

Valley County Planning and Zoning

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STAFF REPORT: Ordinance No. 2025-08 (Amendment to 2025-06)
City of McCall Impact Area
Amendment to Valley County Code 7-1

HEARING DATE: December 8, 2025

TO: Board of County Commissioners

STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director

The Board of County Commissioners will hold a public hearing to amend Valley County Code, in order to:

- Confirm the City of McCall Impact Area boundary to establish the area of impact where growth and development are expected to occur, in accordance with Idaho Code 67-6526;
- Rescind Ordinance 2025-06 recorded as Instrument # 2025-004809;
- Affirm the Valley County Comprehensive Plan and Valley County Codes in the former McCall Impact Area;
- Rezone the McCall Impact Area from Euclidian Zoning to a Multiple Use Zone;
- Adopt this Code as Valley County Code 7-1; and
- Retain the portions of Ordinance 2025-06 that amend Title 6 Building Regulations 6-1-2.

This amendment will result in consistency throughout Valley County in matters relating to the designated Impact Areas for Cascade, Donnelly, and McCall.

FINDINGS:

1. A properly noticed public hearing was held on September 3, 2025. The matter was tabled to September 11, 2025.
2. Ordinance No. 2025-06 was unanimously approved by the Board with an effective date of January 1, 2026.
3. That the proper legal requirements for advertisement of the public hearing have been fulfilled as required by the Valley County Land Use and Development Ordinance, Valley

County Code, and by the Laws of the State of Idaho.

- Legal notice was posted in the *Star News* on November 13, 2025, and November 20, 2025. Idaho Code requires a minimum notice of two columns wide by 4-inches high. The published notice was two columns wide by 4.042-inches high.
- In addition, an advertisement for the public hearing was published in the *Star News* on November 13, 2025. (Copy Attached.)
- Potentially affected agencies were notified on November 6, 2025, by fact sheet and draft ordinance.
- On November 6, 2025, the fact sheet and draft ordinance was sent to post offices and libraries in Cascade, Donnelly, McCall, and Yellow Pine to be posted onsite.
- Notice signs were posted at seven locations within the newly designated McCall Impact Area on November 13, 2025. (Pictures attached.)
- The notice and draft ordinance were posted online at the Valley County meeting dashboard on November 6, 2025. These were also placed on a separate webpage "McCall Impact Area" with links located on both the Planning and Zoning Department page and the Board of County Commissioners page on November 6, 2025.

4. Agency Responses received:

Idaho Department of Environmental Quality has no comments at this time. (November 10, 2025)

5. Responses Received from the Public: *none*

STAFF COMMENTS:

This amendment to Valley County Code 7-1 will make all impact area codes the same.

ATTACHMENTS:

- Ordinance 2025-06 (Approved and Recorded)
- Draft Ordinance 2025-08
- McCall Impact Area Map
- Relevant Portion of Board of County Commissioner Meeting Minutes of September 11, 2025, and September 22, 2025
- All Responses
- Newspaper Ad, Published November 13, 2025
- Pictures Taken at Public Hearing Sign Locations (7)

END OF STAFF REPORT

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**ORDINANCE NO: 2025-06
CITY OF MCCALL IMPACT AREA BOUNDARY**

AN ORDINANCE REPEALING VALLEY COUNTY CODE TITLE 7, CHAPTER 1 ENTITLED THE MCCALL AREA OF CITY IMPACT, IN ITS ENTIRETY AND ENACTING A NEW VALLEY COUNTY ORDINANCE ADOPTING AN AMENDED AREA OF CITY IMPACT BOUNDARY FOR THE CITY OF MCCALL; RETAINING THE MCCALL AREA COMPREHENSIVE PLAN, AS AMENDED AND ADOPTED ON FEBRUARY 26, 2018; RETAINING CERTAIN MCCALL CITY CODES TO APPLY IN THE AMENDED AREA OF CITY IMPACT BOUNDARY FOR THE CITY OF MCCALL; ESTABLISHING VALLEY COUNTY AS THE RESPONSIBLE ENTITY FOR ADMINISTERING PERMITS AND ENFORCING APPLICABLE CODES WITHIN THE AMENDED AREA OF CITY IMPACT; ESTABLISHING A JOINT REVIEW PROCESS FOR PERMIT APPLICATIONS WITHIN THE AMENDED AREA OF CITY IMPACT; AMENDING TITLE 6-1 TO REMOVE THE EXEMPTION OF BUILDING PERMITS IN THE MCCALL IMPACT AREA.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF VALLEY COUNTY, IDAHO, THAT VALLEY COUNTY CODE, TITLE 7, CHAPTER 1, IS REPEALED IN ITS ENTIRETY AND A NEW VALLEY COUNTY CODE TITLE 7, CHAPTER 1, IS ENACTED TO BE KNOWN AS THE CITY OF MCCALL AREA OF IMPACT, AS FOLLOWS:

Title 7

Areas of City Impact

CHAPTER 1

MCCALL AREA OF IMPACT

SECTION:

7-1-1: Purpose

7-1-2: McCall Area of Impact Boundary

7-1-3: Applicable Plan, Policies and Ordinances

7-1-4: Jurisdiction and Development Review

7-1-5: Joint Review and Timelines For Action

7-1-6: Public Improvement Standards

7-1-7: Building Codes and Permit Requirements

7-1-8: Approach Permits

7-1-9: Floodplain Requirements

7-1-10: Public Road Maintenance

7-1-11 Amendments

7-1-12: Severability

7-1-13: Repeal of Conflicting Ordinances

7-1-1: PURPOSE:

The purpose of this chapter is to establish the area of impact boundary for the City of McCall. The City of McCall and Valley County recognized the importance of planning for future growth in the area of impact and understand this is a transition area that will eventually become part of the City of McCall upon annexation. The amended boundary was determined after considering those factors delineated in Idaho Code § 67-6526 and are those areas that are very likely to be annexed by the City of McCall within the next five (5) years. The amended Area of Impact for the City of McCall represents those areas surrounding the City of McCall where development is expected to occur and will be managed by Valley County, with input from the City of McCall, to provide for planned, orderly, and efficient growth. This ordinance establishes:

- A. Valley County is the responsible authority to determine the area of impact boundary and oversee all aspects of land use and building permitting processes within the area of impact.
- B. The City of McCall shall receive notice on all land use applications in the impact area submitted to Valley County and is entitled to provide input on those applications within the timelines delineated herein. This only includes land use applications heard by the Planning and Zoning Commission and does not include administrative permits.

7-1-2: MCCALL AREA OF IMPACT BOUNDARY

- A. McCall Area of Impact Boundary Map: The McCall Area of Impact Boundary is the area designated on the McCall Area Impact Boundary Map, as adopted herein and further described in the legal description in section 7-1-2.B below. The McCall Area of Impact Boundary Map is attached hereto as Exhibit A and fully incorporated herein. Exhibit A can be found on the Valley County website and the Valley County Planning and Zoning Department.
- B. McCall Area of Impact Boundary Legal Description: [Add metes and bounds description]
- C. The prior McCall Area Impact Boundary, along with its map and legal description is hereby repealed upon adoption of this Ordinance.

7-1-3: APPLICABLE PLAN, POLICIES AND ORDINANCES:

- A. The McCall Area Comprehensive Plan, as amended and approved by the Valley County Board of Commissioners on February 26, 2018, as titled (City of McCall Resolution 18-04), and recorded as Instrument No. 412032 on March 5, 2018, shall apply to the unincorporated property within the McCall Area of Impact.
- B. The following land use codes shall apply to all unincorporated property within the McCall Area of Impact, as follows:
1. Pursuant to Idaho Code sections 67-6526(a)(1) and 67-2328, McCall city code title 3 and title 9, its zoning ordinance as enacted by its ordinances 821 and 822, in turn as amended by its ordinances 831, 840, 841, 847, 848, 856, 857, 861, 864, 866, 875, 876, 880, 883, 885, 898, 899, 902, 907, 914, 922, 923, shall be applied to the city of McCall area of city impact, including the zoning map (Exhibit B) adopted by such ordinances and referenced in such title 3 and title 9.
 2. Ordinances listed in Exhibit C of this section have subsequently been amended by county ordinances as listed by the title and subject of each ordinance.
 3. All final decisions, including legislative matters and quasi-judicial matters, made in the McCall Area of Impact are appealable to the Valley County Board of Commissioners as the governing board. This portion of the ordinance codified herein shall take precedence over any other section of the adopted Valley County codes that may be in conflict with this jurisdictional matter. Moreover, any specific power which is constitutionally reserved to the county or city and which may be in contradiction with the McCall city code or Valley County code shall remain reserved with the county or city and shall be severable from the McCall or Valley County codes without invalidating the same.

7-1-4: JURISDICTION AND DEVELOPMENT REVIEW:

All matters beyond the city limits of McCall concerning development permits, zoning and subdivisions shall be under the administration of the Valley County staff and guidance of the Valley County Planning and Zoning Commission with the Valley County Board of Commissioners having final permitting authority. Notice of all developments within the area of impact shall be forwarded to the city of McCall for review and comment as outlined in VCC 7.1.5. Valley County shall take into consideration all comments in relationship to the future land use map and development applications so long as responses are received in a timely manner.

7-1-5: JOINT REVIEW AND TIMELINES FOR ACTION:

- A. Upon receipt of any land use applications heard by the Planning and Zoning Commission and submitted to Valley County for development within the city of McCall area of impact, the county shall forward a copy of the completed application and supporting documents to the city of

McCall at least forty five (45) days prior to any county public hearing or public meeting. This does not include administrative permits.

B. The city of McCall will then have the opportunity to review the application and submit recommendations or opinions. These must be submitted in writing to the Valley County planning and zoning commission staff on official city letterhead at least seven (7) days prior to the county hearing or meeting date.

C. All official communications between the city and county pertaining to a development proposal within the city of McCall impact area shall be in writing. If the city does not provide written comment on any particular proposal, then the note, "No comment from the City of McCall ", will be entered into the official public record for the affected project.

7-1-6: PUBLIC IMPROVEMENT STANDARDS:

All public improvements within the McCall Area of Impact shall be designed and constructed according to the city standards for future annexation consideration when appropriate. Water and sewer service may be available subject to the City of McCall service extension policies and city code requirements being met. All costs associated with upgrading or extending main lines and/or connecting to city services will be paid by the landowner or developers according to the city code and fee schedule.

7-1-7: BUILDING CODES AND PERMIT REQUIREMENTS:

All building code administration within the McCall Area of Impact will be the responsibility of Valley County.

7-1-8: APPROACH PERMITS:

Approach permits, when required, shall be obtained from the Valley County Road department or the Idaho Transportation Department prior to construction of project improvements. Permit requirements must be completed prior to recordation of a final plat or final occupancy of a structure.

7-1-9: FLOODPLAIN ORDINANCE:

The floodplain ordinance adopted by Valley County shall apply within the McCall impact area and shall be administered by Valley County.

7-1-10: PUBLIC ROAD MAINTENANCE:

Maintenance of public streets and roads within the McCall impact area shall be the responsibility of Valley County unless otherwise stipulated by written agreement between the county and city. The Board of County Commissioners have the authority to set the level of service, maintenance, and improvements on an individual basis.

7-1-11: AMENDMENTS:

This ordinance shall not be amended, supplanted or repealed except pursuant to the Idaho Code 67-6526.

7-1-12: SEVERABILITY:

Should any section, clause, or provision of this agreement be declared by the courts to be invalid, the same shall not affect the validity of the agreement as a whole or any part thereof, other than the part so declared to be invalid.

7-1-13: REPEAL OF CONFLICTING ORDINANCES: All ordinances or parts of ordinances, each of a general nature in conflict with ordinances appearing in this Code, but only such ordinances or parts of ordinances as are in conflict herewith, are hereby repealed; however, nothing herein contained shall be construed or taken as repealing or amending any of the provisions of any ordinance heretofore adopted as to any offense committed against the provisions of the ordinance or as to any act done, any penalty, forfeiture or punishment incurred under or by reason of the ordinance, prior to the time this Code takes effect, except as provided herein.

Exhibit C: COUNTY ORDINANCES AND RESOLUTIONS CONCERNING McCALL AREA OF CITY IMPACT:

The following ordinances concerning the McCall area of city impact have been adopted by the county in relationship to ordinances adopted by the McCall city council which amend the McCall city code. Only the title and subject of each ordinance is included, not the entirety of the ordinance.

