make a decision on this issue.

I attended the hearing on July 7th because I am deeply concerned by the proposed drastic reduction to the area of impact. I am worried about the development that will ensure. As some stated during the hearing - the county is long overdue for zoning. Until that happens, the current area of impact is the best protection for property owners. It also is the best bet to protect the character around our town from hodgepodge development.

I am also worried about the environmental impacts wrought by a change to the area of impact, particularly around the lake. The city codes are more protective of Payette Lake. Until Valley County code is updated to protect shoreline and waterways to the same level, city code offers better protection for our city's only drinking source.

Finally, I am deeply concerned about the lack of collaboration with the city by county commissioners on this issue. As national politics devolve into vitriol, I am consistently impressed by the level of communication, collaboration, civility, and responsiveness displayed by our city council and our county commissioners. It makes me proud to live in Valley County. However, on this issue, the county simply does not appear to care about their working relationship with city leaders. A change that reduces the current area of impact by over 90 percent, despite the strong objections of city officials, would severely undermine my trust in county leaders. I understand that there is some disagreement about the interpretation of the state law. This would seem to prove that the law provides space for interpretation, collaboration, and compromise to arrive at an outcome that is supported by the city, the council, and the public. The area of impact has been a beacon of inter-governmental collaboration for decades and it can continue to guide and protect our county for decades to come. Please reconsider your proposal.

Thanks for your time,

Michelle Blank

McCall City Resident

MIA Fw: Area of Impact Question

From: Trevor Hattabaugh [REDACTED]

Sent: Monday, July 21, 2025 10:28 AM

To: Valley County Commissioners <commissioners@valleycountyid.gov>

Subject: Area of Impact Question

Hello Commissioners,

I am inquiring about the shrink of McCall's AOI by 97% that has been quietly proposed. Before looking into this, that figure seemed drastic and puzzling to me. After looking into this, I feel more confused than before. I believe this is nothing more than an overreach and a power grab, and I would appreciate if you could enlighten me on the reasoning that went into this decision. I was unable to attend the single public hearing on this matter, but I believe a move like this deserves more public input.

Thank you,

Trevor Hattabaugh

MIA Fw: Idaho code 67-6526

From: Meg Lojek [REDACTED]

Sent: Monday, July 21, 2025 9:13 PM

To: Valley County Commissioners <commissioners@valleycountyid.gov>

Subject: Idaho code 67-6526

To the Valley County Commissioners: Please read my personal comments before moving forward with AOI decision.

I live in the McCall impact area for 22 years, and am opposed to the Commissioners' proposed plan to shrink it so drastically. 5 short thoughts:

1. If you heard that Valley View wants out of the AOI, please know that Valley View has not taken a vote or asked me or my family to vote and if they did, it would NOT be unanimous, in spite of what one citizen may have told you.
2. Years ago, a neighbor was running a loud and disruptive business out of his home, causing distress to people and pets on our street. Thankfully, because he was breaking zoning, he was asked to relocate, and now runs a successful business at a location that does not bother neighbors. Codes can work well! I do not want to live without this type of protection to my property.
3. I read Idaho law 67-6526 in full. It clearly allows commercial, residential, geographic, transportation, and infrastructure to be considered. Do not tell us you "must" annex within 5 years--that simply isn't true and your constituents are not buying it.
4. The Idaho code also states you can consider "whether adjustments are in the best interest of the citizenry" -- I think the public hearing and written comments and letters to the editor show the citizenry's interests. Let's not ignore them!
5. Please, if any of you have time, can you point me to the "reasoning of the board of commissioners" with application of facts, as called out in section 4j.? I cannot find that documented.

With deep respect for all you do, thank you.

Meg Lojek
1045 Valley Rim Rd
McCall ID 83638

MIA Fw: McCall Area of Impact (AOI) Boundary Comment

From: Terry Bartlett [REDACTED]
Sent: Tuesday, July 22, 2025 1:40 PM
To: Valley County Commissioners <commissioners@valleycountyid.gov>
Subject: McCall Area of Impact (AOI) Boundary Comment

As a 28 year homeowner in Valley County (not within the City of McCall) I am "not" in favor of the County changing the McCall Area of Impact (AOI) Boundary.

I urge the Valley County Board of Commissioners Valley County to work with the City of McCall as it has for decades to manage its area of impact with a joint city-county planning and zoning commission.

In other simple terms maintain the current policy.

Best regards,

Terry Bartlett
115 Finn Church Ln.
McCall, ID
[REDACTED]

From: David Simmonds [REDACTED]
Sent: Wednesday, July 23, 2025 8:53 AM
To: Valley County Commissioners <commissioners@valleycountyid.gov>
Subject: City of McCall Area of Impact

Commissioners,

I respectfully request that you adopt the Area of Impact identified and mapped this year by the City of McCall. It conforms to the law, makes sense, helps protect Payette Lake, and will help protect your ability to stay in office should you choose to run for another term. Thank you for your consideration.

David Simmonds
McCall, Idaho
[REDACTED]

MIA Fw: McCall Impact Area

From: Rob Ginkel [REDACTED]
Sent: Wednesday, July 23, 2025 2:28 PM
To: Valley County Commissioners <commissioners@valleycountyid.gov>
Subject: McCall Impact Area

Valley County Commissioners,

We own 2 McCall properties—one inside city limits and one outside. We agree with the City of McCall's responses regarding the subject issue.

The county's proposal of a 97% AOI reduction with insufficient support and analysis appears heavy-handed and inappropriate, with potentially significant adverse consequences for managing McCall's continued future growth. Therefore, we support the City of McCall's position on this issue.

Respectfully,
Robert & Tonia Ginkel

Sent from my iPhone

From: Jeff Fereday [REDACTED]
Sent: Friday, August 8, 2025 1:38 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Comments on Valley County's Ordinance 2025-06, City of McCall Impact Area

Dear Valley County Commissioners:

I co-own, with my siblings, property at 1782 Gladys Lane, McCall, ID 83638, within McCall's area of impact.

In evaluating whether, or how, to amend the City's area of impact, I urge you to take into consideration the interests of McCall and its residents. As a longtime property owner in the area, I rely on sound land use planning to protect the entire community's interests. I am concerned about unplanned growth, too much of which already is having negative effects on Valley County. The City of McCall, in particular, is hampered by burdensome traffic that is in large part due to the lack of planning decades ago. The City also is at risk with regard to its water supply, as pollutants, such as phosphorus, are increasing in Payette Lake.

Under the new statute that you recite in your notice, the County has significant power to ignore a city's needs and plans, and remove any meaningful City input from a development proposal. This is a recipe for trouble in the McCall area in particular, where sensitive issues such as viewsheds, water quality, recreational opportunities, and wildlife corridors are what makes the area attractive and drives its economy.

Removing or severely limiting the City's ability to control growth in areas that almost certainly will be annexed—though perhaps not in “the near future” or “within five years”—may amount to giving a free pass to any development proposal despite the citizens' concerns. I urge the County to adopt an area of impact that allows the City to plan long-term and to maintain development control over a reasonable area of impact. This is a time for balancing a city's legitimate future needs and plans against fast-track development. Please extend deference to the City's needs and goals.

