

Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Email: cherrick@co.valley.id.us

STAFF REPORT: Amendment to the Valley County Comprehensive Plan and Valley County Code
HEARING DATE: October 23, 2025
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director

The Valley County Planning and Zoning Commission will hold a public hearing on proposed revisions to the Valley County Comprehensive Plan and the Valley County Code.

The Comprehensive Plan was last revised on November 26, 2018. The Comprehensive Plan presents historical background and an analysis of current situations.

The proposed revisions to the Comprehensive Plan include updated information on various statistics, agencies and other information. These changes include updated future land use maps and updated Impact Area Maps.

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.

FINDINGS:

1. Legal notice of the public hearing was posted in the *Star News* on September 25, 2025, and October 2, 2025. Potentially affected agencies were notified on September 19, 2025. All property owners within the McCall Impact Area were notified by letter and fact sheet sent on September 24, 2025. The fact sheet was sent to post offices and libraries in Cascade, Donnelly, McCall, and Yellow Pine to be posted onsite. The notice, draft Comprehensive Plan, and draft ordinance were posted online at www.co.valley.id.us on September 19, 2025. An updated draft ordinance was posted online on October 7, 2025.
2. The various notices stated that "Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments

must be received by 5:00 p.m., Wednesday, October 16, 2025.” The deadline should have been Wednesday, October 15, 2025. Thus, all comments received by 5:00 p.m., Thursday, October 16, 2025, were included in the staff report, regardless of length.

3. Agency Responses received:

Captain Ryan Garber, McCall Fire & EMS, recommended changes and additions to E.2 and E.3.c. regarding driveway gradients and turnarounds. (September 12, 2025)

Jerry Holenbeck, Donnelly Fire Department, agrees with Ryan’s additions. Donnelly Fire would prefer to have the 8% driveway gradient. (September 22, 2025)

Robert Giles, City of McCall Mayor on behalf of the McCall City Council, finds the draft Plan and Code inadequate to effectively manage private or public land use and growth in the McCall Area. Recommendations are: (1) Apply the McCall Area Comprehensive Plan (2018) as the long-range plan for the McCall Area or incorporated it as an addendum or appendix; (2) Administer the existing McCall Impact Area Code with an overlay; (3) Initiate a comprehensive rewrite of the County’s Plan in partnership with its cities and the public; and (4) evaluate the long-term effectiveness of the performance-based zoning and consider a modernized framework with clear zoning districts or overlays. (October 16, 2025)

4. Responses Received from the Public:

Responses in Favor of Proposed Changes:

Martin Potucek, owner of multiple properties within the McCall Impact Area, stated the revisions proposed look appropriate and responsive. (September 29, 2025)

Greg Irvine, 1770 Crescent Drive, stated it is important that the standards to protect water quality be augmented in the revised Valley County Code. This includes maintaining 50-ft setbacks from the lake and restricting the use of fertilizers within 150-ft of the lake. An enforced 300-ft no-wake zone (preferably 500-ft) must be maintained to reduce erosion and churning of near-shore phosphorus by boats equipped with wake enhanced technology. Noise standards on the lake need to be maintained and enforced. Invasive species, algae blooms, and phosphorus levels should be monitored and mitigated. He recommends additional short-term rental requirements that should be added to Valley County Code. (October 1, 2025)

Tami and Steve Casper support the proposed, particularly the 50' high water setback and the change in lot coverage to include non-permeable surfaces. They recommend the minimum side setback requirement be amended to account for the height of building elements along the property line to promote continuity in the design and aesthetics of the neighborhoods. Proposed minimum side setback change: The greater of 7.5' or 1/2 the building element height along the side property line. (October 12, 2025)

John Russell, McCall, likes the continued and broadened restrictions on lake front and waterway development. He does believe county-wide zoning is now needed; the land use maps are a start. Driveway standards for emergency vehicles access are critical. He does not believe that impact areas must be restricted to areas expected to be annexed within five years. He also commented on proposals to expand mini-jet boat use on local rivers and deeding of roads by DF Development. (October 15, 2025)

Responses Opposed to Proposed Changes:

Jeff Fereday, Boise, is the owner of a home and undeveloped residential lots in the McCall Impact Area. He requests that the Commission withdraw the multiple use designation and engage in a re-zone process. (September 29, 2025)

Anne Herndon is opposed to proposed changes to the application of Valley County Code to all areas of unincorporated Valley County. She is opposed to the proposed rezone of all lands in the previous McCall Impact area to Multiple Use. (September 28 and 29, 2025)

Steve R. Cook, property owner of RP0032200D0380 [Tamarack Bay Condominium Unit 38] in the City of McCall Impact Area, objects to any changes to the Comprehensive Plan that would rezone all properties currently in the McCall Impact Area to Multiple Use. (October 6, 2025)

Erin Fanning, McCall, is concerned that the proposed Comprehensive Plan lacks specificity and asked what limitations will be placed on further development to safeguard the natural environment? Unless restrictions are outlined in more detail, there is a possibility that the building sprawl will continue, putting in danger the County's groundwater and increasing the risk of wildfire. (October 12, 2025)

Jessica Rawlings, McCall, would like zoning overlays to safeguard environment and community from impacts of unrestrained growth in wildfire-prone and ecologically sensitive areas, such as Wildfire Hazard, Watershed Protection, and Sensitive Lands overlays. Overlays do not infringe on private property rights but clarify them by setting predictable standards that protect public safety, reduce liability for the County, and sustain the rural landscape that underpins Valley County's economy and identity. (October 14, 2025)

Becky and Rick Rine, 1200 S. Samson Trail, are opposed to changes in zoning for the previous McCall Impact Area. They question if the required noticing was completed. (October 14, 2025)