ORDINANCE 06-2. An ordinance of Valley County authorizing the application to the city of McCall area of city impact of McCall city code titles 3 and 9, as amended and adopted respectively, by its ordinances 821 and 822; including its zoning map; and providing an effective date. (Approved by BOCC 3-27-2006)

ORDINANCE 08-01. An ordinance of Valley County, Idaho, creating an ordinance to be administered by the Valley County sheriff's office and to be known as waterway ordinance for Big Payette Lake Watershed, establishing regulations for use of said watershed in order to promote and protect the health, safety, and general welfare of citizens of the county. (Approved by BOCC 2-11-2008, instrument #386512)

RESOLUTION 08-07. A resolution of the Valley County board of commissioners, Idaho, amending McCall area comprehensive plan, providing for related matters, and providing an effective date. (Approved by BOCC 1-28-2008, instrument #330800)

ORDINANCE 10-2. An ordinance of Valley County, Idaho, amending subsections 3.9.04(D) and (H) of the McCall city code applied within the city of McCall area of city impact, as adopted

by ordinance 06-2; and to revise the procedure for administering the authorization of street banners over Highway 55, temporary event signs on utility and light poles, authorizing the McCall city council to designate regulations by resolution, and providing an effective date. (Approved by BOCC 7-6-2010, instrument #353342)

ORDINANCE 10-3. An ordinance of Valley County, Idaho, amending title 3 of the McCall city code applied within the city of McCall area of city impact, as adopted by ordinance 06-2, to clarify the definitions of farm animals, zones allowed, and conditions required to keep small farm animals. (Approved by BOCC 7-6-2010, instrument #353341)

ORDINANCE 11-10. An ordinance of Valley County, Idaho amending chapter 5 of title 3 section 3.5.01 purpose and adding new sections 3.5.05 business park use regulations, 3.5.06 business park zone general development standards, 3.5.07 public improvements, 3.5.08 hours of operation and noise restrictions, 3.5.9 planned unit development requirements, 3.5.10 vehicle and bicycle parking, 3.5.11 architectural, 3.5.12 landscaping, 3.5.13 fencing, 3.5.14 outdoor lighting, and 3.5.15 sustainable construction standards; and amending chapter 1 of title 3 section 3.1.05 establishment of zoning districts; and amending chapter 7 section 3.07.032 requirements for development (D), and amending chapter 8 sections 3.8.05(A) temporary storage and merchandising facilities not to become permanent, 3.8.06 parking provisions, driveways and loading areas (A) and (D)2, 3.8.061 parking area development standards (A)1, 3.8.064(A) driveways, 3.08.07(B) animals, 3.08.09 provision for trash storage, collection and disposal, 3.08.10(G) fencing, 3.08.13(A)2, (B), (C), and (D), and amending chapter 9 sections 3.09.02 definitions, 3.09.03(D)2, (E)3, sign standards by zone, section 3.09.07(K) prohibited signs; and amending chapter 10 of title 3 section 3.10.01 purpose, 3.10.07(F) developer benefits, 3.10.08(I) development standards, 3.10.08(C)2b, and amending chapter 16 of title 3 section 3.16.02 applicability, and amending chapter 3 of title 9 section 9.3.05(A) alleys, and amending chapter 4 of title 9 section 9.4.05(C) and (E) other mobile home/manufactured units, and amending chapter 6 of title 9 sections 9.6.02(A)3, (C) and (T), and 9.6.05(D)6b, and chapter 7 of title 9 section 9.7.06(C) environmental and aesthetics of the applied McCall city code within the city of McCall area of impact, as adopted by ordinance no. 06-02, all of which amendments provide for the creation of a new business park zone and/or account for the new business park zone regulations. (Approved by BOCC 4-11-2011, instrument #359661)

ORDINANCE 12-3. An ordinance of Valley County, Idaho amending McCall city code sections 3.7.032(G) bike paths, 3.8.16(C) other requirements, 3.10.09(G)(9) application procedure, 3.13.032(A)(3)(1) application for conditional use permit, and 3.13.032(B)(2) application for conditional use permit to provide for a new subsection number 5 and to renumber the existing subsections 5 and 6 to subsections 6 and 7 of title 3; to amend sections 9.1.05(B)(2) scope - record of survey procedure, 9.2.07(C)(19)(20) final plat, and 9.2.06(A) easements, 9.3.05(F) alleys, 9.3.07(B) pedestrian and bicycle pathways and greenbelts, 9.6.02(A) improvement requirements, 9.6.03(4) driveways, residential, and 9.6.10 construction drawings and as built information of title 9; and 2.2.040(C)(3) zoning and site development of title 2, to

provide references to the digital data submission standards policy. (Approved by BOCC 6-2-2012, instrument #369852)

ORDINANCE 12-5. An ordinance of Valley County, Idaho amending McCall city code for the impact area section 3.7.032 scenic route zone requirements for development - procedural rules to align the review procedure for scenic route applications with the procedure for review of design review applications; deleting existing subsection (I); and providing an effective date. (Approved by BOCC 8-20-2012, instrument #371446)

ORDINANCE 13-01. An ordinance of Valley County, Idaho amending McCall city code title 3 section 3.8.06 parking provisions, driveways and loading area, section 3.8.061 parking and development standards and section 3.8.062 off street parking requirements to reduce parking requirements for existing buildings and new construction in central business district, community commercial, industrial and business park zones and providing an effective date. (Approved by BOCC 2-25-2013, instrument #377624)

ORDINANCE 14-02. An ordinance of Valley County, Idaho amending McCall city code for the McCall impact area title 3 chapter 9 signs and in particular sections 3.9.02 by changing the definitions for political signs and signs, and adding a new definition for wayfinding sign; 3.9.03(A)(C)(D)(E) sign standards for all zones to provide for certain signs in mixed use developments and apartments, wayfinding signs, changeable signs, regulation of location and size of signs in all zones; in 3.9.04 regulating the size of window signs; in 3.9.05(B) to delete separate regulations for institution signs, and to better define prohibited vehicle signs, and limiting the number of flags other than United States, state or other nations and eliminating menu boards as a separate regulated sign type; in 3.9.06(A)(1) amending the provisions for nonconforming signs; in 3.9.07(F)(K) amending the exceptions from prohibited signs; in 3.9.08(B) providing for halo lighted signs; in 3.9.081(F) to regulate neon signs; in 3.9.09(A)(3)(4) to clarify what additional permits are required besides sign permits; and providing an effective date. (Approved by BOCC 6-23-2014, instrument #385540)

ORDINANCE 14-03. An ordinance of Valley County, Idaho amending McCall city code for the impact area title 3 chapter 4 section 3.4.02 table permitted and conditionally permitted uses within commercial zones to allow office uses on ground floors of buildings and reducing the number of uses that first require a conditional use permit; amending section 3.4.061 special parking standards in central business district adding a new subsection (D) to exempt certain properties from having to provide off street parking; and title 3 chapter 8 section 3.8.061(A)(1) surfacing to provide driveways must have improved surfaces and section 3.8.16(B) sidewalk, curb and gutter and/or pathways to provide for the waiver of certain improvements under limited circumstances; and providing an effective date. (Approved by BOCC 6-23-2014, instrument #385539)

ORDINANCE 15-01. An ordinance of Valley County, Idaho amending McCall city code for the McCall impact area title 3 chapter 2 and chapter 3; amending section 3.2.02 meanings of

terms or words to include a definition of short term rental and clarifying dwelling, rooming house and hotel or motel; amending section 3.3.02 table residential use regulations to require a conditional use permit for short term rentals with occupancy of twenty or more persons; and providing an effective date of January 1, 2016. (Approved by BOCC 2-9-2015, instrument #389797)

ORDINANCE 15-02. An ordinance of Valley County, Idaho amending McCall city code for the McCall impact area title 3 chapters 3 and 16; amending section 3.3.02 table residential use regulations to remove the requirement that accessory and two-family dwellings obtain a conditional use permit and permitting accessory and two-family dwellings in all residential zones; amending section 3.16.02 to require design review approval for residential projects of two (2) or more units; and providing an effective date. (Approved by BOCC 3-16-2015, instrument #390400)

ORDINANCE 16-01. An ordinance of Valley County, Idaho amending McCall city code for the McCall impact area title 3 chapter 8; amending section 3.8.20 special standards for garages to reduce the street frontage width required for exemption from this section; and providing an effective date. (Approved by BOCC 2-22-2016, instrument #396743)

ORDINANCE 16-02. An ordinance of Valley County, Idaho amending McCall city code for the McCall impact area title 3 chapter 14; amending section 3.14.03 applicability to clarify circumstances upon which existing lighting shall be brought into conformance, and amending section 3.14.051 type of luminaires to remove exemptions for certain luminaire types from the outdoor lighting requirements; and providing an effective date. (Approved by BOCC 3-7-2016, instrument #396965)

(Ord. 16-03, 3-21-2016)

ORDINANCE 17-01. An ordinance of Valley County, Idaho amending McCall city code for the McCall impact area title 3 chapter 2; amending section 3.2.02 meanings of terms or words "restaurant, formula", providing for related matters; and providing an effective date.

(Ord. 17-01, 12-12-2016)

ORDINANCE19-01: An ordinance of Valley County, Idaho, amending the following chapters of title 3, planning and zoning, of the McCall impact area code for the McCall impact area in the following particulars, to-wit: in chapter 5, industrial and business park zones and standards, section 3.5.01, purpose, to remove the allowance for residential use in an industrial and business park zone; section 3.5.02, industrial zone use regulations, under table 3.5.02, to add 'craft beverage production with or without tasting room' as a permitted use, to change the use of 'dwelling unit' from C to A, and to remove the requirement that residential uses are only permitted on upper floors; section 3.5.03, industrial zone general development standards, under table 3.5.03, to change the size requirements for street, frontage, abutting residential property, maximum coverage (percent) of structures, maximum height and maximum building footprint,

and removing the limitation of coverage for lots larger than 50,000 square feet; section 3.5.04, specific standards for industrial development in any zone, in subsection (A), to reduce the distance between detached buildings from 14' to 10', in subsection (C), to require design review for industrial development with a building footprint area of at least 10,000 square feet or a maximum building height exceeding 35 feet or a reduction in the minimum setback distance; adding subsection (D), surfacing; in chapter 8, general development standards, in subsection (D)2, removing industrial use from the parking space requirements, AJ/1D in subsection (D)5, requiring the approval of the public works director for pavement edges closer than 5' from the right of way of a public street; in section 3.8.061, parking area development standards, adding subsection (A)2 standards for parking lots, loading areas, and driveways for industrial uses; and in chapter 16, design review, section 3.16.02, applicability, requiring design review approval for development within the city and the area of city impact for commercial, business park, public or semipublic development, all development within DV, AF or AP zones, industrial development with a building footprint area of at least 10,000 square feet or a maximum building height exceeding 35 feet or a reduction in the minimum setback distance, for accessory dwelling units, multi-family residential projects of 2 or more units, or single-family dwelling units having a total area greater than 3,500 square feet. (April 22, 2019)

ORDINANCE 19-04: An ordinance of Valley County, Idaho repealing & reenacting Valley County ordinances which incorporate chapter 8, flood control regulations (overlay), of title 9, subdivision and development, of the McCall city code to update the floodplain management regulations for the City of McCall area of impact by enacting sections 9.08.02, definitions, 9.08.03, general provisions, 9.08.04, administration, 9-08-05, provisions for flood hazard reduction, and 9-08-06, legal status provisions, and providing an effective date. (January 7, 2019)

ORDINANCE 19-07: An ordinance of Valley County, Idaho repealing chapter 11, nonconforming buildings, structures and uses, of title 3, planning and zoning, of the McCall impact area code, & reenacting chapter 11, nonconforming use, structure or development, of title 3, planning and zoning, of the McCall impact area code, for the purpose of streamlining the process, facilitating administration, clarifying the chapter so as to eliminate the administrative determination, allowing additions under 25% to existing nonconforming structures within the shoreline zone, promoting and allowing for energy efficiency improvements, allowing for exceptions to the 10% repairs and maintenance provisions for historically significant buildings, and allowing for approval of style changes when restoring to a safe condition any nonconforming structure or part thereof declared to be unsafe by the building inspector. (June 24, 2009)