Jeff Fereday
August 8, 2025

Proposed Ordinance No. 2025-06

From: Kay Hummel [REDACTED]

Sent: Thursday, August 14, 2025 2:09 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Subject: Proposed Ordinance No. 2025-06

Dear Zoning Director & Valley County Commissioners,

I believe this proposal misunderstands many parts of Idaho Code concerning areas of impact.

The definition of "near future" is only the next 5 years. Most cities use AOI that are at least 10 years out.

Throughout Idaho, many towns also have AOIs zoneees that are fairly large. This provides important protection for steering growth, not stopping it.

I would advocate for the current McCall city AOI lines. My family has land ownerships both in the City limits and in the AOI. It is not wise to lessen it, as would occur under this proposal.

Thank you,

Kay Hummel
420 E Crestline Drive
Boise, Id 83702

MIA Fw: Review of proposed AOI by Valley County

From: Laura Shealy [REDACTED]

Sent: Tuesday, July 22, 2025 9:11 AM

To: Sherry Maupin <smaupin@valleycountyid.gov>; Neal Thompson <nthompson@valleycountyid.gov>; Katlin Caldwell <kcaldwell@valleycountyid.gov>

Subject: Review of proposed AOI by Valley County

Dear Commissioner Maupin, Thompson and Caldwell,

I am writing as a property owner on Payette Lake as well as a member of the WAG and Big Payette Lake Water Quality Council. I understand there will be a final decision on the new AOI boundaries next week. Here are my concerns:

Is Valley County prepared to accommodate all land development applications outside the AOI while protecting the water quality of Payette Lake?

Why would Valley County want to change the current AOI that includes land around the perimeter of the lake when the city of McCall has effectively managed the P & Z of this area for decades?

Does Valley County have a long range plan in place to protect the watershed of Payette Lake that provides drinking water for the city of McCall? (Source water protection)

Does the County have in place a near shore environs protection for Payette Lake in place? What is the plan?

Finally, what is the rush? Why not take more time to establish a well thought out plan?

Thank you for your consideration,

Laura Shealy

From: Lea Albright [REDACTED]
Sent: Sunday, August 24, 2025 8:58 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Area of impact comment

Lea' Albright

3731 w Mountain Road
McCall, ID, 83638

8/23/2025

Cynda Herrick and Valley County Commissioners

Dear Commissioners,

I am writing to strongly oppose the proposal to reduce the City of McCall's Area of Impact, particularly as it relates to West Mountain Road and the loss of Scenic Byway corridors.

The McCall Area of Impact was established to ensure thoughtful growth management, protect natural resources, and maintain the character of our community. Reducing it now, when growth pressures are higher than ever, undermines these goals and risks harming both residents and visitors who value McCall's unique environment.

Specifically, my property and daily life will be directly affected by the loss of oversight along West Mountain Road. This corridor is not only my home but also part of a designated Scenic Byway, which should be preserved for its environmental, recreational, and economic importance. Weakening protections in this area could lead to unsightly development, degraded viewsheds, increased traffic hazards, and a diminished visitor experience. These changes would not only affect my quality of life, but also reduce the long-term value of the community's greatest assets—its natural beauty and sense of place. May I instead suggest lengthening the scenic byway on West Mountain to extend South which would preserve even more of the beauty we currently have for years to come.

McCall's vision and comprehensive planning have historically emphasized balance—welcoming responsible growth while protecting what makes this region special. Shrinking the Area of Impact shifts that balance away from community stewardship and toward fragmented, short-term decisions. I urge the Commissioners to uphold the existing Area of Impact boundaries and work collaboratively with McCall to plan for growth in a way that benefits all Valley County residents.

Thank you for your consideration of my concerns. I respectfully request that you vote against decreasing the McCall Area of Impact.

Sincerely,

Lea' Albright

From: Sheree Sonfield [REDACTED]
Sent: Sunday, August 24, 2025 4:34 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: I oppose such a dramatic reduction to the Area of Impact as proposed by Valley County

Below is my comment for the hearing on July 7.
Please, could you confirm receipt of this email? Last time I commented by email it was lost in spam and was not forwarded to the Commissioners.
Thank you so much and below is my letter.

I oppose the Valley County plan to reduce the McCall Impact Area dramatically. I am affected by this proposed change.

I'm not opposed to growth, it's inevitable. But it must be smart, thoughtful, and should not place undue strains on water resources, roadways, risks of fire and therefore be safe for all current residents. To date, Valley County Commissioners seem to ignore residents' appeals to maintain some continuity of the neighborhoods, zoning, resources, and more. The VCC seem to have different priorities than most everyone else in the County who wants to be smart about how we grow.

Fatal accidents have increased on all County roads and State Highway 55. There are more accidents and incidents on Payette Lake than in the past – plus milfoil, shoreline erosion, and cyanobacteria issues. On Payette Lake, boat rage, impolite behavior, unsafe behavior in winter and summer, are all on an increase.

There are too many people in a small area that isn't ready for everyone. Roadways and pathways are not prepared. The cycling and walking transportation network, as well as the public transportation network is insufficient to fill alternative transportation needs and reduce congestion.

Payette Lake is our sole drinking water resource and it's also a recreational resource that should not be surrounded by residential or other development that increases phosphorus levels and prevents the public from enjoying this beautiful lake.

We who live on or near the City limit benefit from a transitional area so that adjacent neighborhoods are somewhat compatible with where we live.

Valley County has not proven that it will protect our natural resources and promote smart growth. It has proven that the Comprehensive Plan can be disregarded. It's premature to dramatically decrease the Area of Impact and therefore cause more rapid growth and development around McCall under the County's "watch". It's unsafe to have too many people where infrastructure is not supportive and it destroys our natural resources.


A reduction of over 21,000 acres is huge, and most of the reduction is around the area's drinking water source and most valued recreational amenity. This impact alone requires a thoughtful process before taking the next steps.

Some people seem to have forgotten about the RIGHTS of owners whose property has been protected for decades and who could very well be very negatively impacted by this proposal? Applying a "one-size-fits-all" multiple-use-zoning approach to this area that for decades has been a tailored zoning management will certainly risk unwanted and potential over-development. Property owners value consistency, predictability, and certainty.

I strongly encourage you to take time. Work with the City of McCall and McCall residents on the 2026 McCall Area Comprehensive Plan update and THEN make a final decision about the boundary.

You have time, the Statute allows for it, I don't buy that you don't have time. You have no mandate to do this so quickly.

Sheree Sonfield
664 Woodlands Drive, McCall



From: Dinu Mistry [REDACTED]

Sent: Sunday, August 24, 2025 7:50 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Subject: Comments on Amendments to the Valley County Code (VCC) 7-1 and 6-1-2

To the Valley County Commissioners

I have been a Valley County property owner since 2012 and have seen the significant changes that growth over the ensuing years has brought to the greater McCall area. I am very concerned that the proposed changes to the existing statutes will diminish the ability of the City to plan for future growth in a way that protects the quality of the lake water, promotes reasonable residential and commercial growth and ensures that the infrastructure needs of the entire community are met. The City deserves to maintain its current area of impact, as it has to balance the concerns of the citizens who live and work there with those of the tourists and second-home owners. I am very concerned that poorly planned growth will result in traffic, sewer and water issues. McCall is a true gem. If we do not plan carefully McCall runs the risk of being "loved to death", as has happened in similar communities.

