



City of McCall

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McCall, Idaho 83638

Phone 208-634-7142
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June 30, 2025

Valley County Board of Commissioners
219 N. Main Street
Cascade, ID 83611

RE: McCall Area of Impact Boundary – Public Hearing Comments

Dear Commissioners,

On behalf of the McCall City Council, we respectfully submit this letter and attachments for the record in advance of the July 7, 2025, public hearing regarding the McCall Area of Impact (AOI) boundary.

On May 15, 2025, the City formally submitted a request to modify the McCall AOI boundary (see attached). This request was accompanied by a proposed boundary map representing the culmination of extensive data analysis, long-range planning, and public engagement to ensure the proposal aligns with Idaho Code § 67-6526 and nearly five decades of joint regional planning and zoning between the City and Valley County.

The City's proposed boundary is based on:

- The 2018 McCall Area Comprehensive Plan, jointly adopted by the City and County. The 2018 Valley County Comprehensive Plan also shows a McCall AOI boundary similar to the City's proposal.
- A Geographic Information System (GIS) model that considered 24 sets of data and 5 state statute standards to develop a boundary based on these statutory factors: residential and commercial growth; geographic factors; transportation infrastructure and systems including connectivity; public services; and annexation likelihood.
- Public outreach and public comment.
- The need to maintain a predictable and cooperative administrative structure that benefits both jurisdictions.

The City is concerned that the AOI boundary map presented in the County's public hearing notice differs significantly from the City-initiated boundary. That map appears to remove over 97% of the current AOI without supporting analysis or clear rationale and was not developed through a public process nor using adopted planning documents. Boundary adjustments do not require or mandate annexation of any lands within the modified AOI. Annexation remains a separate process that is not automatically triggered by changes to the AOI boundary.

Idaho Code requires that any county-initiated modification be supported by at least 30 days written notice to the city. The City received notice only 28 days in advance, and the notice did not refer to or consider the City's May 15 boundary proposal.

The County's proposal to repeal the McCall-specific Impact Area codes and apply generalized County codes to the AOI is a major policy shift. The McCall AOI is not comparable to other rural areas in Valley County and deserves planning tools appropriate to its unique setting, development pressure, and environmental sensitivities. Replacing decades of tailored zoning with a "one-size-fits-all" multiple-use zoning approach undermines the vision of the community and risks harm to the McCall Area community character, environment, and economy.

We acknowledge the County's statutory authority to determine the AOI boundary, but we urge the County Commissioners to base that decision on transparent, fact-based analysis, and with regard to our shared planning legacy. Prior to repealing adopted Impact Area policies or restructuring administration, the County should ensure that new frameworks are in place and publicly vetted.

Thoughtful and meaningful planning does not happen overnight or on a whim. It requires technical expertise, extensive public involvement, resources, capacity, and willingness to think beyond today, 5 years or even 10 years and should consider the next 20-50 years. The decisions you make for this area will have a dramatic and lasting impact on this generation and the next. The McCall Impact Area has a strong history of joint planning and zoning and hopefully it will continue.

The City of McCall remains committed to partnership with Valley County. We strongly encourage the Board to consider the City's proposed boundary and planning analysis, maintain the current policy and administrative approach for planning and building until the 2026 McCall Area Comprehensive Plan update, and work collaboratively on any future changes.

Respectfully,



Robert S. Giles
Mayor, City of McCall

Enclosures:

- May 16, 2025 – City of McCall AOI Boundary Submission (Letter & Map)
- May 5, 2025 – City of McCall & VC BOCC AOI Work Session Packet & Methodology Appendix (Maps & Scoring System)
- 2018 McCall Area Comprehensive Plan
- Public Comments on AOI received by City of McCall from March 5, 2025 to June 30, 2025

cc: McCall City Council
McCall Area Planning & Zoning Commission
Valley County Planning and Legal Staff
City Attorney



www.mccall.id.us

216 East Park Street
McCall, Idaho 83638

Phone 208-634-7142

Fax 208-634-3038

May 16, 2025

Valley County Board of Commissioners
219 N. Main Street
PO Box 1350
Cascade, ID 83611

RE: Proposed Modification of the McCall Area of Impact Boundary

Dear Commissioners,

In accordance with Idaho Code § 67-6526 and the shared commitment of both our jurisdictions to coordinated, responsible planning, the City of McCall respectfully requests that the Valley County Board of Commissioners modify the existing McCall Area of Impact (AOI) boundary, as provided on the map attached hereto as EXHIBIT A. Consistent with the information presented to you at our joint meeting, the proposed AOI is very similar to the current AOI, with some relatively minor adjustments made consistent with the requirements of the Statute.