ORDINANCE 20-02: An ordinance of Valley County, Idaho, amending, enacting, or deleting the following sections of title 3, planning and zoning, of the McCall impact area code, to-wit: section 3.2.02, meanings of terms or words, to modify the definitions for accessory use, building, or structure, dwelling unit, accessory, and dwelling, multi-family, to add definitions for bedroom, dwelling unit, local housing, dwelling unit, seasonal, owner occupancy, McCall area and short-term rental, and to delete definitions for community housing unit, duplex, and dwelling, two

family; section 3.3.02, residential use regulations, to modify the allowed use for accessory structure⁴, <1,500 square feet, to add allowed uses for dwelling unit, local housing and dwelling short term rental, occupancy less than 20 persons, and to delete the allowed uses for accessory structure > 1,500 square feet and dwelling, two family, and add footnote 4, a reference to section 3.8.11; section 3.4.02, commercial use regulations, to change the title of the section to permitted and conditionally permitted uses within commercial zones, to add the allowed uses for dwelling unit, local housing and dwelling unit, seasonal housing, and to delete item 2 under notes and renumber the remaining items under notes accordingly; section 3.4.04, commercial zone special development standards, subparagraph (D), uses, to modify subparagraph (D), uses, to allow single family, multi-family, and local housing as part of a mixed-use development, including commercial and/or public uses and to provide the conditions therefor by modifying item 1 for multi-story structures, by modifying item 2 for developments with commercial and/or public use, by deleting item 3, and by modifying item 4 to renumber IT item 3 and including a requirement for equivalent square footage in a CC zone; section 3.6.02, public zone use regulations, to change the title of the section to permitted and conditionally permitted uses within public zones, to add the allowed use for dwelling, local housing; section 3.7.032, requirements for development, subparagraph (C), structure height; section 3.8.11, accessory use, buildings and structures, to delete subparagraph (A), to modify subparagraph (B) by relettering IT subparagraph (A) to substitute approval by an administrator in place of a commission, to delete subparagraph (C), and to add a new subparagraph to be lettered (B), to limit the size of an accessory structure; enacting section 3.8.11.01, entitled accessory dwelling units, permitting accessory dwelling units and establishing the number, location, density, basic requirements for habitation, health and safety code requirements, size, parking, request for waivers of monthly water services fees, and rental requirements; enacting section 3.8.21, entitled local housing density bonus program, setting forth the purpose, applicability, general provisions, and calculation of the density bonus; enacting section 3.8.22, entitled seasonal dwelling units, permitting seasonal dwelling units for use by employees of businesses or institutions within the McCall area and establishing the conditions therefor; section 3.10.01, purpose, to add a subparagraph (E) promoting local housing and a variety of housing types in quality development; section 3.10.024, density bonus, to modify subparagraph (C) to delete the maximum increase in density and substitute compliance with sections 3.08.21; deleting section 3.13.036, rental of accessory dwelling units, in its entirety; enacting new section 3.13.036, entitled additional conditional use permit standards for dwelling, short-term rental with occupancy of 20 or more guests, setting forth the standards for compliance, use, neighborhood impact and application requirements; enacting section 3.13.09, permit standards for dwelling, short-term rentals, providing for the permitting of dwelling and short-term rentals; section 3.15.02, preliminary development plan review, subparagraph (B), neighborhood meetings, to modify subparagraph (B), neighborhood meetings, to provide for the submission of an application instead of a plan and to establish timing, notification, and summary of the meeting requirements; and section 9.4.06, permits and inspection, to modify subparagraph (B), temporary use permits, by deleting

paragraph 1, fees, restrictions, and renumbering paragraph 2, emergency permits, as paragraph 1. (December 16, 2019)

ORDINANCE 20-03: An ordinance of Valley County, Idaho, amending title 3, planning and zoning, of the McCall impact area code, to-wit: in chapter 6, civic, airport and agricultural/forest zones, changing the title of the chapter to public zones; in section 3.6.01, purpose, clarifying subsection (C), airport (AP) zone to more clearly state the objectives of the adopted airport master plan; in section 3.6.02, public zones use regulations, re-ordering and clarifying subsections (A) - (C) regarding permitted and conditionally permitted uses and making substantive changes to table 3.6.02 as follows: adding aeronautical as a new use identified to be permitted in the AP zone; eliminating dwelling, care-taker for an approved use as an allowed use through a conditional use permit in the AP zone; adding dwelling unit, local housing as a permitted use in the CV zone; permitting park, public as a use in the AP zone; section 3.6.03, public zones general development standards, removing the word "general" from the section title, re-ordering, clarifying and eliminating extraneous information, adding new sections (B) through (H) which reference special site design and fencing requirements of the FAA and making substantive changes to table 3.6.03 as follows: adding the APP zone and different requirements from the AP zone, identifying minimum property size as not applicable in the AP and APP zones, adding minimum lease size as a new standards for the AP and APP zones, deleting minimum street frontage from AP and adding minimum street frontage for APP at 75', deleting minimum setbacks for AP and APP, changing maximum site coverage for the AP at 100%, adding standard of 10' to distance between structures for AP and APP zones, adding landscape buffer as 20' in APP zone, and relocating note 4 to the new section (C); deleting sections 3.6.031, approvals, 3.6.04, airport zoning, 3.6.041, purpose, 3.6.042, short title, 3.6.043, definitions, 3.6.044, airport zones, 3.6.045, airport zone height limitations, 3.6.046, use restrictions, 3.6.047, airport nonconforming uses, 3.6.048, permits, 3.6.049, enforcement, 3.6.0410, appeals, decisions of commission, 3.6.0411, conflicting regulations, 3.6.0412, appeals, decisions of airport manager, 3.6.0413, judicial review: in chapter 7, special districts, enacting section 3.7.05, McCall municipal airport influence overlay zones, 3.7.050, purpose, and 3.7.051, airport operation protection zones, to create a new special district, defining its purpose and distinguishing it from other zones: and in chapter 2, definitions, adding definitions for "aeronautical," "airport elevation," "approach surface," "conical surface," "fair disclosure statement," "hazard to air navigation," "height, airport," "horizontal surface," "obstruction," "person," "primary surface," "runway," "transitional surfaces," "utility runway," and redefining "airport" to mean the McCall municipal airport; providing an effective date. (December 16, 2019)

ORDINANCE 20-07: An ordinance of Valley County, Idaho repealing Title 2 Chapter 4 Historic Preservation and enacting new Title 3 Chapter 20 Historic Preservation, and relocating definitions previously contained in Title 2 Chapter 4 to existing Title 3 Chapter 2 Section 02, with minor revisions throughout for clarification, and for the purpose of clarifying applicability throughout the area of McCall, amending the historic preservation commission duties, adding a

new section regulating demolition or removal of historic structures, adding exemptions, designating applicable uniform codes, correcting references in Title 3, Chapter 11, Section 07, directing the City Clerk, and providing an effective date. (May 11, 2020)

ORDINANCE 20-08: An ordinance of Valley County, Idaho, amending Title 2 Chapter 1 clarifying applicability throughout the McCall Area, clarifying the applicability and exemptions to buildings and construction, defining agricultural structures, building official, and structure, simplifying adopted codes, additions to snow requirements, electrical wiring requirements, and liquefied petroleum gas (lpg) system requirements, establishing maintenance standards; amending Title 2 Chapter 2 related duties of the Building Official and coordination with other permits, removing expiration of sewer service and water connection permits, setting regulations for drainage, flood control, utilities and street improvements, establishing when a certificate of occupancy shall be issued, addressing permits issued by the review and approval process contained in McCall City Code Title 3 (and approved by Valley County), providing purpose, responsibility, contents and procedures of the planning report; amending Title 2 Chapter 3 administration, designating building official, establishing progress inspections, including Valley County limitations of responsibility, establishing member terms and duties, directing the City Clerk, and providing an effective date. (May 14, 2020)

ORDINANCE 2020-09: An ordinance of Valley County, Idaho enacting Chapter 19, Wireless Communication Facilities, to Title 3, Planning And Zoning, of the McCall City Code (and Valley County), to provide for the placement, design and operation of wireless communication facilities consistent with the McCall area comprehensive plan, promoting the sharing of facilities, the efficient use of land, and assuring compatibility with adjacent and nearby land use. Amending, enacting, or deleting the following sections of Title 3, Planning And Zoning, of the McCall City Code as adopted by Valley County, to-wit: Section 3.2.02, Meanings Of Terms Or Words, to add definitions for antenna, private; antenna, public antenna; wireless collocation; decorative pole; public right of way; wireless telecommunication facility, major; wireless communication facility, small scale; and Sections 3.3.02, 3.4.02, 3.5.02, 3.5.05, 3.6.02 Use Regulations For Residential, Commercial, Industrial And Business Park And Public Uses, to amend the category of tower or antenna structure, private to antenna, private; to delete tower or antenna structure, commercial; and to add antenna, public; small scale wireless communication facility; and major wireless communication facility. (May 14, 2020)

ORDINANCE 2021-11: An ordinance of Valley County, Idaho, amending Section 3.7.032, requirements for development, (I), Landscaping, of the McCall City Code to amend the number of native shrubs from five to three each ten feet of linear street frontage along the scenic route, their location and arrangement, and to provide that the Administrator shall recommend resolution of conflicts in the use of snow storage or utility easements. (September 13, 2021)

Title 6 Building Regulations


6-1-2: SCOPE; EXEMPTIONS:

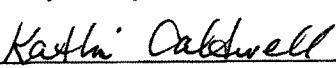
A. Scope: The provisions of this chapter shall apply to all buildings and construction within the unincorporated areas of Valley County, except as otherwise herein provided.

B. Exemptions:


1. Cities: The provisions of this chapter shall not apply within the city of Cascade, the city of Donnelly, and the city of McCall, ~~and the impact area for the city of McCall.~~

NOW, THEREFORE, BE IT ORDAINED AND APPROVED by the Valley County Board of Commissioners, Idaho this 11th day of September, 2025, with an effective date being January 1, 2026, after approval of the written Finding of Fact and Conclusions of Law and after the date of publication. The Metes and Bounds description will be inserted at the time of codification and recorded with the ordinance.

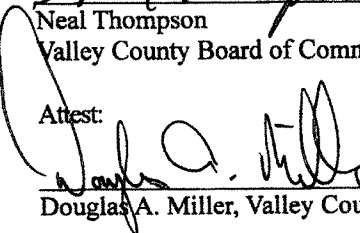

Sherry Maupin, Chairman
Valley County Board of Commissioners


Katlin Caldwell
Valley County Board of Commissioners

By Sherry Maupin as approved by video approval.

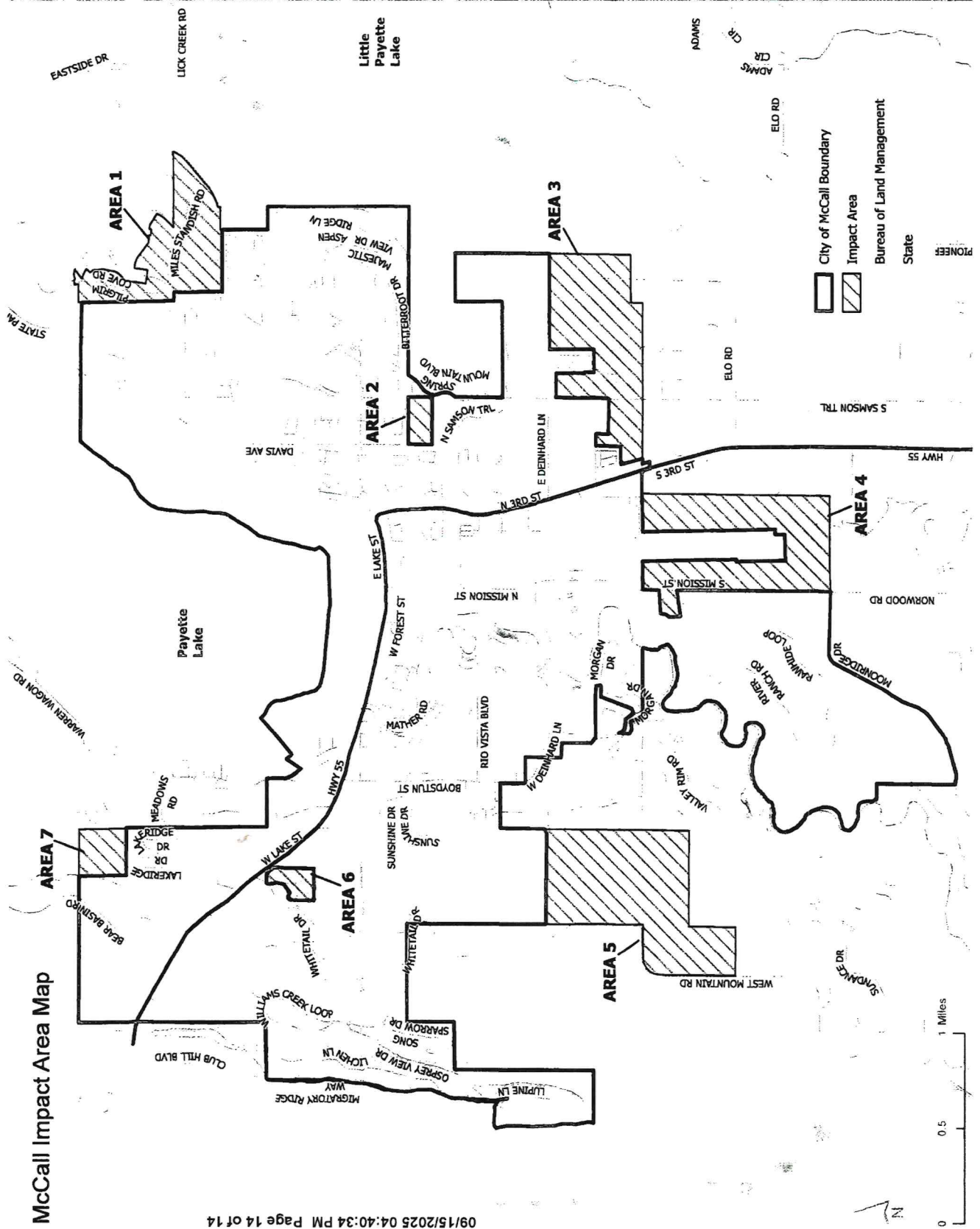

Neal Thompson
Valley County Board of Commissioners

Attest:


Douglas A. Miller, Valley County Clerk

9-11-2025

McCall Impact Area Map



ORDINANCE NO: 2025-08
CITY OF MCCALL IMPACT AREA BOUNDARY

AN ORDINANCE AMENDING VALLEY COUNTY CODE, IN ORDER TO CONFIRM THE CITY OF MCCALL IMPACT AREA BOUNDARY SO AS TO ESTABLISH THE AREA OF IMPACT WHERE GROWTH AND DEVELOPMENT ARE EXPECTED TO OCCUR, IN ACCORDANCE WITH IDAHO CODE 67-6526; TO RESCIND PORTIONS OF ORDINANCE 2025-06; TO ESTABLISH THE VALLEY COUNTY COMPREHENSIVE PLAN AND VALLEY COUNTY CODES IN THE FORMER MCCALL IMPACT AREA (INCLUDING A REZONE FROM EUCLIDIAN ZONING TO A MULTIPLE USE ZONE); AND, TO ADOPT THIS CODE AS VALLEY COUNTY CODE 7-1.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF VALLEY COUNTY, IDAHO, THAT VALLEY COUNTY CODE, BE AMENDED, AS FOLLOWS:

Rescind portions of Ordinance 2025-06 City of McCall Impact Area Boundary recorded as Instrument # 2025-004809 on September 15, 2025, in regards to Valley County Code 7-1

RETAIN the portions of Ordinance 2025-06 that amends Title 6 Building Regulations 6-1-2.

SECTION:

7-1-1: Purpose And Intent

7-1-2: Geographic Area Of Impact

7-1-3: Changes In Area Of Impact Outermost Boundaries

7-1-4: Jurisdiction And Development Review

7-1-5: Application For Annexation Requirement

7-1-6: Comprehensive Plan

7-1-7: Zoning

7-1-8: Subdivision

7-1-9: Joint Review And Time Lines For Action

7-1-10: Public Improvement Standards

7-1-11: Building Codes, Permit Requirements

7-1-12: Approach Permits

7-1-13: Floodplain Ordinance

7-1-14: Public Street Maintenance

7-1-15: Amendments

7-1-16: Severability

7-1-1: PURPOSE AND INTENT:

The purpose for establishing this area of impact is to identify a logical urban fringe area adjoining the city of McCall, Idaho. The governing bodies of the city of McCall and Valley County recognize the importance of planning for future growth in the area of impact and understand that the delivery of most public services is, or will be, associated with the city of McCall. The area of impact is comprised of land that may reasonably be expected to be annexed into the city of McCall in the next five years and meets the criteria in IC 67-6526. The urban fringe area is experiencing growth and development pressures that must be managed in order to provide for planned, orderly, and efficient growth. Furthermore, it is the intent of this agreement to:

- A. Set forth a formal mechanism for planning and growth management regardless of jurisdictional boundaries.
- B. Consider the interests of both the city of McCall and Valley County in planning and land use decision making.
- C. Engage, involve, and consider the interests of those most impacted by land use decisions, regardless of the jurisdiction in which they may reside.

7-1-2: GEOGRAPHIC AREA OF IMPACT:

The officially adopted and agreed upon area of impact boundary is established by Valley County and is set forth on the map titled "City Of McCall Impact Area". The McCall impact area is defined as that unincorporated landmass which lies contiguous to the city of McCall, Idaho, having as its closest boundary to the city, the limits of said city, as they now exist or as they may be altered by future annexation of land to the city of McCall, and having as its outermost boundary a defined line positioned and described in exhibit A.

7-1-3: CHANGES IN AREA OF IMPACT OUTERMOST BOUNDARIES:

In the event the city of McCall or Valley County desires to alter the outermost boundaries of the city impact area, or to change the jurisdiction over said area, it shall do so in accordance with Idaho Code 67-6526.

7-1-4: JURISDICTION AND DEVELOPMENT REVIEW:

All matters beyond the city limits of McCall within the area of impact concerning zoning and subdivisions shall be under the guidance of the Valley County planning and zoning commission with

the Valley County board of commissioners having final permitting authority. Notice of all developments shall be submitted to the city of McCall for review and comment. Valley County shall take into consideration all comments in relationship to the future land use map so long as responses are received in a timely manner.

7-1-5: APPLICATION FOR ANNEXATION REQUIREMENT:

When property located within the McCall impact area is contiguous to the city of McCall and the owner or their agent desires to change the principal land use, the owner must first apply for annexation into the city. A property owner may not purposefully circumvent this requirement by creating a strip of undeveloped land, as determined by the administrator of Valley County. If the annexation is denied, then the owner may proceed with an application to Valley County in accordance with this agreement.

7-1-6: COMPREHENSIVE PLAN:

The Valley County comprehensive plan and subsequent amendments thereto as officially adopted by Valley County shall apply within the McCall impact area as set forth in Idaho Code title 67, chapter 65. A specific section describing the uses envisioned in the impact area will be included in the plan and depicted on an attached future land use map.

7-1-7: ZONING:

The Valley County land use and development ordinance and subsequent amendments thereto as officially adopted by Valley County shall apply within the McCall impact area as set forth in Idaho Code title 67, chapter 65. All permits within the impact area including, but not necessarily limited to, zone changes, variances, records of survey, conditional use permits, special use permits, and planned unit developments, shall be reviewed by the Valley County Planning and Zoning Commission with final approval authority resting with the Valley County Board of Commissioners.

7-1-8: SUBDIVISION:

The Valley County subdivision ordinance and subsequent amendments thereto as officially adopted by Valley County shall apply within the McCall impact area as set forth in Idaho Code title 67, chapter 65. Valley County shall modify their subdivision regulations to accommodate different standards in accordance with the city of McCall upon request and review.

7-1-9: JOINT REVIEW AND TIME LINES FOR ACTION:

A. Upon receipt of any development request, permit application or discretionary action submitted to Valley County for developments within the city of McCall area of impact, the county shall deliver a copy of the completed application and supporting documents to the city of McCall at least forty five (45) days prior to any county public hearing or public meeting.

B. The city of McCall will then have the opportunity to review the application and submit recommendations or opinions. These must be submitted in writing to the Valley County planning and zoning commission on official city letterhead at least seven (7) days prior to the county hearing or meeting date.

C. All official communications between the city and county pertaining to a development proposal within the city of McCall impact area shall be in writing. If the city does not provide written comment on any particular proposal, then the note, "No comment from the City of McCall", will be entered into the official public record for the affected project. (Ord. 10-05, 8-23-2010)

7-1-10: PUBLIC IMPROVEMENT STANDARDS:

All public improvements within the city of McCall impact area should be designed and constructed according to the city standards for future annexation consideration when appropriate. Valley County should consider adopting city of McCall public improvement standards for use within the impact area if changes or annexation are requested. City of McCall water and sewer service may be available subject to city of McCall service extension policies and city code requirements being met. All costs associated with upgrading or extending main lines and/or connecting to city services will be paid by the landowner or developers according to the city code and fee schedule.

7-1-11: BUILDING CODES, PERMIT REQUIREMENTS:

All building code administration within the McCall impact area will be conducted by Valley County outside of the present city limits.

7-1-12: APPROACH PERMITS:

Approach permits, when required, shall be obtained from the Valley County road department or the Idaho transportation department prior to construction of project improvements. Permit requirements must be completed prior to recordation of a final plat or final occupancy of a structure.

7-1-13: FLOODPLAIN ORDINANCE:

The floodplain ordinance adopted by Valley County shall apply within the McCall impact area and shall be administered by Valley County.

7-1-14: PUBLIC STREET MAINTENANCE:

Maintenance of public streets within the McCall impact area shall be the responsibility of Valley County unless otherwise stipulated by written agreement between the county and city.

7-1-15: AMENDMENTS:

This agreement shall not be amended, supplanted or repealed except pursuant to the Idaho Code 67-6526.

7-1-16: SEVERABILITY:

Should any section, clause, or provision of this agreement be declared by the courts to be invalid, the same shall not affect the validity of the agreement as a whole or any part thereof, other than the part so declared to be invalid. The provisions of the agreement may be enforced by either the city of McCall or Valley County by virtue of legal action initiated to require specific performance with the terms of this agreement.

Attachment A – City of McCall Impact Area Boundary

NOW, THEREFORE, BE IT ORDAINED AND APPROVED by the Valley County Board of Commissioners, Idaho this 8th day of December, 2025, with an effective date being January 1, 2026.

Sherry Maupin, Chairman
Valley County Board of Commissioners

Katlin Caldwell
Valley County Board of Commissioners

Neal Thompson
Valley County Board of Commissioners

Attest:

Douglas A. Miller, Valley County Clerk

McCall Impact Area Map

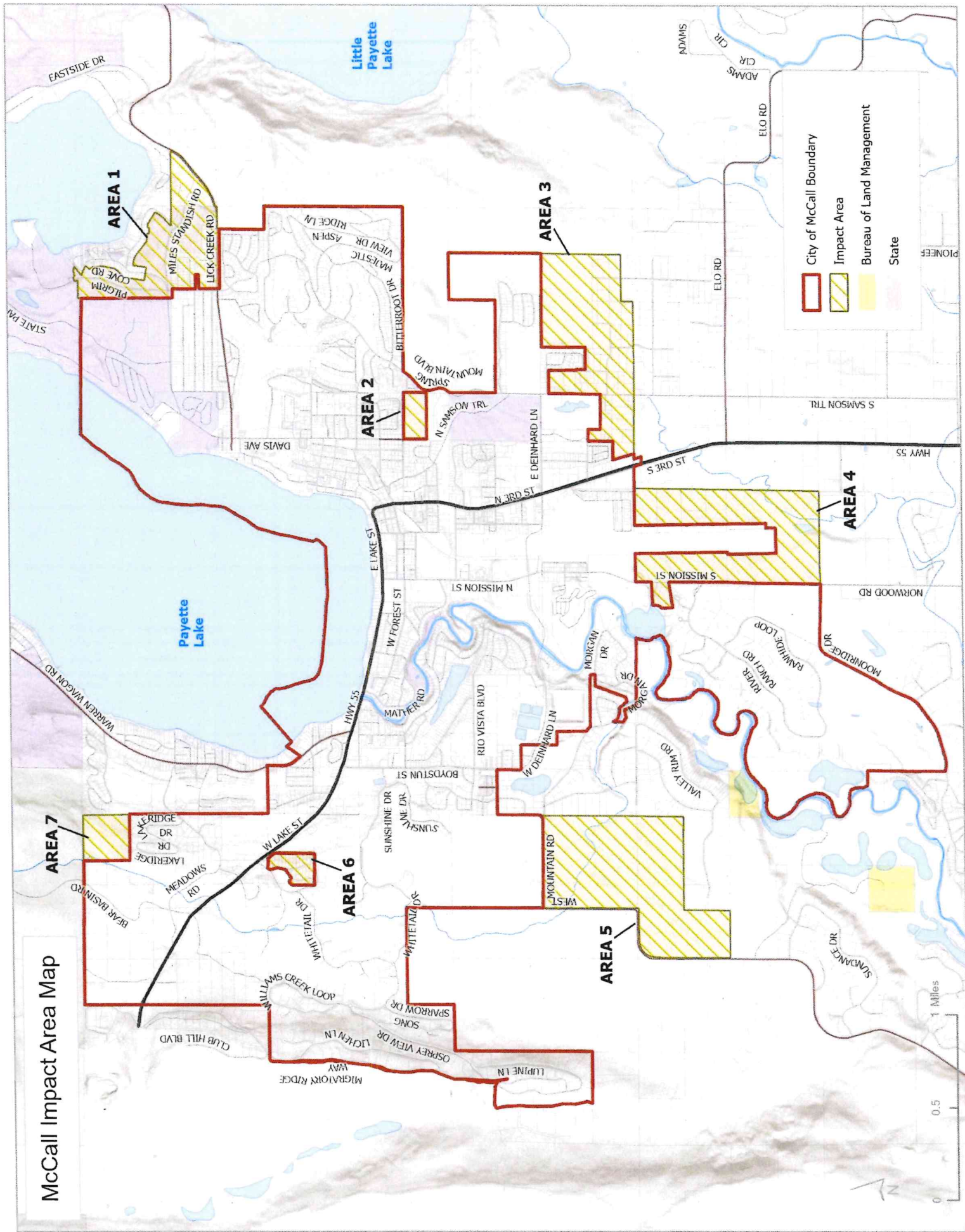
The map displays the McCall Impact Area, which is divided into seven designated areas (Area 1 to Area 7). The areas are outlined in red and labeled with their respective numbers. The map also shows the City of McCall Boundary, Impact Area, Bureau of Land Management, and State. A legend in the bottom right corner provides the following information:

- City of McCall Boundary (Red outline)
- Impact Area (Yellow diagonal lines)
- Bureau of Land Management (Yellow solid fill)
- State (White)

The map includes a scale bar indicating distances from 0 to 1 mile. Key geographical features include Payette Lake and Little Payette Lake. Major roads shown include Highway 55, Highway 20, and various local streets such as Eastside Dr, Lick Creek Rd, Miles Standish Rd, and others. The map also shows the location of McCall, Idaho, and the surrounding area.