The City of McCall should have control over a significant area of impact - at least the areas that are likely to be annexed in the next 5 years, preferably more.

Thank you,

Dinu Mistry Wolf

932
342 Brentwood

McCall, ID

(corrected by Dinu Mistry Wolf, 8/25/2025)

From: Steve Cuddy [REDACTED]
Sent: Monday, August 25, 2025 7:11 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: Affected Resident McCall Impact Area Comments

in case it affects anything, I have no objection to annexation

Steve Cuddy, Attorney, PLLC
2745 59th AVE SW
Seattle, WA 98116-2803
[REDACTED]

The contents of this message may contain confidential and/or privileged subject matter. Any use of this information by anyone other than the intended recipient is prohibited.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Cynda Herrick <cherrick@valleycountyid.gov>
Date: 8/25/25 6:24 AM (GMT-08:00)
To: [REDACTED]
Subject: Re: Affected Resident McCall Impact Area Comments

Thank you for your comments.

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

“Live simply, love generously, care deeply, speak kindly, and leave the rest....”

Service **T***ransparent* **A***ccountable* **R***esponsive*

From: [REDACTED]
Sent: Monday, August 25, 2025 12:36 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Affected Resident McCall Impact Area Comments

Dear Director Herrick,

The Valley County letter to affected residents, and the County website instructions both indicate that emailed comments for the September 3, 2025 Valley County Commission Hearing about McCall Impact Area should be sent to your office. Thank you for collecting them. I am sending mine to you now.

Also, I spoke with you and your assistant Hannah over the phone last week, and I want to thank you both for your extended time and for your helpful information.

Very best Regards,
Steve

My Comments are as follows:

Dear Valley County Commissioners,

I understand that you are considering a new map of municipal impact areas within Valley County as directed by a new state law, including one for McCall. I am writing to urge you to continue to apply McCall City zones and codes to our Cee Way Loop neighborhood which directly adjoins the City, until our neighborhood is annexed to the City. The following paragraphs list my background and interest, and the reasons for my request:

My name is Steve Cuddy. My wife Linda and I have owned the residential property located at 1076 Cee Way Loop for over 25 years. Our house sits about 50 yards outside the McCall City limits. Although we are part time residents, we are in McCall during all 4 seasons, are active participants in the neighborhood, and are now among the longest duration homeowners in the neighborhood.

Our Cee Way Loop neighborhood has long been within the McCall Impact Zone. I read in the Star News that, although there are some disagreements, the County and City both propose to keep our Cee Way Loop neighborhood in a new McCall Impact Area. I believe this a logical conclusion, for the reasons listed below. However, I am concerned that the County may no longer apply McCall's applicable zoning, building, and other relevant municipal codes to our neighborhood, and I believe that would be a mistake. I request that the County continue to apply McCall zoning and other codes to our neighborhood until annexation takes place.

State law and County officials' public comments identify "likelihood of annexation" as a key criterion for a "City Impact Area." What purpose would be served by having a "City Impact Area" for neighborhoods likely to be annexed, if the City codes are not applied in anticipation of annexation? Failing to apply relevant City codes within a designated impact area seems to defeat the main purpose of having an impact area - which is to anticipate growth and development near a city in areas likely to be someday annexed, so that development there meets city standards in advance, and so that changes or special exceptions are not needed upon annexation. I realize that the County and City have had their differences over the years, but this goal has always made good sense.

Our entire neighborhood already meets the following conditions, and they should be preserved until annexation:

- City Water. We are served by the McCall City water system.
- City Sewer. Our sewer service is the Payette Lakes Recreational Water and Sewer District, which also now serves as the City of McCall's sewer system.
- City Lot size and building Codes. Our lot sizes and building code requirements have long followed the City's.
- City Zoning. McCall's R-4 single family residential Zoning designation has long protected our quiet timbered street from noisy Airbnb vacation rentals, multi-family condos, apartments, and industrial uses. County zoning (with its available use variations) does not offer the same level of protection.
- Access via *only* City Streets. Cee Way Loop *begins and ends* on the City's Pilgrim Cove Road, which is maintained by the City including snowplow work. *You cannot even reach our neighborhood without traveling over numerous City Streets.* In other words, there is - literally - no other way in-or-out of our neighborhood, except over City of McCall streets.
- City Snow Plowing. A few years back, the City and County made sensible arrangements for the City to also snowplow Cee Way Loop, since the City already plows its adjoining Pilgrim Cove Road (FYI: This worked out great! We no longer have to wait for the County Plow to reach our street, long after Pilgrim Cove has been plowed. With the County's busy plowing obligations, the past wait usually took several hours, and sometimes a day or two. Now, Cee Way is plowed by the City right after Pilgrim Cove Road, so we can exit our snowy driveways right away.)
- Annexation likely. The entire neighborhood has long been considered an area that is likely to someday be annexed to the City.
- No HOA. There is no Homeowners Association, so there are no neighborhood "rules" that would survive the loss of City zoning and codes that now protect current and future homeowners' expectations, and preserve existing neighborhood character.
- Most lots are already developed. Cee Way Loop has 44 lots. All but 9 are already fully developed with residential homes, garages, etc.
- Projected Future Nearby Growth. The State has announced a 20-year plan to sell lots from its current State Forest property along Miles Standish Road, which lies about half-a-block behind the Northern section of Cee Way Loop. Many of those Miles Standish lots will directly abut the North Side Cee Way Loop lots, all but 3 of which have existing fully developed homes. The only way to protect with certainty those Cee Way homeowners' legitimate expectations, and retain the character of the neighborhood, is to continue to apply McCall zoning and codes to the entire Cee Way and Miles Standish area lots as part of the McCall Impact Area, until annexation takes place.

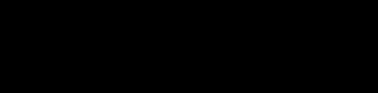
- History. I personally know the Christiansen family that created the Cee Way neighborhood in the late 1970s. I am friends with the son who spent his high school summers helping his dad lay water and sewer pipe beneath what later became the Cee Way Loop street, and then connecting them to the existing City Water and Payette Sewer systems. Since that time, McCall's zoning and other codes both created and preserved our wonderful neighborhood as it developed over the past 50 years within the McCall Impact Area. The best way to protect that legacy as the area continues to grow, is to keep applying McCall's zones and codes until annexation. County zoning arrangements are far more flexible, so applying McCall codes is the only way to *reliably* protect it.


The above-listed Cee Way characteristics already resemble those of a "City" residential neighborhood, and they warrant continued protection via City-like regulation, at least until annexation can take place.

Thank you for your consideration of my comments, and of the reasons behind them. Please call or email if I you should have additional questions for me.

Kind regards,
Steve Cuddy

Steve Cuddy, Attorney, PLLC



Address:
1076 Cee Way Loop
PO BOX 
McCall, Idaho 83638

and

2745 59th AVE SW
Seattle WA 98116-2803

The contents of this message may contain confidential and/or privileged subject matter. Any use of this information by anyone other than the intended recipient is prohibited

From: lcuddy [REDACTED]
Sent: Monday, August 25, 2025 10:05 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Comment on the McCall Impact Area Map, Draft 7/30/2025

Date: August 25, 2025

To: Cynda Herrick, Planning & Zoning Director for Valley County

Re: McCall Impact Area Hearing Comments

To the Valley County Commissioners;

Hello. My name is Linda Cuddy. My husband, Steve Cuddy and I are 25 year homeowners at 1076 Cee Way Loop, McCall. Our neighborhood is right next to the City limits, and is in the McCall Impact Area.

