

**From:** Jerry Holenbeck <firemarshal@donnellyfire.net>

**Sent:** Monday, September 22, 2025 8:35 AM

**To:** Ryan Garber <ryan@mccallfire.com>

**Cc:** Cynda Herrick <cherrick@valleycountyid.gov>; Annette Derrick <aderrick@valleycountyid.gov>; Steve Hull <steve@cascaderuralfire.com>; Mara Hlawatschek <mhlawatschek@valleycountyid.gov>; John@AllAboutForestry.com <John@allaboutforestry.com>

**Subject:** Re: Fire Code for Driveways (Please Review)

Cynda,

I agree with Ryan on his additions. Also, Donnelly Fire would prefer to have the 8% driveway gradient.

Thank you.

Jerry Holenbeck  
Donnelly Fire Department  
Fire Marshal  
(208) 849-2438

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On Fri, Sep 12, 2025 at 9:39 AM Ryan Garber <[ryan@mccallfire.com](mailto:ryan@mccallfire.com)> wrote:

Cynda,

Under E. 2. - It says "Driveways should not exceed eight percent (8%) grade...".

Further down under E.3.d. - It says "Driveway gradient shall not exceed 10 percent unless approved by the fire code official."

McCall Fire is fine if the other depts/county would like to maintain the 8% recommendation, otherwise we are good with the 10% max grade as required by IDAPA 18.

If would recommend adding under E.3.c - "Turnarounds shall mee the requirements in IFC appendix D 103.4"

Recommend adding under E.3. - "Driveway turnarounds need to have an inside turning radius of not less than 30 feet and an outside turning radius of not less than 45 feet." as required by IDAPA 18.

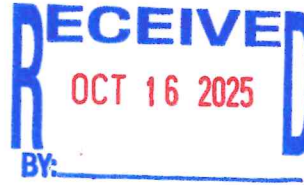
Ryan

**Captain Ryan Garber**  
**Fire Prevention / Code Enforcement**  
**McCall Fire & EMS**  
201 Deinhard Lane  
McCall, ID 83638  
[www.mccallfire.com](http://www.mccallfire.com)  
Office: (208) 634-4306  
Cell: (208) 469-0135



City of McCall

[www.mccall.id.us](http://www.mccall.id.us)



Valley County Planning and Zoning Commission  
219 N. Main Street  
Cascade, Idaho 83611

Phone 208-634-7142

Fax 208-634-3038

October 16, 2025

Valley County Planning and Zoning Commission  
219 N. Main Street  
Cascade, Idaho 83611

RE: City of McCall Comments – Valley County Comprehensive Plan and Code Updates (Public Hearing: October 23, 2025)

Dear P&Z Commissioners,

On behalf of the McCall City Council, please accept the following comments regarding the proposed updates to the [Valley County Comprehensive Plan](#) and [Valley County Code \(Ordinance 2025-07\)](#). We appreciate the opportunity to participate in this important discussion, as these updates will directly affect the areas surrounding McCall's city limits and, by extension, our shared economy, environment, and community character.

Since Valley County has chosen to administer planning and building services within the area formally known as the McCall Area of Impact, applying the Valley County Comprehensive Plan and Codes rather than the County adopted [McCall Area Comprehensive Plan](#) (2018) and its corresponding [Impact Area Codes](#) for Building, Planning and Zoning, and Subdivision and Development, we believe it is essential to highlight several key concerns.

The McCall Area Comprehensive Plan and Codes, jointly adopted by Valley County and the City of McCall in 2018, were developed through extensive community engagement and technical analysis. These documents reflect the community's shared vision, goals, and policies for smart growth, environmental stewardship, and economic opportunities for the McCall Area. The 2018 Plan has successfully guided decisions on development, redevelopment, capital projects, and infrastructure investments for the past several years. Most importantly, it represents the community's voice with a long-term, strategic framework that ensures critical decisions remain aligned with the priorities of residents, businesses, and visitors.

The proposed Valley County Comprehensive Plan appears to primarily update the 1978 plan. It includes history and description of existing conditions, but it does not provide a vision statement, forward-looking strategies, specific goals, or actionable implementation tools other than those described in Chapter 14. Many of its objectives rely on broad terms such as "encourage," "promote," and "strive." This language lacks clear policies, strategies or programs necessary to achieve measurable outcomes. This language related to the Future Land Use Map is an example of the specificity needed for planning or any meaningful land use management:

*Long-Range Growth Types include Agriculture, Commercial, Industrial, Residential, and the Scenic Byway. Future land use should be directed to the appropriate vicinity; but this does not disallow other types of uses (p.92).*

The plan also omits the past two decades of regional planning collaboration with the City of McCall, the community, and the resources invested to create a Comprehensive Plan<sup>1</sup> and the regulatory standards to implement the Plan for the McCall Area. For example, the proposed Valley County Comprehensive Future Land Use Map designates wide areas as “Residential,” which conflicts with stated goals to “retain the rural and small-town character of Valley County.” Allowing one-acre lots under this classification anywhere in the County produces a suburban development pattern, not a rural one. This sprawl pattern of development is not a financially sustainable model given the public services needs verses the tax base generated (Costs of Sprawl, 2000, TRB/TCRP Report 74, Burchell et al.).

We appreciate the County’s inclusion of some updated standards such as: Driveway and access safety requirements, Best Management Practices (BMPs) for stormwater and erosion control, the Riparian Area Overlay Zone, Wildland Urban Interface (WUI) fire protection standards, and Countywide application of flood control measures.

These are positive steps; however, they serve as minor changes rather than the comprehensive reforms needed. The underlying structure of the County’s land-use management system, based on a single Multiple Use designation and a conditional use permit (CUP) process, for almost all development remains a reactive model rather than a proactive planning framework. Valley County’s continued reliance on ‘performance-based zoning’ or a CUP/Compatibility process as the primary land-use tool is a legacy of 1970s rural land management which is now rare among counties experiencing growth pressures. While the system once worked for large landowners and low development demand, today it presents several significant disadvantages:

1. Unpredictability: Any use can be proposed anywhere, creating uncertainty for residents, developers, and decision-makers.
2. Lack of Policy Linkage: Without mapped zoning or regulatory overlays, Comprehensive Plan goals (e.g., village centers, gateway corridors) cannot be effectively implemented.
3. Inequity: CUP outcomes can vary by commission composition or applicant resources, leading to inconsistent decisions.
4. Design and Character Gaps: No design standards or compatibility criteria exist to protect community gateways or scenic quality.
5. Administrative Burden: Every proposal, even minor, requires staff analysis and a public hearing making it inefficient for both applicants, staff, and the public.
6. Infrastructure Planning: Without base zoning densities, long-term infrastructure needs and public service costs are difficult to forecast.

Based on our review, the **City of McCall finds the draft Comprehensive Plan and Code are inadequate to effectively manage private or public land use and growth in the McCall Area.** We respectfully recommend Valley County:

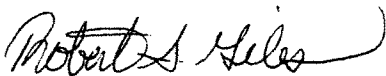
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<sup>1</sup> McCall Area Comprehensive won two awards for planning (Idaho APA Outstanding Plan Award, Idaho Smart Growth Grow Smart Award for Public Reach.

1. Continue to apply the McCall Area Comprehensive Plan (2018) as the long-range plan for the McCall Area, or incorporate it as an addendum or appendix to the updated County Plan.
2. Administer the existing McCall Impact Area Code, already adopted by Valley County, with a McCall Area Overlay to ensure consistency with established policies and standards and expectations of the landowners.
3. Initiate a comprehensive rewrite of the County Plan and development code in partnership with its cities and the public, using current planning concepts, graphics, and robust public engagement; a best practice in Community & Regional Planning.
4. Evaluate the long-term effectiveness of the performance-based zoning or the conditional use permit system as the County's primary land-use tool and consider a modernized framework with clear zoning districts or overlays and standards for predictable growth management.

The City Council urges the County to strengthen its Comprehensive Plan and Code updates to reflect those values representative of the McCall Area community, incorporate proven planning practices, and build on the success of our regional collaboration and planning. Thank you for the opportunity to provide these comments. We look forward to continued partnership for the benefit of our residents and the long-term prosperity of Valley County.