McCall Impact Area Map

McCall Impact Area Map



Valley County Board of County Commissioners

PO Box 1350 • 219 N Main Street
Cascade, Idaho 83611-1350



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Fax (208) 382-7107

SHERRY MAUPIN
Chairman of the Board
smaupin@co.valley.id.us

KATLIN CALDWELL
Commissioner
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NEAL THOMPSON
Commissioner
nthompson@co.valley.id.us

DOUGLAS A. MILLER
Clerk
dmiller@co.valley.id.us

IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS CASCADE, IDAHO September 11, 2025

PRESENT: **SHERRY MAUPIN (CHAIRMAN)**
 KATLIN CALDWELL (COMMISSIONER)
 NEAL THOMPSON (COMMISSIONER)
 DOUGLAS MILLER (CLERK)

Chairman Maupin led the pledge of allegiance.

Chairman Maupin made a public statement.

Action Item: Chairman Maupin requested that Planning & Zoning Director, Cynda Herrick present on Tamarack Resort PUD Phase 3.6-Aspen Townhomes. Director Herrick presented on the PUD Phase 3.6 and provided a proposed ordinance. Commissioner Caldwell made a public announcement that she needed to recuse herself. Chairman Maupin made a motion to approve the final plat for Tamarack Resort Planned Unit Development Phase 3.6 Aspen Townhome, validate Dockside Circle as a new private road that will be added to the official road name list and maps for Valley County, acknowledge the owner's declaration of private roads, acknowledge the owner's declaration of installation of utilities with the understanding that final occupancy of any structure will not be given until utilities are in place for that particular phase and letter is received from owner's engineer stating all improvements were completed according to approved plans, acknowledge that improvements have been pre-paid and additional financial guarantees will not be required, acknowledge the supplemental declaration for Tamarack Resort phase 3.6, accept the supplemental annexation declaration for Tamarack Resort, accept the warranty deed for 0.906 acres of public right-of-way along West Mountain Road, acknowledge Central District Health letter did not release sanitary restrictions and that sanitary restrictions must be released prior to issuance of building permits through approvals with Northlake Recreational Sewer and Water District and authorize the chairman to sign the plat. This motion is made with the understanding that Valley County Board of Commissioners have the sole

discretion to set the level of service for any public road; the level of service can be changed. Commissioner Thompson seconded the motion. No further discussion, Commissioner Thompson & Chairman Maupin voted in favor. Commissioner Caldwell did not cast a vote as she recused herself. Motion passed.

Action Item: Chairman Maupin advised that the next matter that the commissioners will be taking up on the agenda is the **City of McCall request for reconsideration**. Chairman Maupin advised that the commissioners were required to respond on or before September 20, 2025. Chairman Maupin provided a statement related to the request for reconsideration. Commissioner Thompson made a motion to deny the request for reconsideration from the City of McCall. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to deny the request for reconsideration from the City of McCall.

Action Item: Chairman Maupin began the deliberation regarding **Ordinance 2025-06 McCall Impact Area Boundary and Change to Valley County Code 7-1 and 6-1-2**. She provided a timeline that outlined the meetings Valley County began with the City of McCall and included the public hearings that have been conducted. She advised that the work related to the area of impact had been taking place for a few years. Chairman Maupin shared the legislation that was created for the purpose of areas of impact, and she presented on the data that had been received by the commissioners to assist with deciding related to areas of growth available to the city of McCall. She also touched on geographic factors and advised that Valley County was currently working on updating the ordinances related to waterways and the importance of environmental requirements. She discussed the transportation routes and the responsibility of Valley County. Chairman Maupin presented on the impacts of sewer and water and Valley County would be monitoring proposed growth and improvements. She also touched on the law enforcement collaborations. Finally, Chairman Maupin presented on the 2-mile boundary requirements and she presented on the interpretations of the law. She discussed the lack of collaboration between Valley County and the city of McCall for training during the area of impact planning & zoning meetings. Chairman Maupin expressed that the commissioners were in fact taking the public testimony serious and provided an overview of commitment from the county to partner with individuals with specific skills sets. Chairman Maupin advised that the legislation was requiring a five-year plan. Commissioner Thompson provided his opinion during the deliberation period and shared that the cities had the ability for growth and read into the record a comment from Senator, Todd Lakey which stated decision regarding area of impact was to be done by counties and the counties have the jurisdiction within the areas of impact. He referred to Idaho Code 67-6526 (1). Commissioner Thompson advised that the counties were setting things for the county to work collaboratively with the city. He believed that what was being done would benefit the city, the county and public. Commissioner Caldwell provided her opinion during deliberations and advised that the legislation has required the commissioners and provided guidance. She expressed that it requires continued collaboration with the city every five years. She shared that the commissioners took into consideration the public testimony that was provided during the public hearings. She believed that the legislation clearly provided guidance to the county and shared specifics regarding the factors that needed to be considered. She discussed the geographic factors and committed that the county would take into consideration the concerns related to the waterways. She also discussed the information that had been received by the Payette Lake Sewer & Water District. Commissioner Thompson made a motion to approve Ordinance No: 2025-06 city of McCall Impact Area Boundary as heard, subject to approval of written decision, with an effective date of January 1, 2026, after publication, with the understanding that the metes and

bounds description will be inserted prior to codification. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve Ordinance No: 2025-06 city of McCall Impact Area Boundary as heard, subject to approval of written decision, with an effective date of January 1, 2026, after publication, with the understanding that the metes and bounds description will be inserted prior to codification.

Chairman Maupin advised that there was a constituent who wanted specific questions answered and Chairman Maupin, Commissioner Thompson and Commissioner Caldwell provided a response to each question that was received by the constituent.

Chairman Maupin provided a final statement regarding the commitment of Valley County to continue to collaborate with the city of McCall and shared that the county does not feel that it was a takeover and implementing the requirements of the legislation.

Action Item: Chairman Maupin began the discussion related to the decision regarding Abstein Bridge Bids that had been received. Cody Janson with Parametrix provided additional information to the commissioners. Commissioner Caldwell wanted the record to reflect that she had recused herself. Road Director, Jeff McFadden provided comments to the commissioners regarding the bids that had been received, and he described the use of the Abstein Bridge. He also presented that the old bridge would remain and used as a walking bridge. Cody Janson provided additional information to the commissioners regarding the overall cost of replacing the bridge. Chairman Maupin provided her opinion and felt that Valley County needed to do everything it can to fund the replacement of Abstein Bridge. Commissioner Thompson read into the record the notice of bid award recital which will be appended to the commissioner meeting minutes. The board of Valley County Commissioners hereby give notice to all bidders for the Abstein Road EDA Bridge Replacement Project, EDA Grant No. 07-79-07648 the failure of Moreno & Nelson Construction Corp to acknowledge Addendum No.2 is deemed a material deviation that cannot be waived pursuant to the Instructions to bidders and must result in the rejection of its bid. The bid received from Veritas Facility Services and Construction is determined to be responsible and responsible. The contract for the Abstein Road EDA Bridge Replacement Project is awarded to Veritas Facility Services and Construction as the lowest responsible and responsible bidder. Chairman Maupin seconded the motion. No further discussion, all in favor. Motion passed.

Chairman Maupin advised that the 2025 Eurasian Watermilfoil matter would be removed from the commissioners' agenda as they were unable to secure a contractor.

Action Item: Facility Director, Scott Clingan, presented the request for proposal for replacement of the boiler. Commissioner Thompson made a motion to approve the request for proposal for replacement of boiler. Commissioner Caldwell seconded. No further discussion, all in favor. Motion passed to approve the request for proposal for replacement of the boiler.

Action Item: Commissioner Caldwell made a motion to approve an request for proposal for landscaping. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the request for proposal for landscaping.

Action Item: Chairman Maupin brought River Fork Ranch CUP 24-02 Agreement to the commissioners and asked for a report from Chief Deputy Prosecuting Attorney, Brian Oakey.

Valley County Board of County Commissioners

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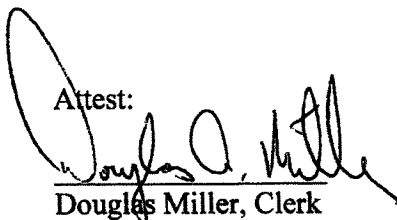
IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS CASCADE, IDAHO September 22, 2025

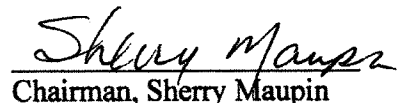
PRESENT: **SHERRY MAUPIN (CHAIRMAN)**
 KATLIN CALDWELL (COMMISSIONER)
 NEAL THOMPSON (COMMISSIONER)
 DOUGLAS MILLER (CLERK)

Chairman Maupin led the pledge of allegiance.

Action Item: Chief Deputy Prosecuting Attorney, Brian Oakey presented the written decision regarding the facts and conclusions regarding the final decision for the city of McCall request for reconsideration regarding the city of McCall Area of Impact. Commissioner Thompson made a motion to approve the facts and conclusions regarding the final decision for the city of McCall request for reconsideration regarding the city of McCall Area of Impact. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the facts and conclusions regarding the final decision for the city of McCall request for reconsideration regarding the city of McCall Area of Impact.

The commissioners adjourned at 9:05 a.m.

Attest:

Douglas Miller, Clerk


Chairman, Sherry Maupin

From: BRO Admin <BRO.Admin@deq.idaho.gov>
Sent: Monday, November 10, 2025 10:25 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Jennifer Lahmon <Jennifer.Lahmon@deq.idaho.gov>
Subject: RE: Public Hearing - Ordinance No. 2025-08 - McCall Impact Area

The Boise Regional DEQ Administration has no comments at this time.

Sincerely,



Carlene Oberg
Administrative Assistant I
Idaho Department of Environmental Quality
1445 North Orchard Street Boise, Idaho 83706
P: (208) 373-0550 | www.deq.idaho.gov

From: Lori Hunter <lhunter@valleycountyid.gov>
Sent: Thursday, November 6, 2025 10:42 AM
Subject: Public Hearing - Ordinance No. 2025-08 - McCall Impact Area

Please read, distribute, and comment on the attached public hearing notice. I've attached the current draft ordinance.

Send comments to: cherrick@valleycountyid.gov

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

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

NOW YOU KNOW

Learn to Curl, McCall Streak – Page B4

The Star-News holiday deadlines

Get down to business early, then enjoy the holiday week for Thanksgiving.

Advertising deadlines for the Thanksgiving issue of The Star-News will be Friday, Nov. 21 by noon.

Scheduled to publish one day ahead of the Thanksgiving holiday the last week of November, that week's issue of the newspaper will be on newsstands Wednesday, Nov. 26.

Make sure to place all advertising by the deadline, and submit informational press releases early to ensure inclusion in the newspaper for the Thanksgiving issue.



Emails are available for each department in the press box on Page A4.