I am not in favor of the County regulating our neighborhood zoning under less strict County rules, which could result in a change from only single family homes to multi-unit condos, apartments or vacation rentals in our neighborhood on Cee Way Loop and along Miles Standish Road. I believe that would drastically change the character and quietness of our woodsy neighborhood.

I want the homes on Cee Way Loop and Miles Standish to be annexed into the City and for the City to maintain the current zoning in our neighborhood and protect its uniqueness.

Thank you,
Linda B. Cuddy

Sent from my Verizon, Samsung Galaxy smartphone

From: richmcchrystal [REDACTED]
Sent: Monday, August 25, 2025 7:23 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Ordinance 2025-06 Impact Area

Good morning

I would like to go on record as being strongly opposed by this attempted take over by the Valley county commissioners. They have shown themselves to overly developer friendly and lack consideration of needed infrastructure to support it and will do the same to McCall

Sincerely

Richard McChrystal

From: Erika S [REDACTED]
Sent: Monday, August 25, 2025 8:25 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Oppose

To whom it may concern,

I am a permanent resident of valley county and reside at 415 Floyde street. I oppose county amendment vcc 7-1 and 6-1-2.

Erika Schlegel

Sent from my iPhone

From: Patricia Young [REDACTED]
Sent: Monday, August 25, 2025 8:54 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: City of McCall Impact Area Boundary Continued...

City of McCall Area Boundary Continued...

August 25, 2025

Dear Director Herrick,

On July 7, the Valley County Commissioners had a roomful of people ready to express their thoughts about the proposed boundary changes. According to a Valley Outlook article by Drew Dodson, July 24, 2025, 38 people provided public testimony and 30 commenters were opposed to the county's draft proposal. I was one of those commenters. The Star-News reported the Commissioners received 115 written comments and 81 were opposed to the county's proposal. I also submitted a written comment in opposition. It is obvious the public's view regarding impact area boundaries has not been an overriding concern for the Commissioners. Yet, here I am again, on a lovely Sunday afternoon, writing in opposition to the County Commissioners proposed boundaries because I live in the McCall Area of Impact and I want a plan. I want a plan that protects my predictable property rights and property values. I want a modern planning and zoning system rather than an opinion based matrix mishmash which leaves far too much to the discretion of clearly detached officials. The City of McCall has clear zoning categories in place and I, and my neighborhood, have benefitted from them. Idaho State Statute, as interpreted by many people, wants cities and counties to have areas of impact that require consistency in development and protects property rights. The current land grab by Valley County Commissioners puts predictability at risk jeopardizing my property rights and property values and clearly benefits the pockets of developers. No thank you!

Sincerely,

Patty Young
793 Chad Loop
McCall, ID 83638

From: Kaylie Sly [REDACTED]
Sent: Monday, August 25, 2025 8:20 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Oppose

Oppose boundary amendment

From: Carol Griffin [REDACTED]
Sent: Monday, August 25, 2025 10:04 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Oppose

I am opposed to Valley County Commissioners redistricting attempts within Valley county.

Thank you.

Get [Outlook for iOS](#)

From: Jim Acker [REDACTED]
Sent: Monday, August 25, 2025 11:38 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Affected Resident McCall Impact Area Comments

Valley County Commissioners,

We share a family property on Ceeway Loop in the McCall Impact Area. We enjoy our neighborhood and the benefits we have enjoyed under the R-4 land use designation, including single family residence development and the City of McCall services, including water, sewer, and snow removal. We strongly believe that the City of McCall land use designation R-4 should control any land use and permitting decisions effecting our neighborhood. Nearly all the lots on Leeway Loop are now developed as single family residential homes and we want to ensure the remaining lots are not used to develop properties inconsistent with the R-4 land use designation. With the sale of state land along Miles Standish Road, also included in the McCall Impact Area, our neighborhood will face significant development pressures in the coming years. We strongly believe that keeping the McCall Impact Area around us under the R-4 land use designation will ensure future development is consistent with the existing neighborhood.

Jim and Mary Acker
1059 Leeway Loop
McCall, ID 83638

From: Joe Miller [REDACTED]
Sent: Monday, August 25, 2025 12:41 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Nick Miller [REDACTED]; Cathy Silak [REDACTED]; Jim Acker [REDACTED]; Mary Acker [REDACTED]; Celeste Miller [REDACTED]
Subject: Comment ON 2025-06; Kindly acknowledge receipt

Dear Commissioners:

We are family partners in the ownership of residential property in the Cee Way Loop subdivision (CWL), Valley County Idaho. We have owned the property for sixteen years and strongly value the character of the neighborhood and surrounding area. For the reasons described below we request that between now and the time of annexation the City of McCall land use designation R-4 should control any land use and permitting decisions as they relate to CWL and surrounding area.

CWL is in the current City of McCall Area of Impact (AOI) and we are happy it and surrounding area is included in the Area #1 proposed (AOI) as shown on the map accompanying draft Ordinance 2025-06. CWL and the surrounding area currently has the land use designation of R-4, which permits development of low density single family residential neighborhoods with maximum density of four (4) dwellings per acre. (McCall City Code, Chapter 3: 3.01(d)). Permitted uses within the R-4 zone are described in section 3.3.02.

Including CWL in the proposed area of impact carries with it an expectation that it and the surrounding area will *very likely* be annexed into the City within five years. Idaho Code 67-6526(4)(b). We do not object to annexation. (It may be that CWL is subject to implied consent annexation by reason of its connection to City of McCall water system since prior to 2008. Idaho Code 50—222(2)(c)).

Ordinance 2025-26 reserves planning and permitting authority to the county within the new AOI, reducing the city's role to advisory only. Other commenters have objected to this arrangement and we share their concerns.

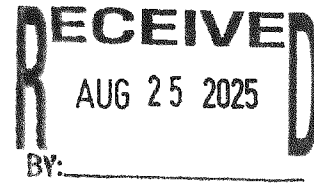
At a minimum, however, the county should make clear that in the transition period between adoption of Ordinance 2025-26 and annexation of Area #1, the land use designation R-4 would continue to guide land use and permitting decisions. This would have the benefit of confirming settled expectations of residents of Area #1. It would guard against decline in value of existing investments in property and possibly triggering the Idaho Regulatory Takings Act, Idaho Code 67-8003. And it would ensure orderly and predictable future development of the area consistent with the McCall comprehensive plan. (See Ordinance 2025-26, 7-1-3 (A)).

Kindly list us as interested persons in this matter and provide us with notice of future activity.

Respectfully Submitted, August 25, 2025

Dean and Celeste Miller [REDACTED]
Nick Miller and Cathy Silak
Jim and Mary Acker

Jessica Rawlings
PO Box [REDACTED]
McCall, ID 83638
[REDACTED]



Valley County Board of County Commissioners
PO Box 1350
Cascade, ID 83611
commissioners@co.valley.id.us

Dear Valley County Board of Commissioners,

I am writing to express my concern regarding the proposed removal of the established impact area around the City of McCall, and more specifically around Payette Lake. Removing the impact area without replacing it with a responsible and community-informed growth management tool risks losing what makes Valley County and the communities of McCall, Donnelly and Cascade desirable places to live, visit, and invest in. Growth is inevitable, but it must be guided by forethought, data, and a commitment to protecting our long-term interests.