Eric and Patty Young stated that the draft Comprehensive Plan needs significant changes before submittal to the Board. Objectives and strategies are not the same. The Implementation Chapter lacks prioritization of strategies, next steps, nor assignments of partners to implement goals. The 2022 Payette County Comprehensive Plan is recommended for a reference. Suggested improvements are listed. (October 15, 2025)

Michael Wissenbach, 280 May Road, desired a draft version that showed changes from the 2018 version. He is opposed to the change on page 95 stating that all three impact areas will be administered by Valley County and governed by Valley County Comprehensive Plan and Ordinances. The future Land Use Maps create new designations that are tantamount to zoned land uses. The people that live or own property within these areas have not been given an opportunity to review and comment on these changes; a workshop should be held. The proposed changes in Draft Ordinance 2025-07 9-4-2 Policy are not acceptable. Some of the most important reasons for a comprehensive plan are to manage land uses that preserve open spaces and scenic quality and protect agricultural land. (October 15, 2025)

Roger L. Bradshaw is concerned that the process is being carried out too quickly and without sufficient technical or public review, particularly the reduction of the McCall Impact Area. He lists facts, legal and procedure concerns, and steps that can be taken. He requests that the implementation of the revised plan be paused until staff can complete and publish a comprehensive analysis demonstrating compliance with all elements of Idaho Code 67-6526.

He also noted an error in the noticing as Wednesday, October 16, 2025, was listed as the date to receive written comments greater than one page. (October 15, 2025)

Pam Wissenbach, 280 May Road, is concerned about the elimination of much of the McCall Area of Impact and Valley County having authority of growth in what was the McCall Area of Impact. Also, comments should be due Thursday, October 16th, not Wednesday. Development has been approved by the Valley County PZ Commission and Valley County Commissioners that have NOT followed the proposed Comprehensive Plan. This includes the approval of industrial buildings blocking the view of the mountains; not retaining the rural and small-town character; not conserving water quality, not encouraging open space buffers, not protecting fish and wildlife; and not improving design and landscaping standards for the Highway 55 corridor. She is opposed to classifying all lands in the McCall Impact Area as Multiple Use. (October 15, 2025)

Rebecca and Scott Hurd stated there has been zero outreach, engagement, and input from constituents during the revision process. They have many questions and concerns, including (1) vague and non-enforceable language choices throughout the Comprehensive Plan, and (2) the future land use maps are a reference point for developers to build their case. (October 15, 2025)

Jeannie Carpentier has 10 years of Comprehensive Planning experience. Rushing through the process and not offering public forums is unacceptable. She listed items that should be addressed. "Shall", "required", and "must" should be used regarding the Payette Scenic Byway, housing and community design, wildlife habitats, riparian areas, groundwater pollution, education and management practices of developers, affordable housing, parking regulations, and limiting short-term rentals. There should be a Design Review Committee with proved experience in the design field. (October 16, 2025)

Kathleen Trever, 28 Spink Lane, stated proposed changes to should be put on hold pending ongoing Resilience Planning efforts and additional community engagement. She recommends that the Commission not adopt proposed land use maps without additional analysis and community engagement. She recommends that the Commission not adopt the proposed change to ordinance that adds "residential" to the County Policy without clear analysis and better community engagement. The proposed change would add residential uses to those uses recognized as standards by which other uses are compared for compatibility. Other comments include use of the GNAR toolkit; incorrect assumption that that all homes without homeowner's exemption are a "second home"; addition of restrictions as where subdivision should not be built due to fire concerns; and Highway 55 and County road infrastructure planning. The plan should have clearer data inputs and metrics. (October 16, 2025)

Other Comments:

Gary Blaylock requested information on driveway requirements. (September 30, 2025)

Paul and Merlyn Skeen, 1916 Nordic Circle Drive, request that the area east of Pilgrim Cove Road and south of Miles Standish Road be removed from the impact area map. They oppose any annexation efforts. (October 6, 2025)

Chris Lott and Don Lott, 1413 Paul Bunyan Road, do not want to be annexed into McCall. (October 14, 2025)

Michelle Rentzsch would like to see an open house or workshop to educate residents and seek inputs. The land use maps with land use designations are a major change from the previous map, which only indicated lands as private, federal, etc. (October 16, 2025)

The Commission's decision will be a recommendation to the Board of County Commissioners.

STAFF COMMENTS:

Need to consider allowance of the construction of a pathway from a building site across a vegetative protection area to the adjacent water body; code can be changed as follows:

- C. High Water Lines and Ditches: All residential buildings shall be set back at least fifty feet (50') from high water lines and ditches. All other buildings shall be set back at least one hundred feet (100') from high water lines and ditches.
1. The setback shall be from the base flood elevation if there is a determined flood elevation or a high-water line where vegetation is denuded.
 2. In order to provide for ecological function and ensure water quality benefits are preserved, a minimum 25-foot area adjacent to the waterbody must be maintained to reduce erosion and enhance habitat protection. This area may consist of a vegetative buffer, bank stabilization measures, or a combination thereof.
 3. Vegetation shall be native.
 4. No vegetation can be planted that requires fertilizers. Fertilizer shall not be used in the setback area.
 5. A five-ft (5') permeable pathway will be allowed to access through the vegetative buffer. The pathway cannot cause water to flow directly into the waterbody without proper filtration.
 6. See requirements in VCC 9-6-6 Riparian Area Overlay.

ATTACHMENTS:

- Idaho Code 67-6508 Planning Duties
- Proposed Changes
 - DRAFT Comprehensive Plan
 - DRAFT Valley County Code 9-5-2
- All Responses

END OF STAFF REPORT