CMC Auxiliary sets date for Holiday Bazaar

The 23rd annual Cascade Medical Center Auxiliary, Holiday Bazaar is set for Saturday, Nov. 22 at the Cascade American Legion.

The bazaar will be open from 9:30 a.m. to 4:30 p.m. and will showcase a wide array of new and traditional vendors displaying unique, original creations to help kick off the holiday shopping season.

The baked goods table will be filled with a variety of delicious homemade pastries prepared by local experts.

An original snowman themed handmade quilt will be raffled at the event, crafted and donated by Marilyn Aiton.

Proceeds from the bazaar provide scholarships for graduating Cascade High School seniors, continuing education for hospital employees and CMC hospital equipment.

Since 2003, the Auxiliary has provided over \$19,000 for graduating seniors

going into the medical, dental or veterinary field, as well as \$7,500 for employee continuing education and \$110,281 for hospital equipment.

For more information contact Robie at 208-271-6203.

Cascade American Legion is located at 105 E Mill St. in Cascade.

Vendors needed for Cascade holiday market

Local vendors are needed to help light up the season at the Cascade Christmas Tree Lighting and Market planned for Saturday, Dec. 6 from 4 to 7 p.m. at Armstrong Park in Cascade.

Vendors can showcase crafts, food or holiday goods.

Contact Morgan Edwards at 208-803-5142 or email CascadeChristmasMarket@gmail.com.

Snow Sculpting Class

Get ready for Winter Carnival with a free Snow Sculpting Class from 5:30 to 6:30 p.m. on Friday at the McCall Public Library.

The West Central Mountains Creative District will partner with the McCall Chamber of Commerce for the class, which brings professional snow sculptor Luna Garrit to the event to walk participants through the needed steps.

Meet in the library's Hershberger Room.

Cabin Fever series

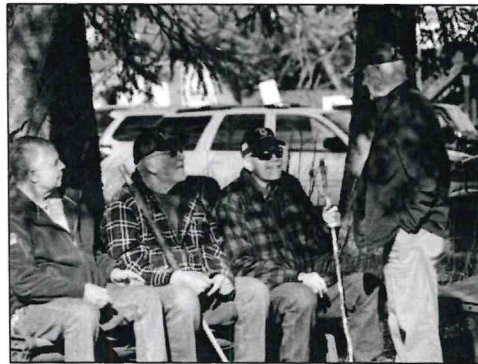


Photo by Tricia Warren/The Star-News

Local residents and veterans gathered on Tuesday at Veterans Memorial Park in McCall for a ceremony in honor of Veterans Day. November 11 is significant for Veterans Day because it marks the anniversary of November 11, 1918, armistice that ended World War I. Veterans Day honors all who have served in the US Armed Forces.

The McCall Arts and Humanities Council (MAHC) has kicked off its winter Cabin Fever series with classes and events beginning in November.

The popular adult program features a variety of arts and humanities-based classes in areas such as drawing, photography, cooking, fiber arts, writing, dance and more.

Many classes require registration, but Cabin Fever also offers a diverse selection of free community events such as slide shows, lectures, author visits, book discussions and music performances.

From designing fused glass ornaments (Nov. 13) and fly rod building (Nov. 13 to Dec. 11), to metal stamping (Nov. 19) and pie making (Nov. 26), there's a class for everyone at MAHC.

The Cabin Fever series aims to support personal growth, skill development, community and celebrate a local culture of shared humanity.

Find a list of available programs and registration information at mc-callarts.org/programs/

cabin-fever

Toby's Place Winter Wonderland

The 6th annual Toby's Place, Winter Wonderland Celebration and Fundraiser is scheduled for Friday, Dec. 12 at the Elk Creek Celebration Center.

The evening celebration is chalk full of events designed to support individuals of all ages with developmental disabilities, along with their families and friends in the community.

Doors open at 5:30 p.m. with dinner served at 6:30 p.m. along with dancing, silent and live auction, raffles and a visit from Santa complete with photo opportunities.

New this year is an Ugly Christmas Sweater Contest. Meet ahead of the Winter Wonderland event to create an ugly Christmas sweater that will be perfect for the holiday event on Tuesday, Dec. 2 at 6 p.m. at Toby's Place Thrift Shop.

Winter Wonderland tickets are available online and cost \$30 for

adults and kids age twelve and older. Tickets for children under age twelve are \$15.

Register in advance by Friday, Dec. 7.

For more information about the event, to volunteer, or to donate contact Suzie Rohnert at 208-880-9886 or visit TobysPlace.org.

Toby's Place is a non-profit organization that seeks to empower people with disabilities.

Free preschool screenings

The McCall-Donnelly School District will conduct free preschool screening for all children ages three to five years old on Friday, Nov. 21 at the McCall-Donnelly District office.

Additional screening dates are scheduled from January through April.

Upcoming screenings are planned again on Jan. 23 and Feb. 27.

The purpose of a developmental screening is to assess a child's speech and language development, concept knowledge, problem-solving skills, fine and gross motor skills and social skills.

Parents and guardians of children who live in the district's attendance zone can contact McCall-Donnelly's Early Childhood Special Education Teacher, Sara Brodhecker at 208-630-5002 to set up an appointment or email Brodhecker at sbrodhecker@mdsd.org.

Children may qualify for a free Developmental Preschool Program at McCall-Donnelly's Early Childhood Center.

The school district also engages in Child Find Services throughout the school year.

Child Find is intended

See NYK, page A3

The Valley County Board of Commissioners will hold public hearings at the Valley County Courthouse, 219 North Main Street, Cascade, Idaho. These are action items. You may comment in person during the meetings or by mail or email. Send comments to PO Box 1350, Cascade, ID 83611 or cherrick@valleycountyid.gov. **Written comments over one page must be received at least seven days prior to the public hearing.**

December 1, 2025, at 1:15 p.m.

1) **Valley County Comprehensive Plan:** The Comprehensive Plan was last revised on November 26, 2018. The proposed revisions include updated information on various statistics, tables/graphs, agencies and other information. These changes also include updated future land use maps and Impact Area maps. The Comprehensive Plan presents historical background and an analysis of current situations.

2) **Valley County Code:** Ordinance 2025-07 Valley County Code: Revisions to Title 6, 9, 10, and 11 will include, but are not limited to, the following:

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

The PZ Commission held a public hearing on October 16, 2025. All comments received and testimony taken will be forwarded to the Board of County Commissioners.

December 8, 2025, at 2:00 p.m.

Amending Valley County Code in order to:

- Confirm the City of McCall Impact Area boundary to establish the area of impact where growth and development are expected to occur, in accordance with Idaho Code 67-6526;
- Rescind portions of Ordinance 2025-06 recorded as Instrument # 2025-004809;
- Establish the Valley County Comprehensive Plan and Valley County Codes in the former McCall Impact Area;
- Rezone the McCall Impact Area from Euclidian Zoning to a Multiple Use Zone;
- Adopt this Code as Valley County Code 7-1; and
- Retain the portions of Ordinance 2025-06 that amend Title 6 Building Regulations 6-1-2.

This amendment will result in consistency throughout Valley County in matters relating to the designated Impact Areas for Cascade, Donnelly, and McCall.

More information on this amendment, such as a staff report, will be available at: www.co.valley.id.us/departments/PlanningZoning/McCallImpactArea

The Valley County Code, the current Comprehensive Plan, and proposed revisions are available online at www.co.valley.id.us/departments/PlanningZoning/OrdinanceHearing. Copies can also be emailed, upon request.

Cynda Herrick, AICP, CFM, Planning & Zoning Director

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208 634-4592

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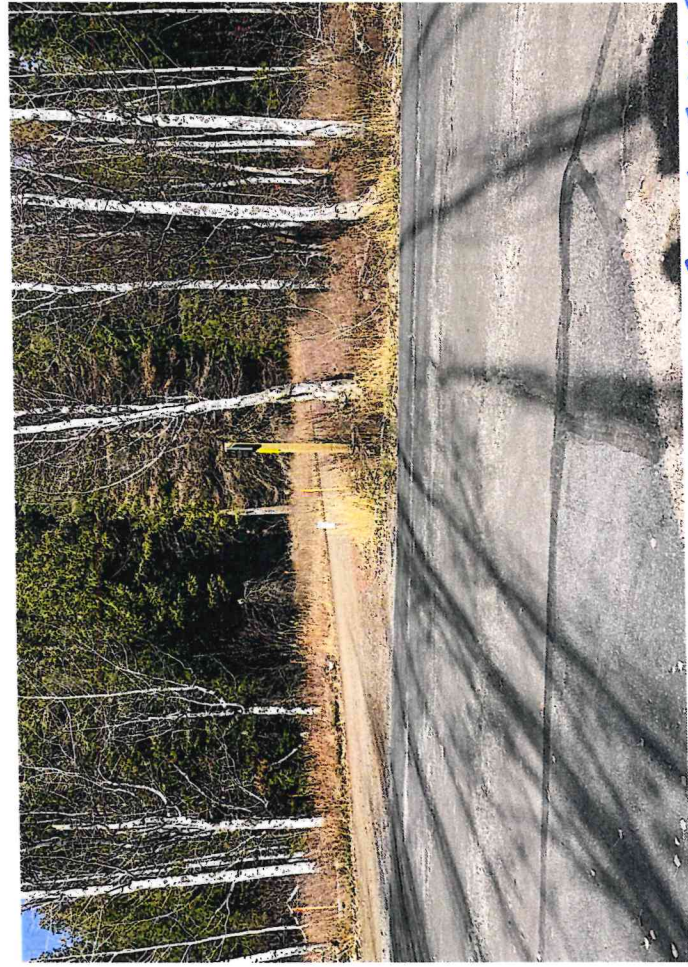
507 N. Third St. • McCall • 208-634-4592