Sincerely,



Robert S. Giles  
Mayor, City of McCall on behalf the McCall City Council



**public hearing input**

**From:** Martin Potucek [REDACTED]

**Sent:** Monday, September 29, 2025 11:55 AM

**To:** Cynda Herrick <cherrick@valleycountyid.gov>

**Subject:** public hearing input

As an owner of multiple properties within the McCall impact area I would like to offer my support for Valley County and its effort to regain control of the area. The revisions proposed for the 10-23-25 meeting look appropriate and responsive. thx, Martin Potucek

**From:** Greg Irvine [REDACTED]  
**Sent:** Wednesday, October 1, 2025 11:49 AM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Cc:** Sherry Maupin <smaupin@valleycountyid.gov>; Neal Thompson <nthompson@valleycountyid.gov>; Katlin Caldwell <kcaldwell@valleycountyid.gov>  
**Subject:** Comments on McCall AOI hearing

Ms Herrick:

I am a current resident within the McCall AOI and will be unable to attend the public hearing regarding the revisions to the Valley County comprehensive plan and Valley County Code on October 23. My full-time home at 1770 Crescent Drive in McCall, under the current plan to reduce the size of the McCall AOI, will be placed in unincorporated Valley County and rezoned to multiple use status. I have a number of concerns as to what that means for my home.

It is extremely important to me that the standards to protect water quality of Big Payette Lake (and all waterways in Valley County) be augmented in the revised Valley County Code. This includes maintaining 50 foot setbacks from the lake and restricting the use of fertilizers within 150 feet of the lake. An enforced 300 foot no-wake zone (preferably 500 foot) around the lake must be maintained to reduce lakeshore erosion and the churning of near-shore phosphorus by extreme waves currently produced by surf boats equipped with wake enhanced technology. Noise standards on the lake need to be maintained and enforced. Invasive species in the lake such as Eurasian Milfoil and algae blooms must be mitigated. Near-shore phosphorus levels should be regularly monitored and mitigated.


I am particularly concerned that the Valley County short-term rental ordinance be augmented and enforced. My full-time home has the misfortune of being located next to a short-term rental property. For the last 13 years my wife and I have been forced to live with noise, parties, garbage/litter, disrespectful behavior, etc. from the very close neighboring STR. This STR has advertised for up to 18 occupants and, as a result, attracts large groups, parties, and events. My complaints to Valley County and the City of McCall have been met with the response that their STR ordinances "do not apply" since the homes have been in the AOI, leaving me with no recourse in dealing with these problems. The issues with the STR have, in the past years, been so extreme that my wife and I have considered selling the home that we love and moving elsewhere. Now that these homes are going to be in unincorporated Valley County and subject to its STR ordinance, I am extremely concerned that the STR Ordinance will be updated and augmented. Specifically, the occupancy limit needs to be a maximum of **10 people**. Any more than that creates the chaotic environment there that we have dealt with for years. Outdoor noise limits must be strictly enforced from **10:00 PM to 8:00 AM**. Outdoor amplified music should be disallowed at all times. Outdoor fires should be in an approved fire structure and fully extinguished before they are left unattended. Outdoor lighting should follow dark sky standards. No events such as weddings, retreats, or large parties should be allowed in the home. No RVs or tents should be used to supplement the maximum occupancy or erected on the property. Parked cars and trucks should be limited to four and there should be no parking on the right-of-way of the street. The STR should be subject to permitting by Valley County including annual renewal and a licensing fee. A health, safety, and fire inspection by the County should occur annually. The provisions of the STR Ordinance need to be **strictly** enforced with the loss of the permit to operate this business for repeat violations. Any

application for a conditional use permit considered for exceptions to the provisions in the STR Ordinance must be reviewed by the immediate neighbors for their approval.

These common-sense regulations take into consideration that a business is operating immediately next to our home. This business is in an exclusively residential neighborhood. I would never choose to locate my home next to such a business, but I am stuck with it. We have the right to peace, quiet, and the enjoyment of our home every bit as much as the owner of the home has the right to use it as a business. Please carefully consider my request for these common-sense provisions in the revised Valley County STR Ordinance.

I am currently one of the three Valley County Commissioners for EMS Services and understand how busy and potentially overwhelmed you must be with the pending revisions to the Valley County Code and Comprehensive Plan. I truly appreciate your efforts and am grateful for what you and the Commissioners do for our citizens every day.

Respectfully submitted,  
Gregory and Connor Irvine  
1770 Crescent Drive  
PO Box 1090  
McCall, ID 83638



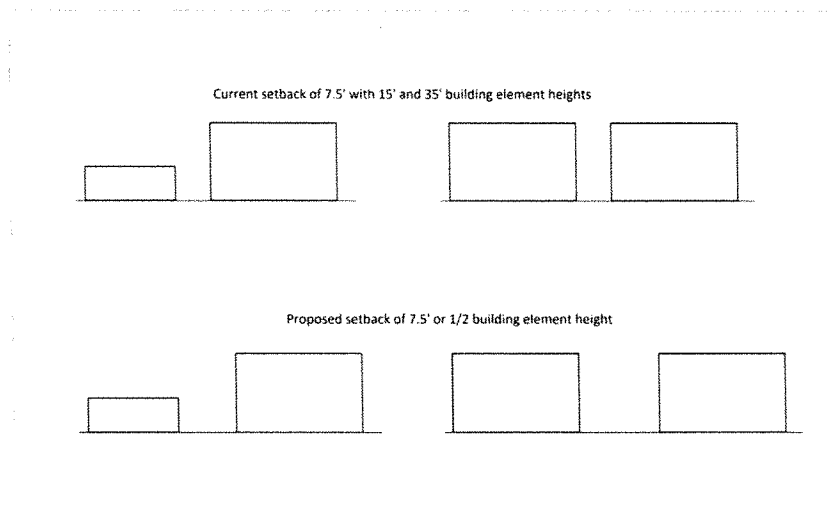
**From:** Steve Casper [REDACTED]  
**Sent:** Sunday, October 12, 2025 5:36 PM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Subject:** Comments for the upcoming Public Hearing on 10/23/25

We support the proposed revisions to the Comprehensive plan listed on the Valley County website. In particular, the 50' high water setback and the change in lot coverage to include non-permeable surfaces.

We would like to recommend that Valley County modify the minimum side setback requirement so it takes into account the height of building elements along the property line. This would be similar to what has been the standard under the McCall code requirement and 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.*

This change would encourage designs with lower height design elements along property lines creating a less urban feel in residential properties. Please find below a graphic example of the proposed change,



Thank you for your consideration.

Tami and Steve Casper

**From:** John Russell <[REDACTED]>  
**Sent:** Wednesday, October 15, 2025 10:22 AM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Subject:** Comp Plan

Cynda my comments attached. Also some on mini-jet boats and DF roads - maybe too late.

JR

## Revisions to Valley County Comprehensive Plan and Valley County Code.

### Comments:

10/15/25

Hello, I hope this isn't too late to submit. I have briefly reviewed on Valley Lookout the main points covered by the above noted topic. First, one of my Valley County mentors Ralph Kangas, Civil/Structural/Surveyor once warned me "John don't ever speak up at a public hearing..." pretty sure he was right, but after 47 years in business, who cares? So here goes

1. I like the various continued and broadened restrictions on lake front and waterway development.
2. I do believe it is time to implement county wide zoning, the current system has worked well, but is basically arbitrary spot zoning with little assurance for anyone. The land use maps are a start.
3. Driveway standards for emergency vehicle access are critical. One only needs to look at the sub-standard roading around the Payette Lake to see a fire disaster waiting to happen, like at Paradise CA where my mother in law barely escaped. Roding deficiencies that in part have been perpetuated by the State's many recent re-subdivisions, and their insistence that they are above the law regarding such things as local ordinances
4. I don't agree with our dim-bulb legislature and their overarching position that impact areas must be restricted to areas that are foreseen to being annexed in the next five years, however something had to give, with the stark disparity in regulations between governing bodies.

PROBABLY NOT PART OF THIS HEARING ?



Proposals to expand mini-jet boat use on local rivers. I think we have to be very careful what we permit on all rivers – certainly this needs to be regulated heavily.

Navigable streams I suppose have some right for tour-ons to go blasting up them, but non-navigable like Lake Fork Creek (same with Little Salmon River by the way), they have no right. Many of my clients own land on both sides of the stream, and THE BED of the stream. The only thing they don't own is the water – and I encourage them all to fence across the stream. IF someone is floating/boating on that water, the second they touch anything else – a branch, the bank, or step on the bed they are trespassing. We don't need to accommodate somebodies always expanding ideas of what having a good time entails.