I urge you to explore the adoption of zoning overlays as a more thoughtful, balanced tool to guide smart growth and protect the natural and community assets that draw both residents and visitors to our region. Unchecked development—especially around sensitive areas like Payette Lake carries real risks. Without proactive land-use planning, we face increased traffic congestion, strain on public services and infrastructure, degradation of natural landscapes, and perhaps most critically, threats to the health of our waterways and drinking water sources. These consequences are not hypothetical; they are already being seen in regions that have failed to plan adequately for growth.

Zoning overlays offer a flexible and effective alternative that allows us to:

- Safeguard our environment, including the rivers, lakes, and aquifers that serve as vital resources for residents and wildlife alike.
- Preserve the character and scenic beauty of the area that brings in tourism dollars and enhances our quality of life.
- Direct growth toward appropriate areas where infrastructure can support it, rather than overburdening fragile or rural zones.
- Encourage community engagement and transparency by establishing clear, predictable guidelines for development that reflect shared values.

Performance-based land use ordinances, which evaluate development proposals on a case-by-case basis rather than adhering to a clear, predictable zoning code, create uncertainty and instability—particularly in historically rural areas. These ordinances often lack consistent, enforceable standards, leaving major land-use decisions up to the subjective judgment or political pressure facing planning staff, commissioners, or developers. As a result, a person who buys land expecting to live in a quiet, agricultural setting may find themselves next to a large

subdivision, high-traffic commercial development, or incompatible land use approved not by a comprehensive plan, but by shifting interpretations and short-term interests.

This approach undermines the core principles of land-use planning: **predictability, fairness, and long-term vision**. When decisions are made ad hoc, residents and property owners cannot rely on a stable understanding of how the land around them will be used or protected. It also creates an uneven playing field, where well-connected or well-resourced developers may be able to push projects through, while everyday citizens are left out of the process or forced to respond reactively.

In a county like Valley County, where natural beauty, farmland, and community character are part of its identity and economy, this kind of unpredictable growth threatens not only quality of life but the very resources that make the area attractive to residents and visitors. Rather than leaving land use to subjective performance metrics or political discretion, the county should pursue **clear, enforceable zoning overlays and comprehensive planning tools** that align development with community values, infrastructure capacity, and long-term sustainability.

I urge the Commission to work collaboratively with residents, landowners, and planning professionals to explore zoning overlays or similar planning instruments as a means to manage growth smartly and sustainably. Let's shape the future of our county with intention—so that we preserve what we all value most.

As leaders entrusted with shaping the future of Valley County, you have a unique opportunity to leave a legacy that your children and grandchildren will be proud of—a legacy of thoughtful stewardship, long-range vision, and commitment to preserving the natural beauty and community spirit that define this place. Removing protections without putting responsible planning tools in place risks leaving behind something very different: a legacy marked by unchecked growth, environmental degradation, and the unraveling of what makes Valley County so special. I urge you to consider how the decisions made today will echo for generations—and to choose a path that safeguards this county's future rather than contributing to its decline.

Thank you for your consideration and for your service to our community.

Sincerely,

Jessica Rawlings

August 25, 2025

Re: Ordinance No. 2025-06 City of McCall Impact Area Amendment to Valley County Code (VCC) 7-1 and 6-1-2.

Valley County Commissioner's,

I strongly oppose the County's proposed modification to the City of McCall Area of Impact. The county's actions appear to be unilateral and hostile disregard of a longstanding and mutually beneficial intergovernmental agreement.

The proposal boundary which significantly shrinks (97%) the Area of Impact will have severe and damaging consequences for responsible growth, environment, and stability.

This proposal not only undermines years of planning but also ignores the significant investment and resources the City of McCall has dedicated to managing responsible areas of growth.

The proposal promotes:

Incompatible development.

Negative environmental and infrastructure impacts.

Strains infrastructure without proper funding.

Lack of fair process.

As a reminder, the Board of County Commissioner's has a right to act in the best interest of all citizens who rely on thoughtful and consistent planning and not a hostile take-over by three county commissioners.

Pamela McChrystal

McCall, Idaho

From: Gwen Abbott [REDACTED]
Sent: Monday, August 25, 2025 7:10 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Valley county AOI reduction

Good evening,

I'm writing in to voice my concerns over the impact area of McCall. The county commissioners recommendation to decrease the area of impact is wholeheartedly wrong and should not be allowed to be decreased.

As it stands, Valley county currently has open zoning, which means that things like a pig farm or slaughter house could go in next to your house or in your neighborhood. Essentially by them recommending decreasing the area of impact, it takes away protections that were once governed by the city and county together.

In addition, there could be the potential for unchecked growth and the need for necessary traffic studies, environmental studies, safety studies. The list goes on when approving many of these developments in rural areas.

Decreasing the area of impact would also greatly impact the amount of traffic on roads that are already under maintained in neighborhoods that are predominantly year round residents. Increasing traffic on roads that are in varying states of disrepair is not only irresponsible, but harmful to the community. As you and everyone knows, people already serve around potholes and dodge bumps on one these areas. Adding more traffic to unmaintained roads is going to cause more accidents and more damage to areas that aren't and haven't been maintained in years.

Since some the county commissioners are in real estate, they don't have the communities best interest at heart. They only have their interests in mind and they stand to gain while the county as whole stand to lose a whole lot!

Thank you for your time in reading my comments,

-Gwen

To: Commissioner Katlin Caldwell
Commissioner Sherry Maupin
Commissioner Neal Thompson
P&Z Director Cynda Herrick

From: Scott & Rebecca Hurd
1505 Chris Lane
McCall, Idaho 83638

Date: August 25, 2025

Re: Ongoing Concerns Regarding Proposed Amendments to the McCall Area of Impact Boundary

Here we are, two months after the first Valley County Commissioners' public hearing regarding the McCall AOI map and related ordinances. For constituents who were able to share their concerns and raise questions with you via letters and/or public testimony on July 7, 2025, they have received no response. There are many more community members who were not able to participate in that singular legally required event, nor will be able to do so for the September 3, 2025 public hearing.

We are grateful for knowledgeable community members who have researched, written and spoken at length about Payette Lake watershed, rivers and waterways over which you will now have oversight and control.

We also remain concerned about everything we cited in the letter we submitted for the July 7, 2025 public hearing. Those concerns have not been addressed by Valley County Commissioners or P&Z staff and include:

- Lack of Countywide Ordinances and Planning Frameworks
There has yet to be an explanation about why this is not a priority project.
- Inconsistency and Uncertainty in the McCall AOI Process
No documentation has been shared of your overall plan, timeline, key decisions and dates.
- Need for Protective Zoning Tools Like Overlay Districts
If these are being explored, no information has been shared with your constituents.

In this letter, we highlight two concerns: your approach throughout this McCall AOI journey, and your selective definition of property owners' rights, which paves the way for developers.