My Underwear Has Holes

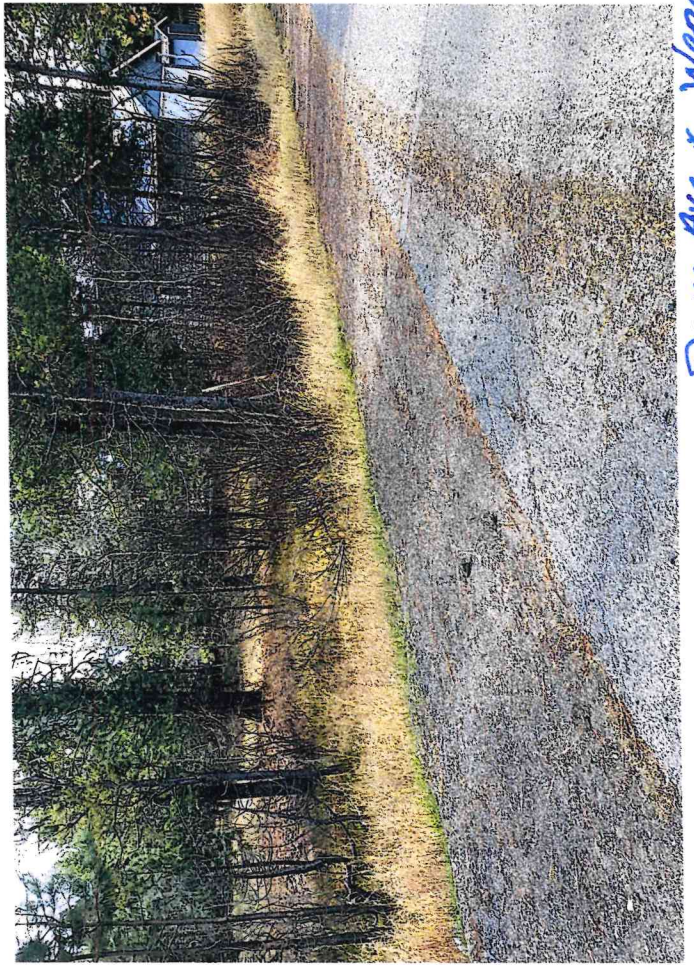
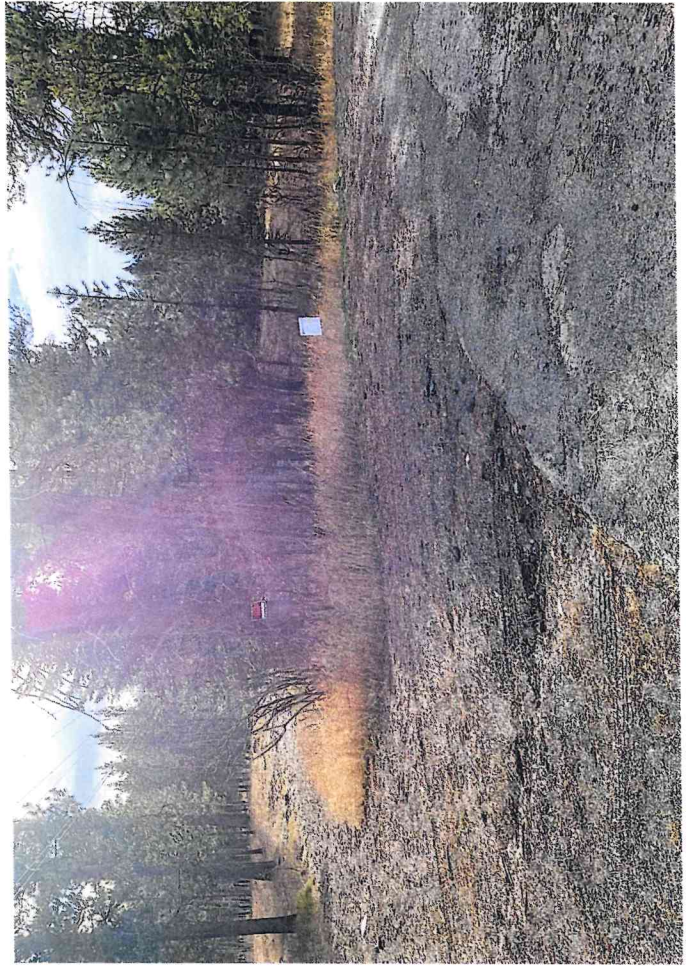
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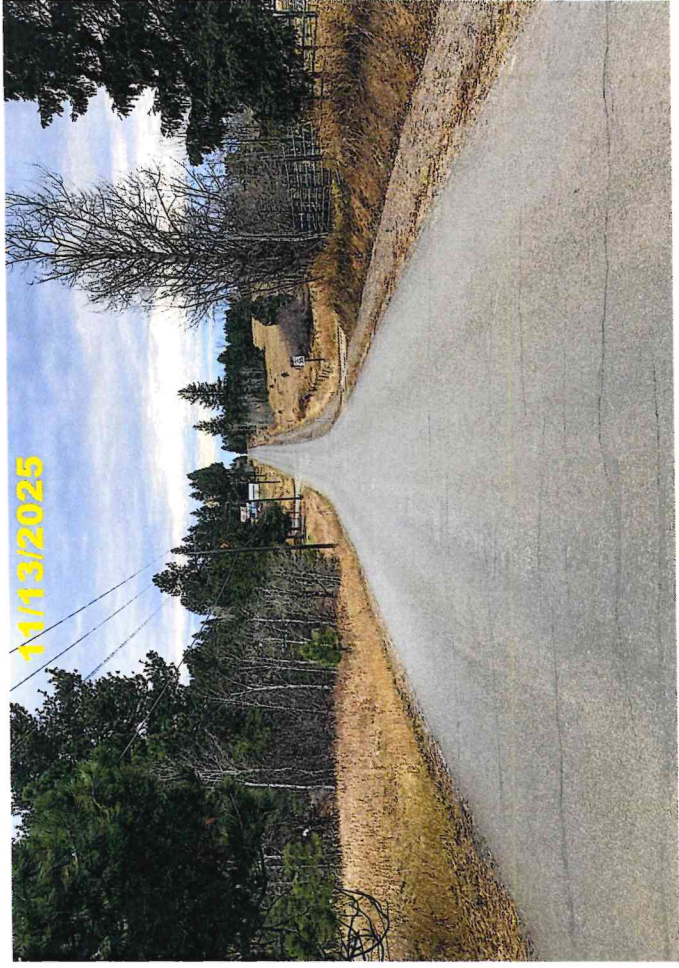
454 W. Roseberry Rd., Ste. 105
Donnelly, ID 83615
208-338-3027 • brynjeusa.com



Luck Creek Rd x Shady Lane

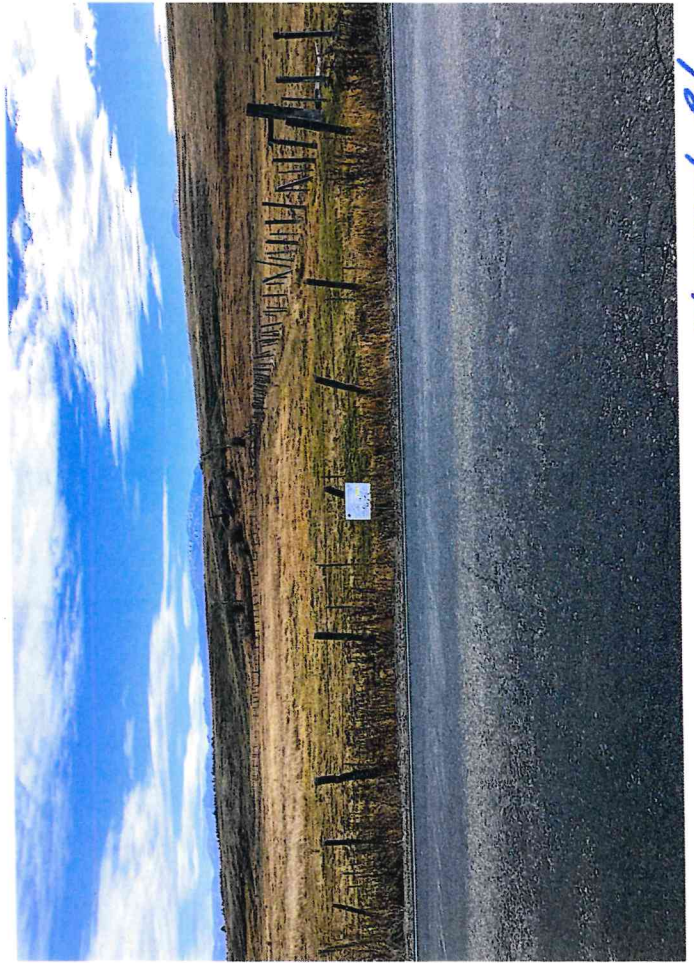
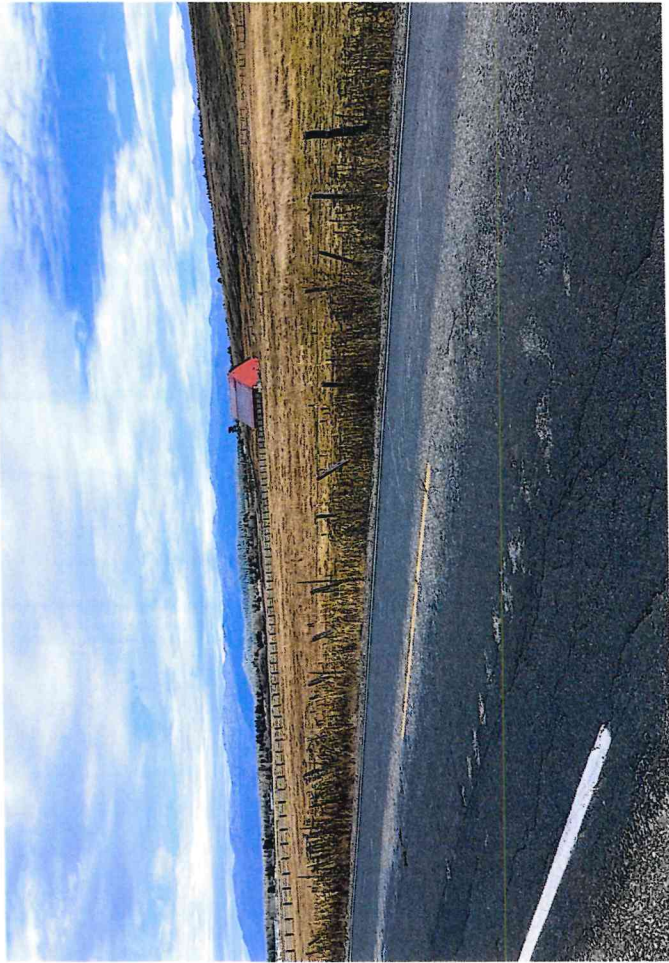
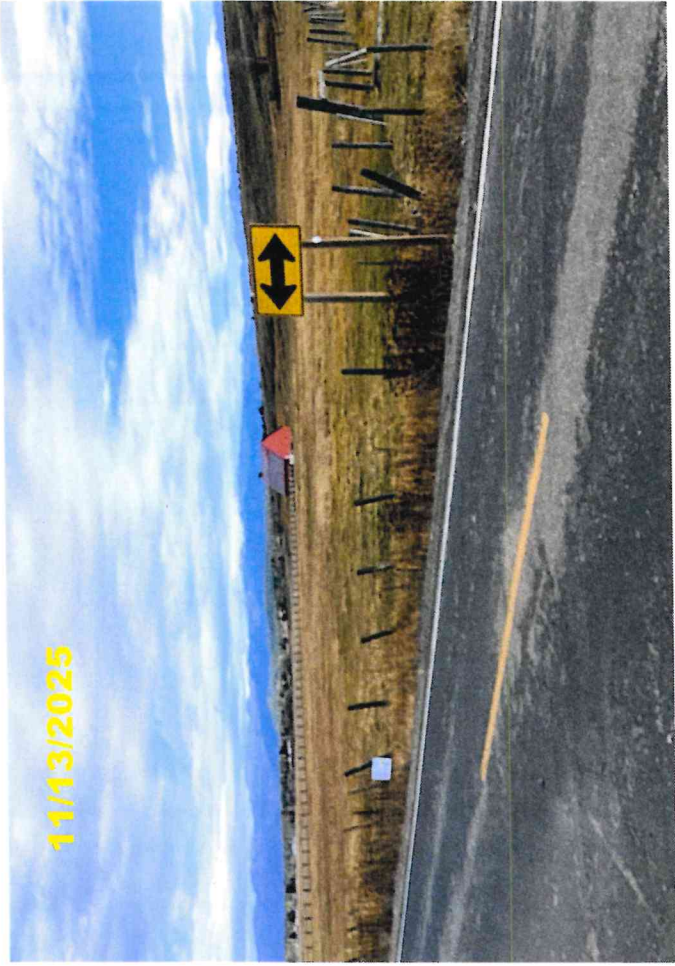


Davis Ave x Wanda



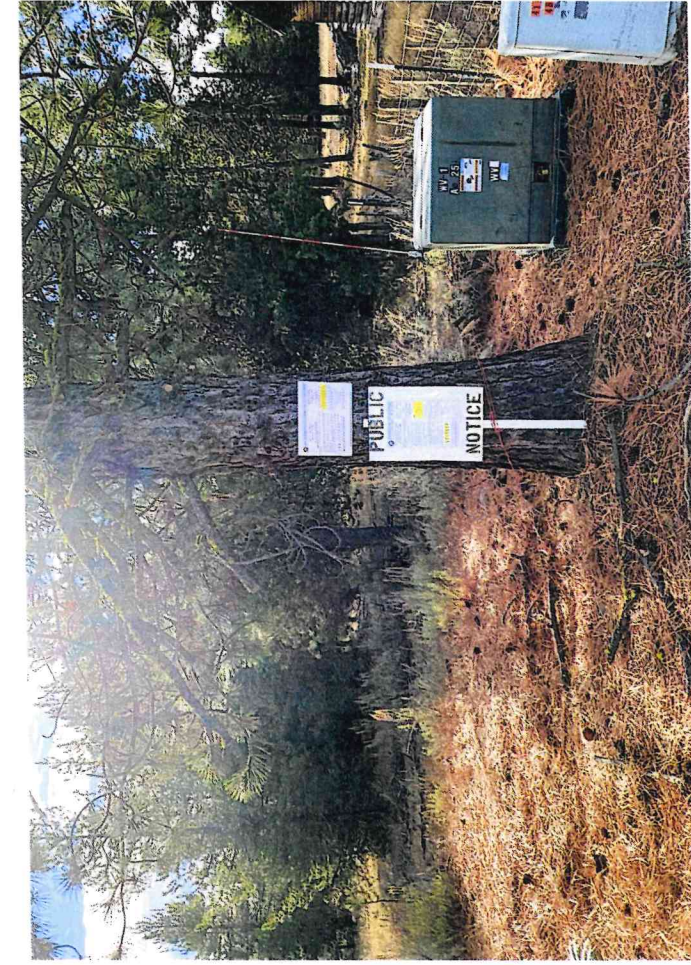
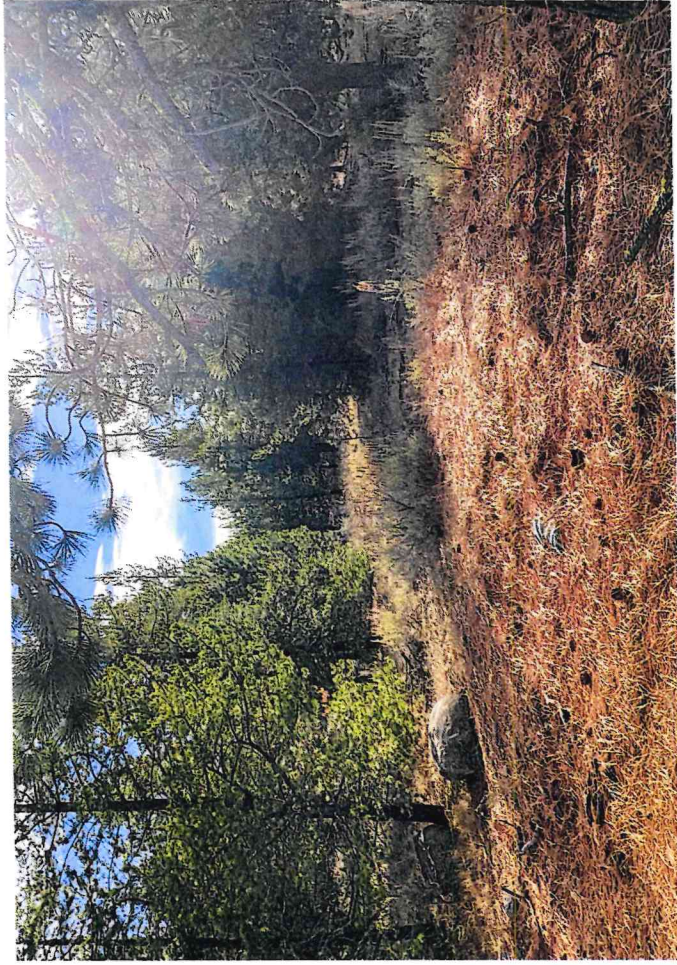
S. Samson Tel x Krehn