Legacy Ranch unloading of road responsibility.

Before DF bought these lands I warned their advance man Jimmy something-or-other that every one of the Potlatch parcels I had done boundary work on (many hundred acres) had limited, inadequate, and often non-existent access. They went ahead and bought this all for what? about \$400 per acre? It seems like since then they've tried everything to get the taxpayers to pay for their roads – maybe this observation is wrong.

These roads may be 'limited by Valley County's right to set the level of service' but once the billionaires buy these large tracts they are going to immediately start whining, and want the County to upgrade the road bed (most of these roads were just bladed forest soils), and to plow the snow along with other typical complaints.

Perhaps the offer that none of the roads will be gated softens the blow, but still not sure why the county would think this is such a bargain. Further, if you proceed shouldn't we be asking for the developer to be funding RDA's on all of this?

Bigger picture I do believe it is again time for the county to propose a tax increase to fund the road department, so we can stop relying on the 'kindness of strangers', those taxpayers from maker states that fund our PILT.

## **Comments on Revisions to Valley County Comp Plan and Code**

**From:** Jeff Fereday [REDACTED]

**Sent:** Monday, September 29, 2025 9:09:29 AM

**To:** Cynda Herrick <cherrick@valleycountyid.gov>

**Subject:** Comments on Revisions to Valley County Comp Plan and Code

September 29, 2025

Valley County Planning and Zoning Commission  
219 N. Main St.  
Cascade, ID 83611-1350

Dear Commissioners:

These are my comments on the proposed Revisions to the Valley County Comprehensive Plan and the Valley County Code, as proposed in Ordinance No. 2025-06 (the “Revisions”).

I am an owner of residential property (both a home and undeveloped residential lots) in the City of McCall’s Area of Impact (the “AOI”).

I have not been able to obtain any detail on the Revisions from your website. The link provided in your September 23, 2025 letter to landowners simply lists general criteria that are unhelpful in determining what specific land use guidelines and restrictions will apply in the AOI.

However, it appears that the overriding zoning criterion in the AOI will be “Multiple Use,” as specified in your September 23 letter. Declaring that the land use in an area of impact will be “multiple use” is tantamount to no zoning at all, at least in those areas that will not be annexed within five years. Although lot sizes and setbacks are provided, residents, developers, and the public will be in the dark as to what type of structure, use or enterprise will be allowed. This is not planning. It essentially tells the County’s towns—especially McCall—that their goals for growth don’t count, and that the whims of developers will call the tune.

Beyond that, it seems the Planning and Zoning Commission, at least, already has made up its mind that multiple use will be the designated zone for these areas. It is uncertain how much difference any public input at this point will make. This is not the way to engage with the public.

I respectfully urge the Commission to withdraw its multiple use designation and engage in a re-zone process that places great weight on what a town’s goals are for its AOI, including those goals that may not be reached within five years.

Sincerely,

Jeff Fereday

420 E. Crestline Dr.  
Boise, ID 83702

**OPPOSED to Rezone**

**Cynda Herrick**

**From:** Anne Herndon [REDACTED]

**Sent:** Sunday, September 28, 2025 4:16:19 PM

**To:** Cynda Herrick <cherrick@valleycountyid.gov>

**Subject:** OPPOSED to Rezone

Written Comment To:

Cynda Herrick, AICP, CFM  
Planning and Zoning Director

I am OPPOSED to the proposed change to Valley County Code related to the application of Valley County Code to all areas of unincorporated Valley County. I am OPPOSED to the proposed rezone of all lands in the previous McCall Impact Area to Multiple Use (MU).

Please enter my opposition into the staff report comment record for the public hearing scheduled for October 23, 2025.

Thank you,  
Anne Herndon  
998 Spruce Way  
McCall, Idaho  
[REDACTED]

**OPPOSED to Rezone**

**From:** Anne Herndon [REDACTED]

**Sent:** Monday, September 29, 2025 7:03 PM

**To:** Cynda Herrick <cherrick@valleycountyid.gov>

**Subject:** OPPOSED to Rezone

Written Comment To:

Cynda Herrick, AICP, CFM  
Planning and Zoning Director

I am OPPOSED to the proposed change to Valley County Code related to the application of Valley County Code to all areas of unincorporated Valley County. I am OPPOSED to the proposed rezone of all lands in the previous McCall Impact Area to Multiple Use (MU).

Please enter my opposition into the staff report comment record for the public hearing scheduled for October 23, 2025.

**I also want to comment on the following statement in the public hearing notice:** *"If you do not submit a comment, we will assume you have no objections."* **THIS IS TOTALLY UNFAIR. It is wrong and unjust to assume that an individual who does not comment is by default someone with no objections. Many people who object to this proposal may not be able to attend the public hearing or may not submit written comments, but that should not take away the fact that they still object.**

TO VALLEY COUNTY PLANNING AND ZONING COMMISSION.  
COMMENT TO: REVISIONS TO VALLEY COUNTY COMPREHENSIVE PLAN AND VALLEY COUNTY  
CODE HEARING ON OCTOBER 23, 2025.

October 3, 2025

Commissioners,



I own property (Parcel ID. RP0032200D0380) currently lying within the City of McCall Impact area. I am OBJECTING to any changes to the Valley County Comprehensive Plan that would rezone all properties currently in the McCall Impact Area to be redesignated as Multiple Use.

The McCall Impact Area properties have been historically well managed and administratively governed by the City of McCall. These properties are integral, and critical, in maintaining the present character and densities of those areas.

Historically, the establishment of Areas of Impact by Municipals, is to insure Cities immediately adjacent to those Impact areas are permitted to oversee development of those properties and insure compatibility with the goals and zoning visions of the people in those cities. The City of McCall P&Z has an immediate and direct connection with these properties where the Valley County P&Z obviously lacks those relationships. Future Valley County developmental objectives and standards will certainly not be those of the City of McCall nor dovetail with the long-term planning goals of McCall property owners and business owners.

Therefore, I request the Valley County Planning and Zoning Commission DOES NOT ADOPT any revisions to the Comprehensive Plan that would rezone the current City of McCall Areas of Impact to Multiple Use.

Please insure this letter becomes part of the public record.

Respectfully submitted,

A handwritten signature in blue ink that appears to read "S.R. Cook". The signature is stylized with a long horizontal stroke at the end.

Steve R. Cook

**Comments for October 23, 2025: Revisions to: the Valley County Comprehensive Plan and Valley County Code**

**From:** Erin Fanning [REDACTED]

**Sent:** Sunday, October 12, 2025 6:08 AM

**To:** Cynda Herrick <cherrick@valleycountyid.gov>

**Subject:** Comments for October 23, 2025: Revisions to: the Valley County Comprehensive Plan and Valley County Code

Dear Ms. Herrick,

After reading the draft copy of the Valley County Comprehensive Plan and Valley County Code revisions, I have the following comments:

- I am concerned that the Plan, although it summarizes many goals for a variety of categories, including Land Use, Recreation and Open Spaces, etc., lacks in specificity. What will be the limitations, for example, placed on further development to safeguard Valley County's natural environment?
- Unless these 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.

I would greatly appreciate it if you would include these comments in the Valley County Commission's staff report and confirm this email with a receipt.

Thank you for your time and consideration.

Sincerely,  
Erin Fanning  
McCall, ID



Jessica Rawlings  
PO Box 4 [REDACTED]  
McCall, ID 83638  
[REDACTED]

Valley County Planning & Zoning Commission  
PO Box 1350  
Cascade, ID 83611



Dear Valley County Planning & Zoning Commission,

I am writing to express concern regarding the current draft of the Valley County Comprehensive Plan. While the draft demonstrates commendable intent to protect public health, safety, and natural resources, it falls short of establishing clear, enforceable land use tools—specifically zoning overlays—that would safeguard our environment and community from the impacts of unrestrained growth in wildfire-prone and ecologically sensitive areas.

The draft recognizes that wildfire is the number one hazard risk in Valley County, with over 93% of homes located within the Wildland-Urban Interface (WUI). It also cites threats to water quality, wildlife habitat, and air quality caused by wildfire and poorly managed development. However, these sections remain descriptive rather than prescriptive. Despite repeated goals to “encourage” or “educate” property owners, there are no concrete zoning mechanisms proposed—such as Wildfire Hazard Overlays, Watershed Protection Overlays, or Sensitive Lands Overlays—that would guide where and how development occurs.