Modification of McCall's AOI should be defined by a process rooted in statutory compliance including a reasoned analysis of available facts and data. Our current AOI represents over four decades of successful cooperative planning and administration. The City's proposed modifications to the AOI reflect removal of those parcels from the current AOI that otherwise meet the criteria for inclusion in the AOI but exceed the maximum buffer allowed under Idaho Code §67-6526(4)(b), which states that the AOI must not extend more than two (2) miles from city limits except where necessary to include an entire county-recognized parcel that is partially within the two-mile limit. Additionally, two adjustments have been made to avoid splitting existing subdivisions. The City's proposed modifications also include adjusting boundary lines to follow actual parcel boundaries. We look forward to a full presentation of the City's underlying data and analysis at the public hearing required by the statute.

Please note that the City's proposal does not include expansion of the AOI that was discussed during the joint work session on May 5, 2025. It is the City of McCall's position that any significant changes to the AOI that are not strictly required to meet Idaho Code §67-6526, including regulatory and ordinance changes, should be determined as a result of the McCall Area Comprehensive Plan update process which requires extensive public participation.

Request to Maintain Existing AOI Codes and Administration

The McCall AOI has long served as an area of transition between the City and the County. The current AOI has provided a stable and effective model of joint governance since 1979. Land use applications are administered by the City of McCall staff, reviewed by a joint Planning & Zoning

Commission, and ultimately decided by the Valley County Commissioners. Residents and property owners in the AOI currently have representation in the land use process through the three AOI seats on the joint Planning and Zoning Commission. Each of these Commissioners was appointed by the County Commissioners. This framework reduces the administrative burden on the County, ensures development consistency in areas of growth or geographic significance near the city limits, and provides a predictable regulatory framework for property owners and developers.

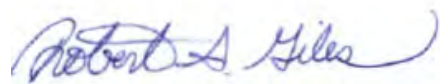
Given the significant investment in policy alignment, planning, studies, and public outreach—culminating in the 2018 McCall Area Comprehensive Plan—any changes to zoning codes or planning authority should occur after significant public input during the scheduled 2026 update of the Comprehensive Plan. Making adjustments to the regulatory framework on an accelerated timeline risks excluding public participation in these important policy decisions, increasing administrative inefficiency, and creation of regulatory uncertainty. Furthermore, and perhaps most importantly, hasty changes to the regulatory scheme will create uncertainty for landowners and developers within the AOI, the surrounding county, and adjacent areas of the City.

Timing and Budgetary Considerations

The City is submitting this request for modification at this time to ensure stable operations and informed budget-setting. We have also conducted significant study and analysis on the AOI, and want to ensure the public has adequate time to participate in the process. As you are aware, Idaho Code § 67-6526 requires the County to make a decision on this request within ninety (90) days. This timeline should ensure both jurisdictions will have time to budget for appropriate resources and staff for the coming year.

We appreciate Valley County's statutory role and collaborative approach to modifying the McCall AOI and look forward to jointly maintaining what has proven over the past decades to be an effective model of intergovernmental planning.

