

**Summary to Publish**  
**ORDINANCE NO: 2025-07**  
**Valley County Code: Revisions to Title 6, Title 9, Title 10 and Title 11**

**AN ORDINANCE AMENDING VALLEY COUNTY CODE TITLE 6 ADDING DRIVEWAY STANDARDS; TITLE 9 ADDING ADDITIONAL BMP REQUIREMENTS AND A RIPARIAN AREA OVERLAY ZONE, ALONG WITH ZONE CHANGE TO MULTIPLE USE FOR ALL UNINCORPORATED AREAS; TITLE 10-7 CHANGES TO WILDLAND URBAN INTERFACE CODES; AND, APPLICATION OF TITLE 11 FLOOD ORDINANCE TO ALL UNINCORPORATED AREAS OF VALLEY COUNTY.**

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF VALLEY COUNTY, IDAHO, REPEAL ALL PREVIOUSLY ADOPTED LAND USE CODES, EXCEPT THOSE CODES CODIFIED FOR VALLEY COUNTY ON THE AMERICAN LEGAL PUBLISHING INC CODE LIBRARY WITH THE ASSOCIATED ORDINANCES, IN ORDER TO APPLY VALLEY COUNTY CODES TO UNINCORPORATED AREAS OF VALLEY COUNTY; REZONE ALL OF THE UNINCORPORATED AREAS IN VALLEY COUNTY TO MULTIPLE USE; AND, THAT VALLEY COUNTY CODE, TITLE 6, TITLE 9, TITLE 10, AND TITLE 11, BE AMENDED, AS FOLLOWS:

**TITLE 6**

**BUILDING REGULATIONS**

**6-1-3: DEFINITIONS:**

*Add two new definitions.*

**Best Management Practices (BMPs)**

**Fire-resistant roofs**

**6-1-9: PERMIT REQUIREMENTS:**

B. *(Add)* For other structures, an Accessory Use Permit from Central District Health may be required.

E. Approach Permit: *(Add requirement for fire department approval driveway design to code.)*

**TITLE 9**

**LAND USE AND DEVELOPMENT**

**SECTION: 9-1-10 Definitions *(Add new definitions PERTAINING TO WATER QUALITY, RIPARIAN AREAS, AND LOT COVERAGE)***

**9-4-2: POLICY:** *(Revise for implementation with Comprehensive Plan)*

**9-4-3-2: SETBACKS:**

C. High Water Lines and Ditches: All residential buildings shall be set back at least fifty feet (50') from high water lines and ditches. All other buildings shall be set back at least one hundred feet (100') from high water lines and ditches. (including provisions for BMPs, vegetative cover, etc.)

**9-4-3-3: BUILDINGS** *(changes to duplicate Title 6)*

**9-4-3-4: SITE IMPROVEMENTS:**

F. Best Management Practices (BMPs): (amended and expanded to provide standards for BMPs)

**9-4-7: ACCESSORY DWELLING UNITS:** *(change to notification requirements)*

**9-5A-1: GRADING:**

E. Site Grading Plan: (added standards for stormwater)

*(Added)* H. Riparian Area Overlay: Grading within the Riparian Area Overlay is regulated by provisions of section 9-6-6 of this title. A permit, if required, shall be part of the conditional use permit.

**CHAPTER 6**

**SPECIAL AREAS**

**SECTION:**

**~~9-6-6: Riparian Area Overlay~~ (added new overlay and standards)**

**9-5H-12: APPEALS:** *(changed to fix previous code error and make de novo.)*

**10-7-2: DEFINITIONS:** *(added more consistent definitions)*

**10-7-4: SUBMISSION REQUIREMENTS:** *added requirement to submit to Wildfire Mitigation Director*

11-1-3 (remove exclusion of the City of McCall Impact Area)

**NOW, THEREFORE, the Board of County Commissioners Approve this Summary of  
ORDINANCE 2025-07 this 8<sup>th</sup> day of December, 2025, with an effective date being January  
1, 2026**

**A FULL COPY OF TEXT IS ON THE VALLEY COUNTY WEBSITE, IN THE  
PLANNING AND ZONING OFFICE at 700 S. Main, Cascade, ID, from 8 a.m. to 5:00 p.m.  
Monday thru Friday, AND IS CODIFIED AT AMERICAN LEGAL PUBLISHING, INC.**

---

Sherry Maupin, Chairman  
Valley County Board of Commissioners

---

Katlin Caldwell  
Valley County Board of Commissioners

---

Neal Thompson  
Valley County Board of Commissioners

Attest and Certify this is a true and complete summary and provides adequate notice to the public:

---

Douglas A. Miller, Valley County Clerk

**Summary to Publish  
ORDINANCE NO: 2025-08  
CITY OF MCCALL IMPACT AREA BOUNDARY**

**AN ORDINANCE AMENDING VALLEY COUNTY CODE 7-1, 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, TO REPLICATE Title 7-2 and 7-3.**

**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.**

***The following sections were amended to replicate impact area requirements for Cascade and Donnelly.***

**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**

**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.**

**A FULL COPY OF TEXT IS ON THE VALLEY COUNTY WEBSITE, IN THE  
PLANNING AND ZONING OFFICE at 700 S. Main, Cascade, ID, from 8 a.m. to 5:00 p.m.  
Monday thru Friday, AND IS CODIFIED AT AMERICAN LEGAL PUBLISHING, INC.**

---

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