Without these overlay zones, the Plan’s stated objectives to “protect health and safety,” “retain rural character,” and “preserve open space” risk becoming aspirational rather than actionable. The absence of mapped overlay districts leaves decision-making vulnerable to inconsistent application and future political pressure, particularly as development continues to push deeper into high-risk landscapes.

Many western counties have successfully implemented overlay zones to:

- Restrict or condition development in high wildfire hazard areas;
- Protect riparian buffers and groundwater recharge zones;
- Preserve view corridors and wildlife migration routes; and
- Manage density transitions between rural and resort or urbanizing areas.

These overlays do not infringe on private property rights—they 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.

I urge the Valley County Planning and Zoning Commission to incorporate a framework for environmental and hazard-based zoning overlays in the final draft of the Comprehensive Plan. Such overlays would bring the Plan into better alignment with the Idaho Local Land Use Planning

Act's intent to ensure that "development on land is commensurate with the physical characteristics of the land" and that "life and property in areas subject to natural hazards and disasters" are protected.

Valley County stands at a critical juncture: growth is accelerating, the wildfire threat is intensifying, and our natural assets are finite. The Comprehensive Plan must do more than describe these challenges—it must define the tools to address them.

Thank you for your consideration and for your service to our community. Let's leave a legacy that our children and grandchildren would be proud of—a legacy of thoughtful stewardship, long-range vision and commitment to preserving the natural beauty and community spirit that defines Valley County.

Sincerely,

Jessica Rawlings

**From:** RIC AND BECKY RINE [REDACTED]  
**Sent:** Tuesday, October 14, 2025 5:58 PM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Subject:** Re: Question about this posted notice

Idaho State Statute Title 67 establishes procedural requirements for notifications regarding amendments to zoning ordinances.

The McCall Area Comprehensive Plan is still in effect. The proposed zoning change referenced on the posted notice at Stockton and S Samson Trail, according to Cynda Hedrick, refers to all McCall Area of Impact properties, including zoned-residential homes.

Neither we, nor any of our neighbors, have had notices posted on our properties notifying us of zoning amendments to our residential properties.

Idaho Statute 67-6511 (2) (b) states:

“ In the absence of a locally adopted alternative notice procedure, sufficient notice shall be deemed to have been provided if the city or county provides notice through a display advertisement at least four (4) inches by two (2) columns in size in the official newspaper of the city or county at least 15 days prior to the hearing date in addition to site posting on all external boundaries of the site.”

Is there a locally adopted alternative notice procedure? When and under what procedure was it adopted?

Further, Idaho Statute 67-6511 (2) (c) states:

“ The governing board shall analyze proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan.”

Fact: These proposed zoning changes are in conflict with the adopted comprehensive plan.

The McCall Area Comprehensive Plan is a cooperative instrument of the City of McCall and Valley County. Amendments to the comprehensive plan must follow procedures set in Idaho Statute.

The McCall Area Comprehensive Plan is still in effect.

Valley County proposes a Valley County Comprehensive Plan, which includes changes to zoned-residential areas found in the McCall Area Comprehensive Plan.

Has the county disengaged formally from the McCall Area Comprehensive Plan? When and how did this occur?

Residents of my neighborhood have for years protested changes to our residential zoning. Overwhelmingly. Hands down.

In recent months, as other neighborhoods learned their residential zoning protections were to be degraded or nullified by Valley County, they too have protested these zoning changes to their private properties. Overwhelmingly. Hands down.

Please tell us how this is happening lawfully.  
Please tell us how this is happening in good faith.

Sincerely,  
Becky Rine  
Ric Rine  
1200 S Samson Trail  
McCall

Sent from my iPad

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On Oct 14, 2025, at 4:35 PM, Cynda Herrick <cherrick@valleycountyid.gov> wrote:

Hello,

No, it applies to all of the area currently in the McCall Impact Area and outside the City of McCall.

Thanks, Cynda

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....”

**S**ervice **T**ransparent **A**ccountable **R**esponsive

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**From:** RIC AND BECKY RINE [REDACTED]

**Sent:** Tuesday, October 14, 2025 3:33 PM

**To:** Cynda Herrick <cherrick@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>

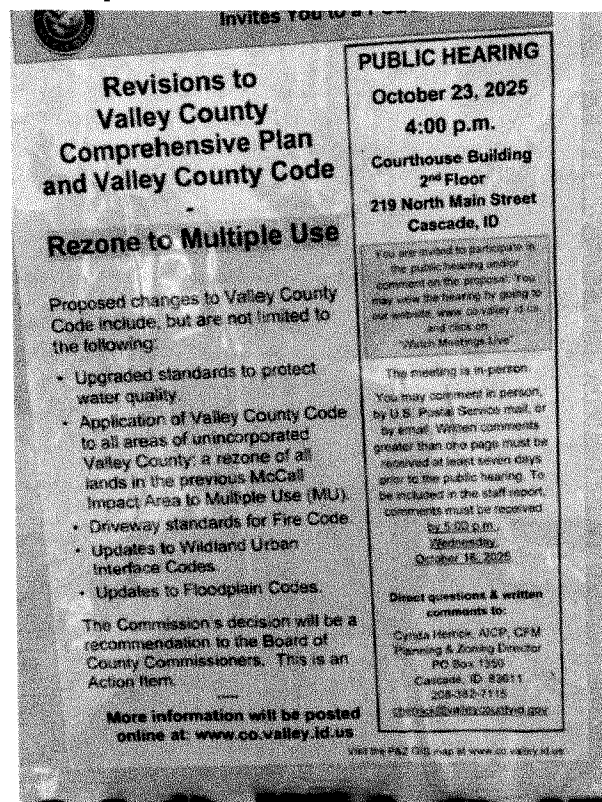
**Subject:** Question about this posted notice

Cynda, I saw this notice today on Stockton near S Samson Trail in McCall. Does this notice refer only to the property at which it is posted?

Thank you.

Becky Rine

Sent from my iPhone



**From:** Eric Young [REDACTED]  
**Sent:** Wednesday, October 15, 2025 11:03 AM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Cc:** Patty Young <[REDACTED]>  
**Subject:** 2025 VC Comprehensive Plan Feed Back

Dear Cynda --

Unfortunately, after review of the draft Valley County Comprehensive Plan, we have reached the conclusion it needs significant changes and is not ready for submittal to the Valley County Commissioners. Would you kindly work on a plan to improve this document above and beyond recent and past efforts?

Please review and pass on the attached comment letter to the P&Z team.

Thank you for all the work and time you have personally spent on this document.

Sincerely,  
Eric and Patty Young

Oct 15th, 2025

RE: 2025 VC Comprehensive Plan Update

Dear P&Z Commissioners –

Thank you very much for your time working on this document over the years and during recent workshops.

Valley County (VC) recently made significant changes to the management of VC city impact areas. In review of this Comprehensive Plan, we were unable to find clear and concise VC P&Z land development objectives and strategies which apply to these areas. Development near these cities will protect the rural characteristics of VC, therefore this information must be included in this plan. Without this strategic information, general guidance from this plan will be applied to areas near our VC cities and they will NOT grow in ways which will protect other areas of VC. Until this information is included, in our opinion, this plan should not be submitted to the VC Commissioners for approval.

In addition, this document is not ready for submission for the following reasons:

- Significant conflation of objectives and strategies. Throughout this document strategies can be found, but they are intermixed and often listed as objectives. Objectives and strategies are not the same. This is very confusing and must be fixed.
- The Implementation Chapter lacks any prioritization of plan strategies, next steps nor assignment of partners to help implement plan goals. This **must** be done to ensure the most important goals of this comprehensive plan are implemented in the near future.

As reference, the 2022 Payette County Comp Plan is, in our opinion, a very clear and concise document.

[https://www.payettecounty.org/pdf/Planning%20Zoning/PayetteCompPlan\\_FinalAdopted\\_06072022.pdf](https://www.payettecounty.org/pdf/Planning%20Zoning/PayetteCompPlan_FinalAdopted_06072022.pdf)

Below are Chapters & Goals cut and pasted out of the proposed Draft Comp Plan which need additional improvement or clarification. In no way is this a comprehensive list. Suggested improvements are in *italics*.

Sincerely,  
Eric and Patty Young



## **CHAPTER 6: SPECIAL AREAS AND SITES**

Goal IV: To identify, protect and maintain scenic byways and drives within Valley County.