Concern #1: Your Chosen Approach

To date, you have chosen to not engage with your constituents in any way – a town hall, community dialogues/forums that would easily demonstrate your commitment to learn from and represent them.

You can change your approach right now.

You can choose to build new relationships with your constituents.

In turn, you will learn from them and their perspectives on these massive and rushed decisions you are making.

Share the “now what?” with your constituents instead of only sharing the bare minimum information.

It's a given that you will vote to approve the new draft AOI map and repeal the City of McCall's AOI ordinances. What ordinances will you put into place and enforce to protect Payette Lake? What zoning laws are you considering to protect existing scenic byways?

There is tremendous knowledge and experience in fellow community members. They have written letters and provided testimony, what do you have to lose if you choose to engage them in meaningful ways?

Concern #2: ALL Property Owners' Rights

You have a responsibility and obligation to property owners who built or bought their homes in the current McCall AOI. The established McCall AOI zoning ordinances offer needed protections and restrictions during any anticipated growth in the future.

We chose to build our home in Falcon Ridge subdivision because of its location – a half-mile very quiet and rural dead end. There are 9 lots ranging in size from 5 to 20+ acres. Three lots are not developed and there is agricultural land surrounding all of us. There will be zero protections in place for what is to come unless you choose to keep what is in place right now, or adopt some version of that with input from your constituents.

Taking these ordinances away and replacing them with the County's multiple-use zoning concept coupled with the highly subjective and antiquated compatibility rating matrix to determine if a proposed project fits with surrounding land uses, rather than pre-defining zones for each property is flat out wrong and unfair. The decisions made in the past demonstrate that this approach gives Commissioners too much discretion.

It is not too late to choose to slow down.

It is not too late to choose to lead with transparency.

It is not too late to choose to work with your community.

The decisions you make about the McCall AOI, and the directly linked Valley County Comprehensive Plan and County Code will impact all current and future residents, wildlife, and the environment.

Each of us will accomplish exactly what we hold ourselves accountable for. What is your choice?

-Scott & Rebecca Hurd

From: Michael Wissenbach [REDACTED]
Sent: Tuesday, August 26, 2025 12:46 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Comments to County Commissioners regarding McCall AOI

Commissioners Caldwell, Maupin, and Thompson:

I am worried that Valley County has lost its ability to **protect** the **resources** and community **character** that have made it the great home that we know. Reducing the size of the McCall Area of Impact is a **short-sighted**, ill-advised move that leaves the County and the City less able to protect resources and **manage** the accelerated **growth** we are experiencing.

Managing land use in the face of unprecedented growth is **difficult**, requiring **expertise, resources, and diligence**. Valley County has a **partner** -- the City of McCall -- that can assist in this effort. This should work as a coordinated partnership. So far we have not seen this. Instead, the County appears to be using the Area of Impact as a means to make a power play and to reduce the City of McCall's ability to **protect natural resources** and manage growth and development to **protect the quality of life** for its residents.

Valley County's current planning process is **inadequate** to address and properly **manage** the type and rate of **growth** we are experiencing. A comprehensive plan must be developed to include zoned land uses that spell out **desired future conditions** on an area-by-area basis. Additionally, the comprehensive plan must ensure the protection of **natural resources**, such as watershed and water quality, wildlife habitat and corridors, recreation and recreational access, visual resources and scenic corridors. Working with Valley County, the City of McCall has made great strides in identifying, managing and protecting the resources within the current Area of Impact for the past 50 years. They can continue to do so in the future.

Such a comprehensive, zoned land use plan must be developed and put in effect **before** any changes are made to the current Area of Impact. Modifying the Area of Impact without such a plan in place leaves the County vulnerable to **irreversible detrimental changes**.

Please work with the City of McCall to properly manage the Area of Impact to protect the quality of life we enjoy in Valley County.

Michael Wissenbach
280 May Road
McCall, ID 83638

~<>~<>~<>~<>~<>~<>~
Mike Wissenbach

[REDACTED]
~<>~<>~<>~<>~<>~<>~

Area of Impact Comments to County Commissioners

Tuesday, August 26, 2025

Commissioners Caldwell, Maupin, and Thompson:

I am writing to you as a Valley County citizen deeply concerned about the proposed reduction in the size of the McCall Area of Impact in Valley County. For the past 10 years, I have lived in this Area of Impact in an area zoned as RR1, residential with a maximum density of 1 house per acre. Much of the area adjacent to our neighborhood is similarly zoned. Thus, I have lived with some assurance that any proposed development near our home will also be residential and compatible with the existing neighborhood and lifestyle. Without the planning and zoning protections that currently apply to the Area of Impact, there would be no assurances that proposed developments would be harmonious with the existing residential land use. After reading Idaho State Law 67-6526, there are many statements that contain the word may, not must. It may be the changes you are proposing are not necessary.

After reading the Valley County Comprehensive Plan, I am even more concerned about the drastic reduction in the Area of Impact that would be governed by the City of McCall. There has been a great deal of County-approved development that is contrary to the goals and objectives of the Comprehensive Plan. These range from **not** protecting the Payette River Scenic Byway to **not** protecting agricultural lands.

The checks and balances afforded by the McCall Area Planning and Zoning Commission to other areas within the Area of Impact protect valuable resources such as the Payette Lake watershed and water quality, scenic corridors and visual resources, and wildlife habitat and corridors. Without these protections, rampant growth and development will alter Valley County's character and reduce the residents' quality of life.

The rate of growth in Valley County has increased greatly over the past several years. Because Valley County has proposed drastically reducing the size of the Area of Impact, the County must also provide the staff and resources to plan for and zone future land uses. In the past, Valley County has stated that there is insufficient staff to monitor the existing programs they oversee. Before any changes in the Area of Impact occur, Valley County **must** put in place the staff and resources to properly manage the growth that is occurring.

The McCall Area of Impact should be designated as proposed by the City of McCall. City staff and County staff need to work together to maintain the wonderful character of Valley County as we know it. Growth is inevitable, but it needs to be done in a way that is planned and zoned so there are protections for this beautiful area that we call home.

Pam Wissenbach
280 May Road
McCall, ID 83638



IDAHO
CONSERVATION
LEAGUE

August 26, 2025

Ms. Cynda Herrick, Valley County Planning and Zoning Director
Valley County Planning and Zoning Department
P.O. Box 1350
Cascade, ID 83611
[REDACTED]

Electronically submitted: cherrick@valleycountyid.gov

RE: Idaho Conservation League's Comments on Valley County's Draft Proposed McCall Area of Impact

Dear Ms. Herrick:

I am writing on behalf of the Idaho Conservation League (ICL) to provide our comments and recommendations on Valley County's proposed McCall Area of Impact (AOI) amendment.

Founded in 1973, ICL's mission is creating a conservation community and pragmatic, enduring solutions that protect and restore the air you breathe, the water you drink, and the land and wildlife you love. ICL's seven strategic initiatives include confronting climate change, recovering Idaho's wild salmon and steelhead, cleaning up the Snake River, protecting public land, restoring abundance and diversity of Idaho's wildlife, safeguarding North Idaho lakes and waters, and reducing pollution. ICL achieves these goals through public outreach and professional advocacy. With offices in Boise, McCall, Ketchum, and Sandpoint, the organization provides a consistent, statewide voice for conservation in Idaho and represents more than 30,000 members and supporters. ICL's members and supporters care deeply about protecting and restoring the environment.