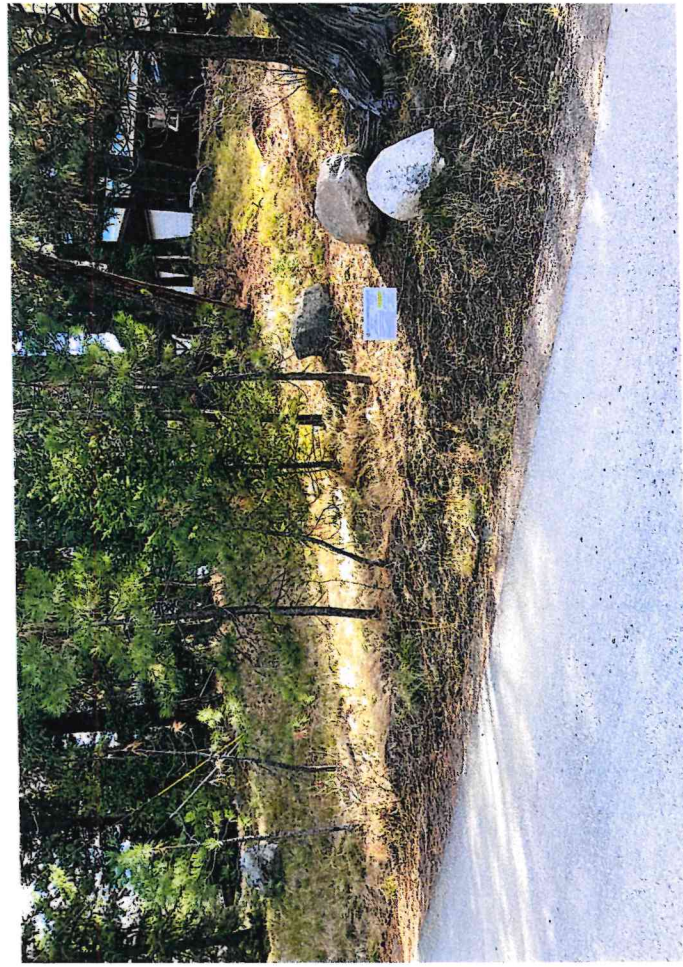
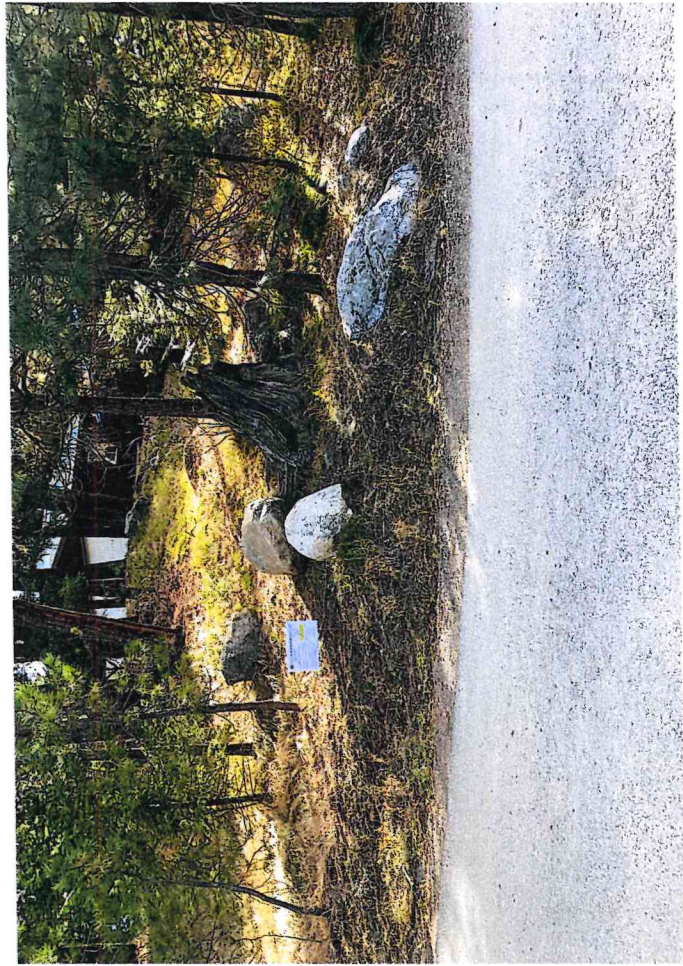
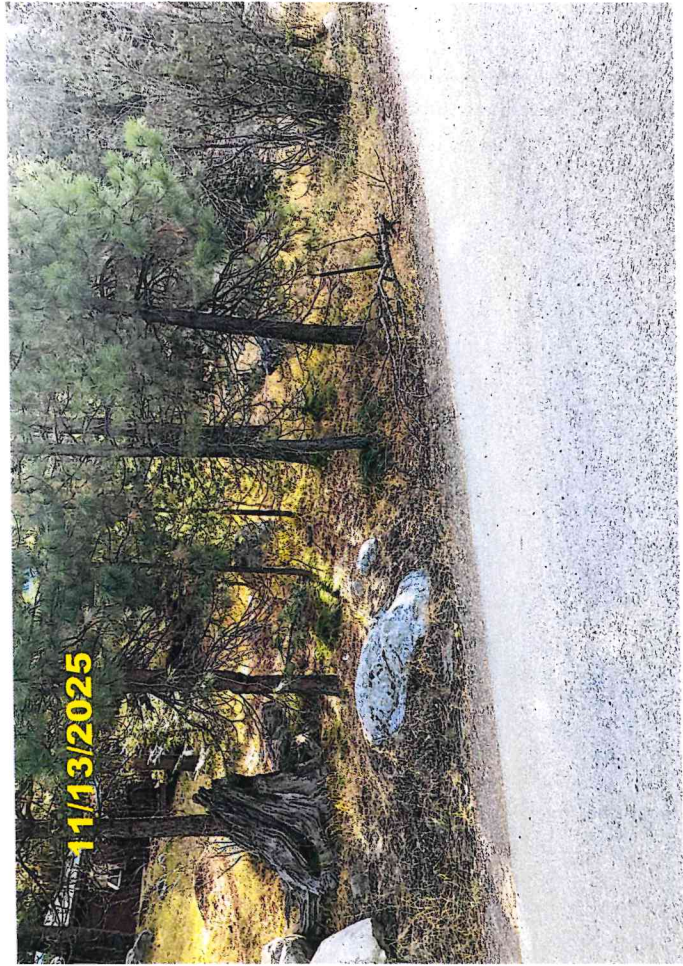




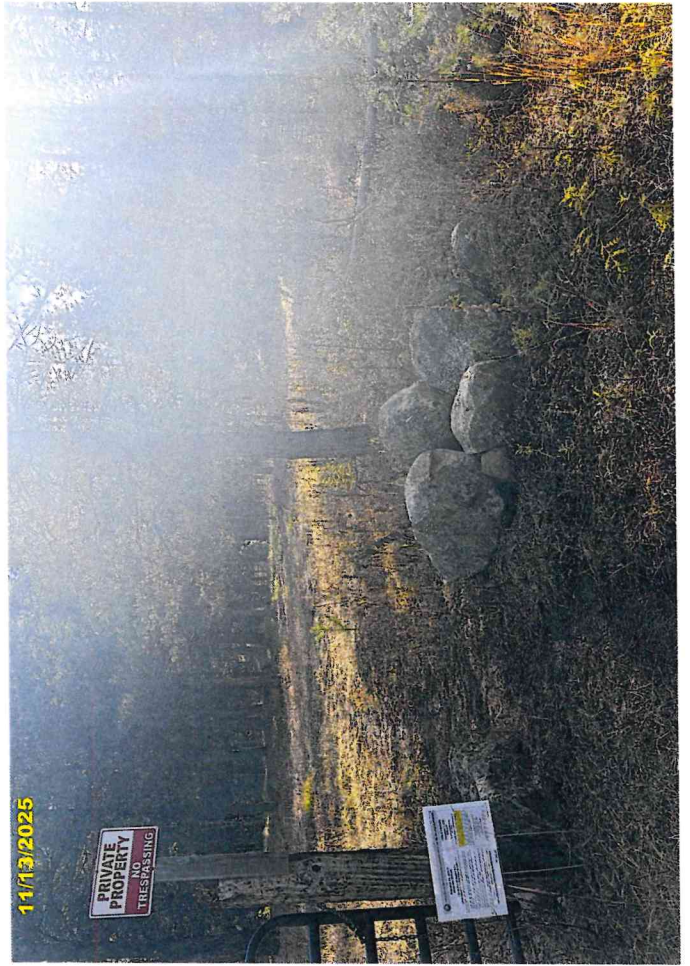
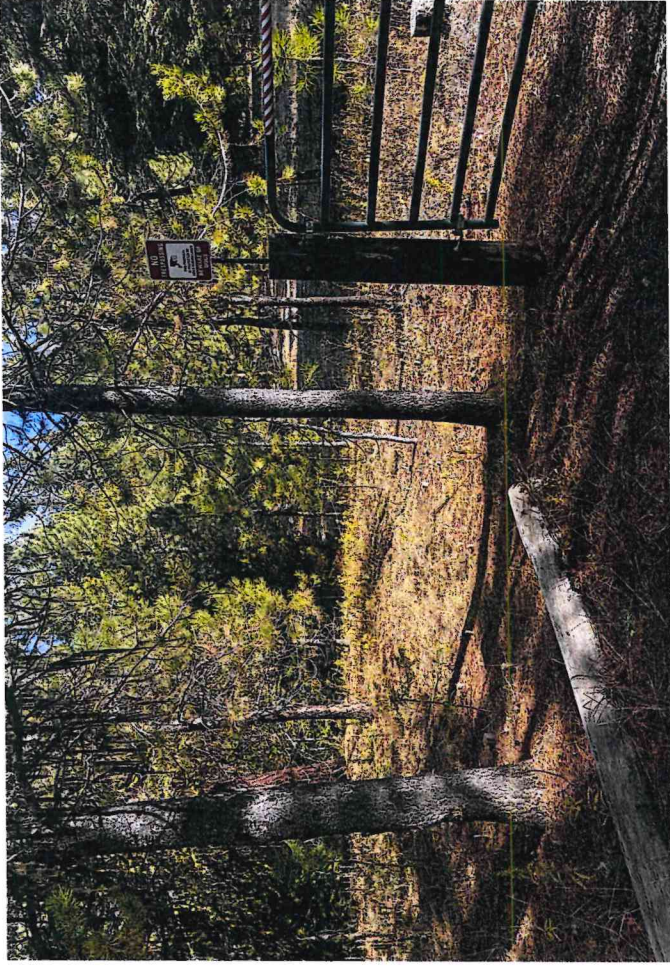
Northward Rd

MIA Area #5
West





MIA #6



MIA #7