Objectives:

1. Promote continued identification and mapping of scenic drives throughout the county.

*What is the strategy to do this?*

2. Continue to work with the Payette River Scenic Byway Committee, West Central Mountains Economic Development Council, and various agencies such as the municipalities in the preservation of the scenic qualities on the Payette River National Scenic Byway.

*This is a strategy, not an objective.*

3. Encourage protection of agricultural lands by promoting inclusion in Agricultural Protection Areas and through conservation easements.

*We understand VC is in the process of removing or has removed several scenic VC byways and drives due to changes in the McCall Impact Areas. This has a negative impact on our community. Given this recent action, this section should be updated to ensure VC P&Z evaluates this decision and ensures a public hearing in the near future to create additional VC scenic byways and drives.*

## **CHAPTER 8: HOUSING AND COMMUNITY DESIGN**

Goal IV: To encourage new development in or near the existing cities and communities in Valley County.

Objectives:

1. Encourage industrial and commercial services to locate within the cities and within their areas of impact or areas with similar uses.
2. Encourage industrial and commercial services to be located in industrial or commercial vicinities.
3. Encourage affordable housing in close proximity to job centers.

*Items 1 & 2 of this goal seem redundant. This goal needs to include statements on what the objectives are for residential development near cities. They are not the same as residential development in rural areas. Additionally, what specific strategies will VC P&Z use to encourage industrial/small business and residential developments near VC cities?*

## **CHAPTER 11: PUBLIC FACILITIES, UTILITIES AND SERVICES**

Goal I: To utilize Capital Improvement Programs, Development Agreements, or Impact Fee programs.

Objectives:

1. Prevent the effect new growth has on costs for services so that it does not drive up the costs for services to the point where they cause hardship for Valley County citizens.

- a. Promote Local Improvement Districts.
  - b. Consider Community Infrastructure Districts as a viable funding mechanism.
- 2. Recognize that levels of service vary throughout the county and are dependent upon numerous factors.
- 3. Mitigate impacts of development through adoption of an impact fee ordinances for other services such as sheriff department, roads, recreation, schools, utility providers, etc.
- 4. Mitigate impacts of development through negotiation of Development Agreements for impacts to services such as sheriff department, roads, recreation, schools, utility providers, etc.
- 5. Land purchasers in remote developments shall be furnished a brochure, tailored after Colorado's Code of the West, explaining that levels of services may be limited to their properties.

Goal II: To assure that new development pays for its own impacts on facilities, utilities, and services.

Objectives:

- 1. Ensure that necessary infrastructure improvements for new development shall be provided for prior to need. Coordination of utilities and services with land use plans will maximize efficiency and minimize costs.
- 2. New development shall not be allowed to overload existing services.

*As stated during the workshops by P&Z members, new development in VC is NOT paying for its impacts. The state of VC roads is one clear example. So, what are the strategies and specific plan(s) VC is going to use to "assure new development pays for its own impacts...". This was a significant point of discussion during the P&Z workshops which the P&Z team was unable to resolve. Given this, please consult experts in this field to help update this section with strategies to ensure new developments will not overload existing services or burden existing VC tax payers.*

## **CHAPTER 13: LAND USE**

Goal I: Retain the rural atmosphere of Valley County by protecting its natural beauty and open characteristics and preserving its historical and scenic beauty.

Objectives:

- 1. Encourage those land use practices that protect and reserve the best agricultural land for agricultural use.
  - a) Promote Agricultural Protection Areas.
  - b) Promote conservation easements.
  - c) Promote development near existing infrastructure.

*This statement (1.c) and (3.b) below, are the same except (3.b) provides more details. Consider deleting (1.c) and replacing it with a statement on how VC P&Z will promote the preservation of farm lands "Promote the Preservations of existing farm lands by...."*

2. Promote the control of despoilers of natural beauty by:
  - a) Promoting rural fire protection.
  - b) Promoting protection and improvement of waters ways.
  - c) Improving aesthetic values by maintaining minimum stream flow and holding lake and reservoir levels high.
  - d) Control particulate, noise, light, and air pollution.
  - e) Promoting Agricultural Protection Areas.
3. Discourage scattered, sprawling, haphazard suburban development by:
  - a) Continuing to implement land use planning in order to avoid conflicts with noncompatible uses.
  - b) Encouraging development near existing services or naturally screened areas and in compact subdivisions thus facilitating better use of utilities, road maintenance, police, and fire protection.

*What are VC P&Z strategies to encourage developments near existing services?*

4. Emphasize natural beauty when designing projects, such as bridges, roadways, commercial buildings, subdivisions, and homes.

*Why can't this be a requirement driven by updated building codes?*

5. Promote coordination and communication among the federal, state, and county agencies and private land owners.
6. Relate future county development to natural site advantages and limitations such as soil, slope, water table, view, flood hazards, and wind direction. Recognition of such factors will produce optimum development and prevent hazardous and costly conditions from developing.

*The word relate is confusing here. Since this objective was found in the 2018 Comp Plan, did this happen? If so, what is the status?*

7. Strive to become a Dark Sky Reserve.

*Becoming a Dark Sky Reserve is a great objective to help preserve VC's Rural Atmosphere. But what is the strategy to do this? Examples would be:*

1. *Require an updating to the current VC outdoor lighting ordinance (it needs some updating)*
2. *Promote common County/City Outdoor lighting ordinances to ensure consistency.*
3. *Promote shared enforcement resources.*

8. Regulate uses along the Payette River Scenic Byways.

- a) Consider design guidelines and enhanced landscaping when appropriate.
- b) Prohibit solar and windmills along the scenic byway.

*Based on the current state of the VC's one Scenic Byway, this version of the Comp Plan should require an update to the design guidelines along HWY 55. This strategy should be assigned as a high priority.*

Goal VI: Consider each community's unique character and plans.

1. Consider each community's Master Transportation Plan.
2. Consider each community's available services.
3. Promote annexation when contiguous to the cities.
4. Consider each community's Comprehensive Plan when making land use decisions

*Recommendation is that this goal be extensively reworked to clearly document VC's P&Z goals for VC City Impact areas and nearby lands. It should include specific requirements which support and ensure the other goals of this land use chapter are met.*

*Land use decisions near cities but outside their current impact area heavily influence a city's character and plan. Given this, a recommended strategy for this section would be for VC to implement a City Impact Overlay to help guide VC P&Z land use decisions near cities.*

## CHAPTER 14: IMPLEMENTATION

*This Chapter needs to include a prioritization list or table of the strategies to ensure the high priority goals of this Comprehensive plan are implemented with a focus on those that should be implemented in the next 0-5 years. As stated before, this plan should not be submitted for review by the VC commissioners until this prioritization list is established.*

**From:** Michael Wissenbach [REDACTED]  
**Sent:** Wednesday, October 15, 2025 11:39 PM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Subject:** Comments to Valley Co Planning & Zoning Commission

Planning and Zoning Commissioners:

I have reviewed the Draft Valley County Comprehensive Plan and the Draft Ordinance 2025-07 Revisions. I am submitting the following comments to be used in revising the Plan and the Ordinance.

The Draft Valley County Comprehensive Plan does not show where changes and additions have been made. I had to pull up the 2018 version of the Plan and compare it page by page with the current draft to find what changes the County is proposing. This is unkind at best or possibly a deceptive move to hide proposed changes from the public. Prior to any changes by the County, a version of the draft showing the proposed changes and additions should be made available to the public so that they can provide meaningful comments.

On page 95 of the Draft Comprehensive Plan, the following is stated:

Beginning in 2026, all three impact areas will be administered by Valley County and governed by the Valley County Comprehensive Plan and Valley County Ordinances.

Where did this come from? The changes the County made in September were a reduction in size of the McCall Area of Impact. For those areas (precious few acres) that are still within the McCall Area of Impact there should be no change to how land use planning and zoning decisions are made: The City of McCall administers McCall's Area of Impact through application of a comprehensive plan and ordinance that mirrors the City of McCall's governing documents with final decisions being made by the county.

Pages 92-94 of the Draft Comprehensive Plan contain Future Land Use Maps. These are entirely 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 this zoning that will affect future land uses of their property or neighboring areas. This must be done in a workshop fashion, getting the input of the Valley County citizens who live or work in these areas.

In regard to the Draft Ordinance 2025-07 Revisions, the changes proposed in the section labeled 9-4-2 Policy are not acceptable. I believe that some of the most important reasons for having a comprehensive plan for Valley County are to manage land uses that preserve open spaces and scenic quality and to protect agricultural land from non-farm developments. Striking this text from the ordinance allows for approval of land uses that will eventually degrade the quality of life in Valley County.