Growth in Idaho and Valley County represents an undeniable reality. In the past, growth came at a more leisurely pace, allowing local Planning and Zoning (P&Z) commissions the opportunity to adequately review proposed development and construction. Currently, Idaho and Valley County are experiencing exponential growth, with newly proposed developments coming at a greatly accelerated pace. Decades ago, the Village and now City of McCall worked closely with Valley County Commissioners and the Valley County

P&Z Department to create a system of enforceable codes and regulations that met both the needs and desires of McCall residents and those of the greater Valley County. The reasoning behind more stringent building regulations and codes for McCall, including the existing McCall AOI, centers on the protection of Payette Lake, McCall's sole drinking water source, and the upper end of the North Fork Payette watershed system, which supports community needs and agricultural interests from McCall to Emmett and beyond. We encourage Valley County P&Z and the Valley County Commissioners to continue this collaborative effort and retain the enforceable codes developed for McCall and approved by previous Valley County Commissions.

ICL concurs that areas of impact should plan for growth and development, which is exactly what the existing McCall AOI accomplishes. We do not believe that the existing AOI is being used to stop growth and development, as is implied in the Notice for Public Hearing document associated with the upcoming AOI public hearing on September 3, 2025. Indeed, the associated planning and zoning ordinances and regulations guide growth so that it conforms with surrounding neighborhoods and existing infrastructure while achieving the highest level of protection possible for Payette Lake without compromising the ability to expand within the community and beyond the existing town boundary.

We recognize that each community in Valley County has its own character and "feel," with each community identifying priorities and goals for future land use management. The majority of McCall residents support the existing codes, as demonstrated by property purchases and home construction within the existing AOI. Payette Lake provides all of McCall's drinking water. Unchecked development around Payette lake will certainly harm water quality for McCall and all downstream users. If the codes were too restrictive, the option to locate in other portions of Valley County was, and is, available. The same applies for Donnelly and Cascade, as demonstrated by the numerous citizens who express support for less restrictive building and development codes. **Moving to a "one size fits all" system will create more work for the County P&Z Department, and will likely feed the growing discontent and conflict we have seen and experienced in recent years regarding development proposals throughout the County.**

For example, the adoption of the Valley County proposed AOI will require Valley County P&Z to shoulder the full responsibility for building permit review and approval for projects located outside McCall's city limits and beyond the 7 impact areas identified by Valley County. Currently, McCall provides support services for applications and permits within the existing AOI boundary. This will now fall directly to County P&Z commissioners with no support from the City, placing additional burdens on a volunteer

organization and County staff who already appear to carry an “at capacity” workload. We have concerns that the additional work requirements will result in underevaluated project proposals and applications that will ultimately produce a product that impacts Payette Lake’s water quality. This could happen through scenarios that include: the absence of adequate setbacks, structures or businesses that are incompatible with the surrounding infrastructure, and an irresponsible expansion of the wildland-urban interface that promotes rather than discourages wildlife risk.

Two of the primary criteria cited as contributing to an AOI boundary is the, “transportation infrastructure and systems, including connectivity and areas where municipal or public sewer and water are expected to be provided within the next 5 years”. Yet several neighborhoods and streets that enjoy the convenience of McCall (Payette Lakes Recreational Water and Sewer District) were excluded from the Valley County draft AOI boundary map. These include housing developments along Eastside Drive and Warren Wagon Road that are outside the City limits but whose residential units are tied into McCall’s sewage treatment system. In fact, this system extends to Tamarack Bay on the east side of the lake, well beyond the County’s draft AOI boundary. Therefore, it appears as if the County-proposed lines are arbitrary and capricious with little foundation or justification for the proposed inclusion to, or exclusion from, the Area of Impact. Although the properties may not be annexed into the city limits within the next 5 years, it also seems reasonable that the AOI boundary should extend as far as services are currently available. By making this slight adjustment and extending the AOI boundary to the existing limits of service availability, Valley County could make a significant difference in the amount of future unsupported work that may be required of Valley County P&Z commissioners. Further, the extended AOI boundary will come with the additional benefit of those lands having previously approved and adopted (and currently in place) planning and zoning ordinances and regulations that are more protective of Payette Lake than the ordinances currently in place for Valley County as a whole.

Regarding the McCall AOI boundary, we believe that the existing boundary and/or the boundary proposed by the City of McCall accurately reflect the potential for development with direct impacts on the City, regardless of the potential for annexation or inclusion in the McCall city limits. In 2020, the Idaho Department of Lands (IDL) began reviewing a land exchange application from Trident, LLC. The application consisted of exchanging potential northern Idaho lands for some 20,000 acres of IDL lands surrounding Payette and Little Payette Lakes, with the intended development of desirable parcels along Payette Lake and ridgelines surrounding the lake. Ultimately, IDL rejected this application. From this poorly thought out proposal, numerous local and state-wide organizations came together to form United Payette, a coalition working

towards the conservation of the endowment lands surrounding Payette Lake for the purposes of protecting water quality and preserving the character of McCall, which draws many new residents and innumerable visitors each year. We believe that the Trident proposal demonstrates that development potential is real, and the choices we make now will determine McCall and Valley County's future.

The codes and regulations the City of McCall have adopted and the long-time commitment demonstrated by nearly 50 years of the Valley County Board of County Commissioners to creating and supporting necessary infrastructure, such as sewage collection systems and municipal or Association-based water systems, are all geared toward protecting the water quality of Payette Lake. Payette Lake only has the water quality it does because local residents, the State Land Board, the late Senator Jim McClure, J.R. Simplot and many others championed the installation of a sewer collection system around Payette Lake, moving away from inadequate septic systems. Although these changes were neither popular nor inexpensive at the time, the changes preserved the lake's water quality for future generations and did not stop future development. Water quality protections increased with the implementation of McCall's Shoreline Protection Zone, shoreline setbacks for building construction, and landscape designs barring lawns in the Shoreline and River Environs Zones, to name a few. There are no paths forward without Payette Lake as the primary drinking water source - so we must do all we can now to protect this precious resource that we all rely on.

We understand that the boundary of McCall's AOI is ultimately at the discretion of the Valley County Commissioners. However, we do believe that local ordinances and codes are best understood and followed with the least amount of conflict or when those codes reflect the values, goals, and priorities of the communities most affected by the codes and/or regulations. And the number one priority heard from McCall residents is the protection of Payette Lake and its water quality. There are several examples that demonstrate the more protective values associated with McCall codes when compared to Valley County codes, and we outline them below with recommendations for the Valley County P&Z Department and the Valley County Commissioners to consider.

First, the McCall codes establish a Shoreline Protection Zone (SPZ) which includes both lake shore and river environs and defines the zone as, "the area between the water pool shore contour (or high water mark) and a parallel line 150 feet away, with allowable adjustments at identified street intersection points. The purpose of the SPZ is to protect water quality, habitat, vistas, and public visual access of Payette Lake. Components include:

- a 50' Building Setback line with a stipulation that No Harm (excessive clearing of native vegetation or changes to natural landforms or the creation of conditions

that result in the runoff of sediment, fertilizers, or other toxic substances/contaminants into a body of water) shall take place within the 50' setback

- Proof of stormwater certification training for a building permit applicant

Valley County code does not establish a formal shoreline zone, in spite of the steadily rising and consistent toxic algae outbreaks in Cascade Reservoir and the increase in nutrients (specifically phosphorus and nitrogen) in Payette Lake. However, both the City and County use the natural high water line as the recognized boundary for county lakes and streams. ICL recommends that Valley County codify an SPZ that will serve numerous purposes. First, we recommend that the County revisit Valley County Code (VCC) 9-4-3-2 and amend the code to reflect the higher setback standard found in existing City of McCall code.