Sincerely,

Michael Wissenbach  
280 May Road  
McCall, ID 83638

~<>~<>~<>~<>~<>~<>~

**From:** [REDACTED]

**Sent:** Wednesday, October 15, 2025 5:05 PM

**To:** Cynda Herrick <cherrick@valleycountyid.gov>

**Subject:** Public Comment - Concerns Regarding Revised Valley County Development Plan

**Dear Commissioners,**

I appreciate the opportunity to submit comments on Valley County's proposed revisions to the Comprehensive Plan. I am writing as a Valley County resident who values responsible, transparent, and lawful planning for our community's future.

While I understand that recent state legislation requires AOI updates by year's end, I am deeply concerned that the current process is being carried out too quickly and without sufficient technical or public review. The pace of this change risks undermining the intent of Idaho Code §67-6526. There is strong evidence the County Commission has moved unusually quickly and with some procedural and technical vulnerabilities that opponents could reasonably challenge. Below I summarize the key facts, legal / procedural concerns, and concrete next steps you (or a group) can take.

What the record shows (key, highly load-bearing facts)

1. County adopted a dramatically smaller McCall Impact Area that takes effect Jan 1, 2026. The county's public notice states the new boundary was adopted and will be implemented on January 1, 2026.
2. There were multiple hearings and staff reports (July 7, Sept 3, Sept 22 adoption) but critics say analysis is incomplete. Staff reports and meeting attachments include a July 7, 2025 staff report and a later (Sept 3 / Aug 26) staff report that highlight modeling, notices, and agency comments — but also flag inconsistencies with earlier plans.
3. The county's map reduces the AOI by a very large amount (roughly ~97% in some descriptions) and excludes areas with existing sewer/infrastructure plans. Multiple public summaries and the city's materials note the scale of reduction and that some excluded areas have or anticipate municipal services.
4. City of McCall formally objected and asked for modification / reconsideration; the county rejected the request. The city submitted a proposed AOI and invoked statutory timelines; the county later issued a Decision rejecting modification requests (reconsideration docs available).
5. Local press and public commenters emphasize concerns about data, transparency, and statutory criteria under Idaho Code §67-6526. Coverage and public comments describe the county approach as "subjective" and point to a possible mismatch with state criteria.

Why this looks like "acting in haste" (legal & practical vulnerabilities)

- Compressed statutory deadline + rapid policy shift. A 2024 state law changed AOI rules and creates a hard timeline counties must meet — that explains the urgency but doesn't excuse technical gaps. The compressed window increases risk of errors or omissions.
- Apparent inconsistency with adopted comprehensive plans. Staff reports note the county's proposed AOI is inconsistent with the McCall Area Comprehensive Plan and the County's own Future Land Use Plan — a potential basis for legal challenge if the adoption conflicts with local planning documents.
- Excluding areas with sewer/planned infrastructure appears to contradict the statutory criteria. Idaho Code factors include services and feasibility of extension — excluding areas that already have (or plan) extensions risks failing statutory tests.



- Limited remediation of public/city objections — denial of reconsideration. The county rejected McCall's formal modification request; if the county did not adequately explain why the city's factual evidence was insufficient, that could be a procedural/record-based vulnerability.
- Operational risk from aggressive implementation date (Jan 1, 2026). The county says it intends updated comp plan/ordinances to be in place by Jan 1; if code and staff capacity aren't truly ready, that can create enforcement gaps and legal exposure.

These gaps suggest that the proposal may be **premature** and could expose the County to policy, legal, and operational risks once the changes take effect on January 1, 2026.

For these reasons, I respectfully request that the Board **pause or defer implementation** of the revised plan until staff can complete and publish a comprehensive analysis demonstrating compliance with all elements of Idaho Code §67-6526. A transparent, data-driven approach will strengthen public confidence and protect the County's long-term interests.

Thank you for your time and for your service to Valley County residents.

Sincerely,



Roger L. Bradshaw



3771 West Mountain Road  
McCall, ID 83638

**From:** [REDACTED]

**Sent:** Wednesday, October 15, 2025 4:56 PM

**To:** Cynda Herrick <cherrick@valleycountyid.gov>

**Cc:** Valley County Commissioners <commissioners@valleycountyid.gov>;  
planningandzoning@co.valley.id.us <planningandzoning@co.valley.id.us>;  
clerk@co.valley.id.us <clerk@co.valley.id.us>

**Subject:** Public Comment - Concerns Regarding Revised Valley County Development Plan

To All Concerned,

There was an error in the notice for the October 23, 2025, Public Hearing as follows:

“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 error was not corrected online nor was it corrected in hardcopy notices posted throughout the county. Due to this error, I contend that any hardcopy or email comments received by 5:00 p.m. October 16, 2025, must be accepted or the hearing rescheduled.

Sincerely,



**Roger L. Bradshaw**



TO: Valley County Planning and Zoning Commissioners

FROM: Pam Wissenbach

280 May Road McCall

DATE: October 15, 2025

With Valley County having control over much more of the area for development, the Comprehensive Plan is critical to what Valley County will look like in the future. I do not agree with the changes that have been made by the Valley County Commissioners to eliminate much of the McCall Area of Impact. I have numerous concerns about Valley County having authority of growth in what was the McCall AOI.

First: The notice that was mailed to residents was confusing. It stated that comments were due Wednesday, October 16. It is Thursday, October 16<sup>th</sup>.

Development has been approved by the Valley County P&Z and Valley County Commissioners that has NOT followed the proposed Comprehensive Plan:

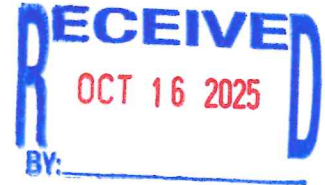
1. *The purpose of the Comprehensive Plan is not to control land, but to prevent uses of land harmful to the community in general. The natural beauty and open characteristics of the county can, without reservation, be described as a major reason why land development is rapidly increasing in the county. The purpose of this plan and analysis is to guide development so as not to harm the characteristics which attracted it here in the beginning.* This point has not been followed in the past. There are so many industrial buildings that block the view of the mountains in Valley County.
2. *Retain the rural and small-town character enjoyed by residents and visitors to Valley County. This has not been the case with recent development.* There is a huge subdivision that has been approved in Donnelley, many storage units and houses do not meet this requirement.
3. *Conserve and manage groundwater and surface water in all its forms in order to prevent depletion or pollution.* Lake Cascade has some serious issues about water quality.
4. *Encourage open space buffers adjacent to rivers, creeks, and other water bodies to preserve riparian areas by adopting setbacks, leaving as natural, and/or using BMPs.* Paddling on Lake Cascade, you can see homes built almost to the shoreline. The proposed thirty-foot setback from the high-water line is not adequate to protect the water quality and the riparian areas.
5. *To protect fish and wildlife as natural resources of critical importance in Valley County. Encourage open space buffers adjacent to rivers, creeks, and other water bodies to preserve riparian areas by adopting setbacks, leaving as natural, and/or using BMPs. Encourage housing developments to incorporate wildlife-friendly best management practices. IDFG recommends.* This goal is critical in protecting wildlife and fish and must be followed. Encourage should be replaced by required.
6. *To seek continued improvements for State Highway 55. Objectives: 1. Acknowledge the Payette River Scenic Byway Corridor Management Plan for State Highway 55 and its proposed alternate routes. 2. Improve design and landscaping standards for the corridor.* The area between Lake Fork and McCall certainly does not meet this goal.

7. I strongly disagree that all lands in the AOI be classified as Multiple Use Zones. I happen to live in an area of the AOI that is residential with some open space. Having businesses, storage units or other nonresidential use would be hugely detrimental to the feel of the residents in this area. I strongly recommend having areas zoned for specific purposes so the landowners know who their neighbors will be. Multiple use zoning opens a huge bag of worms.
8. *Retain the rural atmosphere of Valley County by protecting its natural beauty and open characteristics and preserving its historical and scenic beauty.* With such rapid growth in Valley County, the special atmosphere could be easily lost without sufficient zoning. A one zone such as Multiple Use fits all is not the way to protect Valley County.