While we appreciate that Valley County does require a minimum 30' residential building setback from highwater lines and ditches, with other buildings being setback at least 100' from the high water mark, the 20' additional feet allow for significant opportunities for native vegetation and intact soils to act as a filtration system prior to runoff reaching water bodies. In instances where property lines and topography/geology inhibit or prevent a 50' setback, owners can apply for a code variance with measures that would mitigate the impact of a residential structure within the SPZ. The existing 30' setback found in Valley County code could remain the minimum standard in this example, with no residential structures being allowed below the 30' mark. These setbacks encourage owners to retain native vegetation (supported by further ordinances associated with landscaping, below), reduce fertilizer applications and therefore nutrient delivery to water bodies, and reduce shoreline erosion and sediment delivery to water bodies.

Oftentimes, P&Z departments around the country rely on building contractors to adhere to stormwater regulations and requirements. Ultimately, it is the responsibility of the property owner to ensure that their hired contractor or subcontractors doing any grading, landscaping, or other work that impacts stormwater runoff and mitigation fully understand and comply with relevant codes and regulations. Therefore, we also recommend that Valley County include a requirement for proof of stormwater certification training prior to construction or issuance of a final permit.

As previously mentioned, one aspect of McCall's SPZ is for the protection of scenic vistas, one of the key attractions for long-time and new residents and visitors alike. In essence, MCC 3.7.020 provides for the protection of, "vistas, and public visual and physical access..." to shoreline and river environments. First, MCC 3.7.023, as a Requirement for Development, states that any structure wholly or partially within the

SPZ, visible from water bodies, and within the 150' land strip of the SPZ are subject to design review. To complement and support 3.7.023 is MCC 3.7.03, the Scenic Route Zone, which protects scenic views along designated routes that could interact with waterway vistas. Unfortunately, Valley County does not have a corresponding code protecting scenic views, from either water bodies or transportation routes. We believe that with a growing County and communities, the Valley County of 50 years from now will greatly appreciate a proactive approach to protecting scenic views now. This is a great opportunity to begin that work.

Over the past year, McCall and Valley County have learned a lot about the impact wake/waves have on shorelines, particularly in our rather small-bodied lakes and reservoirs. A recent University of Idaho study details the impacts of wakes/waves on the shoreline environment and in 2022, Valley County, in cooperation with the City of McCall, published a Waterways Management Plan. The plan outlined numerous challenges Valley County faces in the foreseeable future, identifies “trigger points” or thresholds for water body cavities and nutrient loads, and contains several recommendations to mitigate the impacts of increased motorized recreation and use on Valley County lakes and non-motorized use of Valley County rivers and streams. Ultimately, we believe that the best path forward is for municipalities, Valley County, and other agencies and stakeholders to work together to implement and follow the guidelines provided in the 2022 Valley County Waterways Management Plan. This should include no wake zones (recommended at 500' in congested areas) and monitoring of lake carrying capacity and water quality standards.

One of the most significant City of McCall codes is MCC 3.8.13, Landscaping and buffering. The code ensures that landscape design takes advantage of natural settings, preserves and enhances existing trees, vegetation and soils, takes into consideration other natural features such as streamside or riparian environments, water courses and wetlands, and discourages high-water maintenance landscaping. One provision of the code prohibits lawns in the Shoreline and River Environs Zone. This reduces water use, significantly lowers fertilizer use and nutrient runoff and delivery to Payette Lake, and encourages shoreline stability through native vegetation retention. While Valley County codes also include specific language targeting landscaping (VCC 9-5A-4), the McCall code is more protective of water quality and the SPV than the County's version. As Valley County looks toward code updates, we recommend the County adopt a 25-foot vegetation buffer at water edges to reduce erosion, enhance habitat protection, and reduce nutrient delivery to water bodies. These buffers should include a 25-foot buffer around all wetlands, a critical component for natural filtration and water purification and as a wildlife and plant habitat.

We are also concerned that reducing the McCall AOI and usurping McCall code, developed in partnership with and approved by the Valley County BOCC, with less protective and less well-defined Valley County code will result in an expansion of the wildland-urban interface during a period of extreme fire risk to the region. In a time when the wildfire risk is at its highest and clean water is more precious than ever, we need more thoughtful codes and ordinances rather than fewer. As we look toward the next 50 to 100 years, we urge Valley County to find sustainable solutions that satisfy community needs. Replacing forested lands with a built environment does not reduce the risk of wildfire, but it does increase the risk of community loss, including essential home and business insurance coverage. These are considerations we believe Valley County must take into consideration as the County moves forward in this process.

As Valley County takes into consideration the numerous public comments and recommendations regarding the McCall AOI, we recognize that the task is significant and will require capacity and staffing from both the County and the City. In recent history we have witnessed, at national, state, and local levels, changes to policy structures, priority shifts, and at times the complete dismantling of programs, oftentimes coming with the promise of something brighter, newer, and better. And many times the American public has not seen those promises come to fruition. Therefore, we ask the Valley County Planning and Zoning Department and the Valley County Commissioners to carefully weigh the pros and cons of amending the McCall AOI with applicable codes, provisions, and regulations, and make decisions with one primary goal in mind: the protection of Payette Lake and its water quality, not just for the next 5 or 10 years, but 50 to 100 years into the future. If the County lands on making significant changes or amendments in your decision process, we urge Valley County officials to leave in place the McCall codes until Valley County proposes and/or implements a code structure that is just as rigorous and protective of Payette Lake, if not more protective than current McCall code.

Regardless of where people live or which community they associate with, we believe that if Valley County and McCall do not rely on data driven, thoughtfully planned impact areas and with enforceable management plans in place, the resulting outcomes will consist of the erasure of generations of input based on community values and shared institutional knowledge gained through the years.

Thank you very much for this opportunity to comment. If you have any questions regarding these recommendations, please feel free to contact me using the provided information. Please keep us informed on future land use or land management decisions

as they relate to this amendment process as we hope to continue engaging and working with Valley County officials.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Randy Fox", written in a cursive style.

Randy Fox
West Central Idaho Director
Idaho Conservation League
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From: James Wolf [REDACTED]
Sent: Tuesday, August 26, 2025 3:26 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: McCall area of impact

We own property that is just outside the proposed area of impact. We use Payette Lakes Water & Sewer. We are governed by McCall building codes. Why does that not count as the McCall area of impact? We are governed by them in every way but name. And you know what? We're okay with that because we believe that McCall government acts in our best interests, not in the interests of unnamed wealthy people. We don't want Payette Lake to be commercialized, or to become the playground of Republican oligarchs. Even as it is, ordinary people can scarcely afford to live there. I vote to let McCall govern the whole lake. Rich people, go back to Sun Valley!

James Wolf
932 Brentwood St
McCall ID