To: Valley County Planning & Zoning Commissioners  
Brad Mabe, Ben Oyzaro, Carrie Potter, Ken Roberts, and Heidi Schneider

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

Date: October 15, 2025



Re: Opposition to Draft Revisions to Valley County Comprehensive Plan and Valley County Code and to Your Approach

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Throughout the P&Z Commissioners' Comp Plan workshops held in 2025, P&Z Director Cynda Herrick has stated that P&Z Commissioners have been working on this revision for a long time, and mentioned four years. Over the course of the past four years, there has been have zero outreach, engagement and input from your constituents in this process.

How can you feel confident in making a recommendation of this magnitude if you have not held any public meetings or listening sessions to hear from and learn from your constituents, or utilize a community survey to gather input and understand our community's concerns and desires for future growth and development?

This single public hearing is required by law. It is the bare minimum to be legally compliant.

A public hearing is not engaging with your community. It is a check box.

At your P&Z Comp Plan Workshop on August 28, 2025, you discussed your next step at the conclusion of the October 23 hearing is to make your recommendation to the Valley County Commissioners "unless the public brings up some very strong [concerns] that we feel is significant to make a significant change." (3:12:13-3:14:07)

How do you determine what is and is not significant? And significant for whom?

As stated on the October 23 public hearing notice, "If you do not submit a comment, we will assume you have no objection." Valley County elected officials' decision to take this approach is not legally mandated.

Silence cannot be interpreted as consent. A lack of public comment does not mean there is no opposition, but rather, that there are significant barriers preventing your constituents from participating. Presuming consent undermines democratic legitimacy, erodes public trust, and will result in inequitable and poorly informed decisions.

We have many questions and concerns regarding the draft revisions you have made. This letter is not the appropriate vehicle to cite the litany. Where and when would you answer them?

We thank P&Z Commissioner Chair Roberts for raising some of them including:

**1. Vague and non-enforceable language choice throughout the Comp Plan:** The heavy use of vague and subjective verbs such as “promote,” “consider,” and “encourage” versus clearer and stronger verbs such as “require,” “must complete,” “evaluate,” “monitor and report” “establish,” and the list of clear and direct verbs goes on. Unfortunately, Commissioner Roberts’ recommendations were not incorporated into the revisions. The impact of that is massive as there is no accountability to follow through on suggestions.

**2. The Future Land Use Maps on pages 92-94:** For the first time, these maps are being included in the Comp Plan. Commissioner Roberts raised concerns about the amount of “purple”/residential development that covers the map. He asked more than once “what is the purpose of these maps?” We asked as well, and no clear answer has been provided. What has been provided is a reference point for developers to build their case.

Along with many fellow community members, whether they are or are not able to submit an opposition letter and/or speak on October 23, we are discouraged and disappointed.

Does any of what you will hear or read from your constituents matter?

Will any of it cause you to pause, and to consider all that you do not know, to consider the questions you didn’t think to ask, and to consider what it takes to represent your constituents?

**From:** Jeannie Carpentier [REDACTED]  
**Sent:** Thursday, October 16, 2025 11:15 AM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Subject:** Comprehensive Plan

Hello Commissioners and Cynda,

I would like to share that I have 10 years of Comprehensive Planning experience along with Unified Development Ordinance revision experience.

I have learned over the years the necessity of involving the public in this process. The full time community, in fact, are the most affected by your decisions.

Although many constituents do not have the knowledge or time (working) to spend on these issues - THEY CARE DEEPLY.

They are entrusting the commission will be following a professional process that is transparent and engaging the public.

This Comprehensive Plan in so many areas directly affects where we all live, work and play. Rushing through the process and not offering public forums to weigh in on important aspects of it, is unacceptable.

It has become apparent you are driven by some unknown timeline that does not serve our community/valley as a whole.

Mapping of critical areas should be created with professionals and statistics that are current and affected.

**These items should be addressed:**

Throughout the Comp Plan your choice of verbs i.e. **"Encourage"** and **"Consider"** does not stress the importance of the topic.

I recommend using **"Shall"** and **"Required"** and **"Must"** in the following areas:

1. The Payette Scenic Byway in regards to development and preservation, landscaping standards.

An abundance of storage units do not comply.

\*2. Housing and Community Design.

3. Wildlife habitats.

4. Riparian areas

5. Reduction of groundwater pollution.
6. Education and management practices of developers.
7. Affordable housing needs to be continually addressed. Developers must include a %.
8. Decreased parking regulations do not take into consideration snow removal or emergency vehicle access.
9. Limit number of short term rentals to balance our community and regard our long term renters.

**\*An additional note:** Design standards should be approached by a Design Review Committee that has proven experience in the design field. All too often, a commission takes that role on themselves with no expertise. OR, its standards fall by the wayside leaving a mishmash of design elements that do not lend to its neighborhood.

Cynda - Please acknowledge receipt of this and that it will be included.

Best,

Jeannie Carpentier



To: Valley County Planning & Zoning Commission  
From: /s/ Kathleen Trever (28 Spink Lane, McCall, Idaho)  
Re: Proposed Revisions to County Comp Plan & Ordinances  
Date: October 16, 2025

Please consider the following comments in developing your recommendations to the County Commission for revisions to the County Comprehensive Plan and ordinances.

**Proposed Changes to Plan Maps and Ordinances should be Put on Hold Pending Resilience Planning Efforts and Additional Community Engagement**

Some of the proposed revisions to the comprehensive plan and ordinances should be put on hold while the County is participating in the West Central Mountains Resilience Assessment, being conducted through Boise State University's Resilience Institute (underway and continuing in 2026).

An outcome of the resilience assessment is supposed to be a resilience plan, which should better inform elements of comprehensive plan revision. The resilience assessment process will include intergovernmental communication, data collection, and community engagement through public surveys and public comments on a resilience plan in 2026.

We note that at last week's community leaders workshop held by BSU as part of the assessment, Valley County Commission Chair Sherry Maupin said:

There's a lot of people not in this room. If we actually want to do something important and bring everybody along with us, so everybody's on the same page, that is going to take a long conversation.

Some aspects of the proposed revisions would benefit from additional community engagement and among county, city, and agency leadership, which is supposed to occur in the resilience assessment. Phase II of the resilience assessment includes 4 topic areas. For example:

Smart growth also means **planning in line with local resources**—including utility capacities, water availability, and environmental considerations. Avoiding construction in high-risk areas like flood zones, or using firewise landscaping and fire-resistant materials in wildfire-prone areas, helps reduce hazards. At the same time, protecting waterways and natural systems supports long-term sustainability and the health of the region.

The BSU resilience assessment is developing recommendations that will relate to Comp Plan objectives. So it seems wise to wait to incorporate those results when the County is investing resources to obtain them.

We also ask that the County put on hold proposed revisions to the Valley County Code and comp plan that appear to shift the land use conditional use framework relative to preferences for residential subdivisions.

- **Recommend that the Commission not adopt proposed land use maps proposed on pages 92-94 without additional analysis and community engagement.**

We understand the need to update the impact area maps, because of revisions undertaken by the County Commission in response to 2025 legislation. However, other new maps identify “long-range growth types” to which “future land use should be directed” to the appropriate vicinity. The maps identify “residential” growth types in significant new areas, without explanation, and these new areas encompass areas of controversial developments in long-standing forest and agricultural lands.

These maps appear to be a reaction to development proposals and counter to proactive planning to guide smart growth and resilience strategies. The proposed maps do not appear to reflect an appreciation for preservation of productive agricultural and forest lands, conservation of wildlife habitat on an appropriate scale, or WUI wildfire planning. For example, the residential growth type designations do not appear to consider cumulative effects on wildlife such as elk, and how the mapped growth pattern is likely to increase impacts to elk and conflict on the mapped agricultural growth areas.

The maps also don’t explain how commercial use type designation along Hwy 55 between Lake Fork and McCall is consistent with the Scenic Byway Plan.

- **Recommend that the Commission not adopt the proposed change to county ordinance that adds “residential” to the County Policy without clearly analysis and better community engagement. The proposed ordinance change would add residential uses to those uses recognized as standards by which other uses are compared for compatibility.**

Proposed changes to the Policy in Code should be put on hold until there is broader public discussion on policy change relative to preservation of productive agricultural land uses.

We believe the following proposed changes should not be made without additional analysis and community engagement given the potential ramifications related to compatibility based on residential use in addition to, or instead of, agricultural uses.

**9-4-2: POLICY:**

A. The comprehensive plan states that ~~"planning be instituted to preserve the open characteristics and scenic beauty of the county"~~ The Plan is not to control land, but to prevent uses of land harmful to the community in general. The natural beauty and open characteristics of the county can, without reservation, be described as a major reason why land development is rapidly increasing in the county. The purpose of this plan and analysis is to guide development so as not to harm the characteristics which attracted it here in the beginning." The Plan is to be used as a general guide for the provision of public facilities, the adoption of implementing ordinances, considering changes in land use, and decisions regarding future development." and an objective stated therein is to "preserve agricultural land for farming and allow nonfarm development in rural areas only when it does not interfere with the productive and profitable level of agriculture".

B. This section is intended to fulfill those goals and objectives of the comprehensive plan by:

1. Defining those uses which are agricultural ~~or residential~~ in nature ~~or agricultural~~ inherently compatible therewith.
2. Recognizing those uses as the standard by which other uses are compared for compatibility.
3. Protecting those areas from encroachment by noncompatible uses.
4. Allowing those uses to be pursued without unnecessary regulation.
5. Providing certain standards and procedures which are intended to upgrade or enhance the permitted use.

**Productive Agriculture.**

**Use the GNAR toolkit and similar principles, including those for community engagement and conflict management for considering major planning revisions.**

Plan revisions make references to the Gateway & Natural Amenity Region (GNAR) initiative, but do not recognize the initiative's key elements, including those for community engagement and conflict management.

Notably we only found the proposed Comp Plan revisions because we were looking at P&Z meeting agendas for other reasons. Public engagement opportunities were not featured on the County website, and it was difficult to identify changes proposed in the Comp Plan.

**“Second Home” Math (page 10):** The Comp Plan appears to assume that every home that does not have a homeowner’s exemption is a “second home.” Properties without homeowner’s exemption include property owned by LLCs, and properties held for rental purposes. If property ownership and occupancy are important, this is an area for improving data collection.

**WUI and Fire** – This is one area of planning revision that is being analyzed in the ongoing Resilience Assessment. We support planning objectives for reducing impacts of wildfires, and ordinances for building and access standards. However, planning should evaluate more than what requirements to impose on subdivisions being constructed in the WUI, they should also look at restrictions on where subdivisions should not be built.

Various entities have been reviewing modeling and planning aspects based on fires in Maui, California, and elsewhere in the West. This is an area where additional time invested in plan objectives and additional action items would yield financial and public safety benefits.

For example, Headwaters Economic has published information at:

[https://headwaterseconomics.org/wp-content/uploads/2024/05/2024HE-Redefining\\_Urban\\_Western\\_Fires\\_FinalMay2024.pdf](https://headwaterseconomics.org/wp-content/uploads/2024/05/2024HE-Redefining_Urban_Western_Fires_FinalMay2024.pdf) The Utah State University GNAR Initiative information is at: <https://extension.usu.edu/gnar/tools/disaster-preparedness/wildfire>

**Data Driven Decisions and Performance Accountability** – The Comp Plan Revision Implementation should be edited to improve plan effectiveness and accountability. The Plan should clearer data inputs and metrics -- quantifiable data and benchmarks used to track progress toward community goals. Metrics help evaluate policy effectiveness, guide implementation, and increase transparency by providing a framework for success that can include population trends, affordable housing rates, or the percentage of land in productive agricultural or timber lands.

**Highway 55 and County Road Infrastructure** – The safety and maintenance of Highway 55 and County Road Infrastructure are paramount. The County should better coordinate with ITD to understand the County’s jurisdiction relative to the regulation of developments that will add impact to Hwy 55, both for the collection of data and more improvement needs.

The County should also develop clearer accountability and metrics related to performance, funding, and priorities of the related Transportation Plan related to considering new developments.

This appears to be another area also being reviewed in the Resilience Assessment.

**From:** Gary Blaylock [REDACTED]  
**Sent:** Tuesday, September 30, 2025 11:58 AM  
**To:** Lori Hunter <lhunter@valleycountyid.gov>  
**Subject:** Re: Valley County Comp Plan and changes

Lori

Thank for sending the documents. Under 6-1-9 E 3 a. The driveway should be an all-weather surface. Is there a definition of an all-weather surface. Under 6-1-9E 3 e Driveways shall be designed and maintained to support the imposed loads of responding fire apparatus Any definition on what the driveway is required to have ie 4" gravel etc?  
9-4-3-4 Site improvements D Can you send me Ord. 10-06, 8-23-2010, amd.Ord 11-5 6-6-2011

In talking with Bob Looper at Activity Barn, their new subdivision off of Mission that is close to getting approval has minimum road requirements for their private roads. Could you send me those requirements?

Thanks for your help  
Gary Blaylock

On Tue, Sep 30, 2025 at 10:09 AM Lori Hunter <[lhunter@valleycountyid.gov](mailto:lhunter@valleycountyid.gov)> wrote:  
Please see attached info you requested.

Lori Hunter  
Valley County Planning & Zoning Planner II  
208-382-7115  
219 N. Main Street • P.O. Box 1350  
Cascade, ID 83611

**S***ervice* **T***ransparent* **A***ccountable* **R***esponsive*

**From:** Paul Skeen [REDACTED]  
**Sent:** Monday, October 6, 2025 6:19 PM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Subject:** Valley County Comprehensive Plan Hearing

We received a letter from you in regards to a public hearing being held on October 23rd about the above referenced matter. We have previously submitted testimony the last time you held a hearing on this matter and our opinion has not changed.

We own a townhome at 1916 Nordic Circle Drive in McCall. We cannot attend your hearing, and we strongly request that you remove the area East of Pilgrim Cove Road and South of Miles Standish Road from your impact area map.

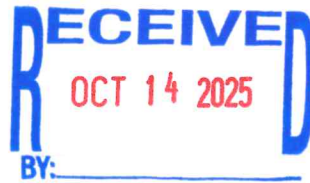
We bought our home outside of McCall's city limits to save on additional taxes, sewer hookup fees and many other expenses that we would have had to pay with no increased benefits to match. We receive nothing from you that we don't already have or need.

We will continue to vigorously oppose any annexation efforts and would appreciate your regard for our concerns.

Respectfully,

Paul and Merlyn Skeen





10-9-25

MY NAME IS CHRIS LOTT. WE LIVE IN UNINCORPORATED VALLEY COUNTY AT 1413 PAUL BUNYAN RD. WE BOUGHT THIS PROPERTY BECAUSE IT WAS NOT IN THE CITY LIMITS. WE HAVE OUR OWN WELL AND SEPTIC SYSTEM, WHICH WE MAINTAIN PROPERLY. WE BOUGHT THE PROPERTY IN 1997. WE ARE VERY OPPOSED TO BEING IN THE CITY LIMITS. WE MAINTAIN OUR RD WITH OTHERS IN THE SUBDIVISION, AT NO COST TO VALLEY COUNTY OR THE CITY.

THANK YOU,

CHRIS LOTT

A handwritten signature in black ink that reads "Chris Lott". The signature is written in a cursive style with a large, looping "C" and "L".

Don Lott  
A handwritten signature in black ink that reads "Don Lott". The signature is written in a cursive style with a large, looping "D" and "L".

Ms. Cynda Herrick, AICP, CFM  
Planning & Zoning Director  
Valley County  
PO Box 1350  
Cascade, ID 83611

October 16, 2025

\*SENT VIA EMAIL ([cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us))

RE: County Comprehensive Plan Update

Dear Cynda,

**Thanks** - Thank you for all the work you put into these amendments. The changes are positive and I can appreciate all the effort you made to include so many revisions.

**Open House and Public Input** - I am surprised that there was no open house or workshop to educate the residents or seek input on this major update to the Comp Plan. Maybe I missed this? I would think that the PZC and Commissioners would take this typical path for the opportunity to describe the proposed changes and seek resident feedback.

**Comp Plan Map** - The introduction of land use maps on pages 92-94 is a MAJOR change from the previous map, which only indicated lands as private, federal, etc. In the proposed amendment with the new land use maps, land use designations of residential, commercial, agriculture, etc. have been introduced. I don't know how the County has mixed use zoning allowing multiple uses but also designates certain land uses as shown on these new maps. Without an open house, all the property owners that now have a land use designation on their land have no knowledge of this major change.

I am hoping that the P&Z takes a moment to hold a public info session to highlight the substantive changes that are being proposed with this document prior to their consideration. Thank you for the opportunity to comment.

Sincerely,

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

Michelle Rentzsch