Respectfully submitted,



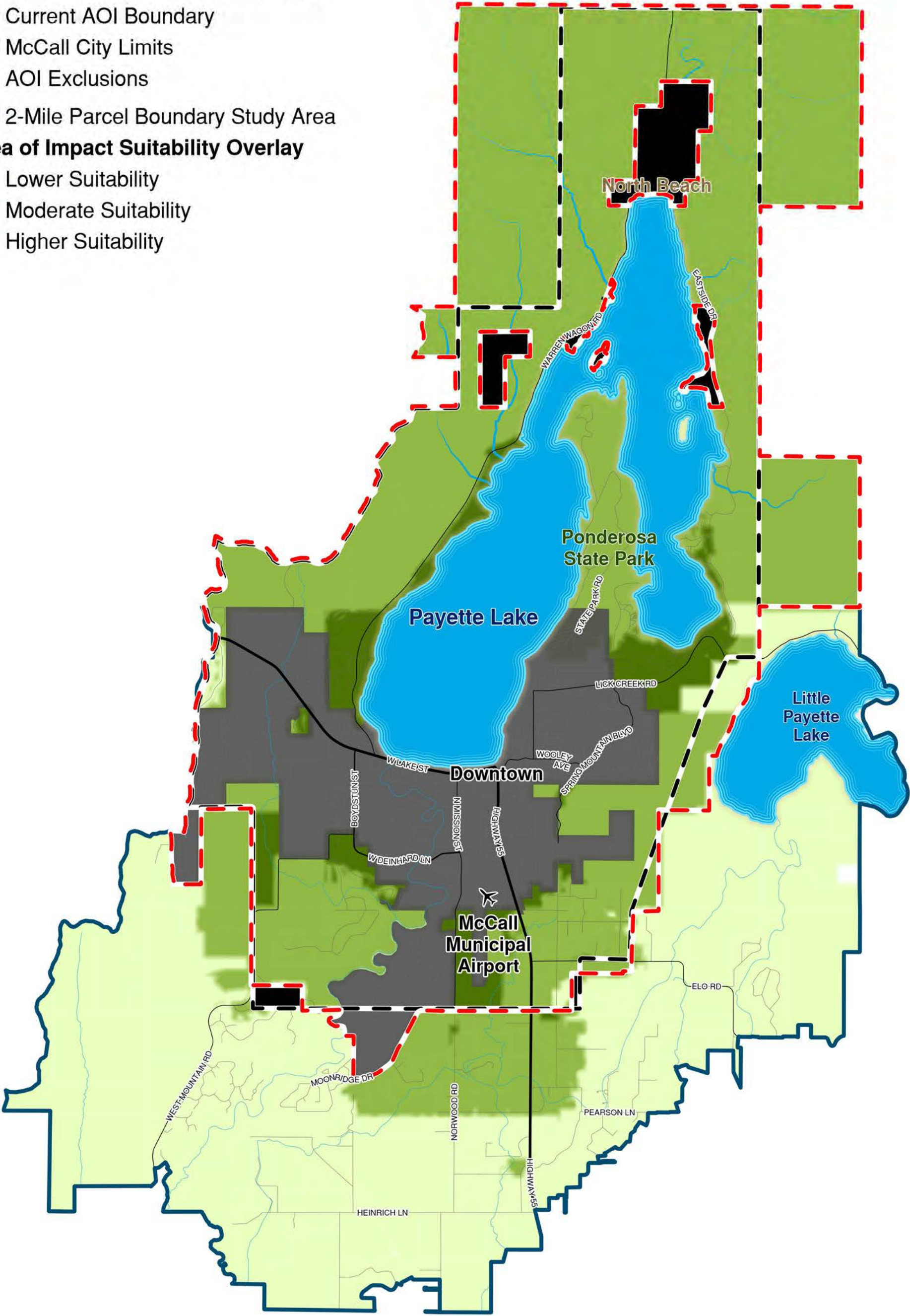
Robert S. Giles
Mayor, City of McCall

Attachments: Exhibit A: Proposed AOI Boundary Map

cc: McCall City Council
McCall Area Planning & Zoning Commission
Valley County Planning Staff

Proposed Modified McCall Impact Area Boundary

- Proposed Modified AOI Boundary
- Current AOI Boundary
- McCall City Limits
- AOI Exclusions
- 2-Mile Parcel Boundary Study Area
- Area of Impact Suitability Overlay**
 - Lower Suitability
 - Moderate Suitability
 - Higher Suitability



May 5th

2025



City of
McCall
IDAHO



Valley County
Board of County Commissioners
Worksession Packet

BACKGROUND

PROJECT DESCRIPTION

McCall's Area of Impact (AOI) is an unincorporated area that the City expects to grow and develop into over time and is a requirement of Section 67-6526, Idaho Code. The McCall Area of Impact was established in the late 1970's through a series of ordinances.

- Ordinance 361 (1977) defined the Boundary of the McCall Area of Impact.
- Ordinance 390 (1979) defined the purpose of the Impact Area and adopted the mutually agreed upon Comprehensive Plan
- Ordinance 392 established the Area of Impact, by applying the Comprehensive Plan and Zoning Ordinance (391)

Since that time, numerous updated ordinances have been adopted by the City and County when new codes and Comprehensive Plans were developed. For the past 45+ years, the City of McCall and Valley County have coordinated planning and building and the City of McCall staff have performed the administration and the County Commissioners have been the final decision makers. The collaborative relationship between the City and County have been used as an example as a 'best practice model' for Area of Impact Management in Idaho and beyond in the planning field.

In 2024, the Idaho State Legislature adopted sweeping changes to the AOI requirements, including the process, timing, and responsibility for decisions regarding an AOI. It was determined that final decisions related to AOI boundaries lie solely with a Board of County Commissioners who work in consultation with the cities located within their county. Compliance with the new 2024 AOI legislation is required by December 31, 2025. While Valley County holds ultimate decision-making authority regarding the AOI for the City of McCall, the City has a clear and longstanding interest in the outcome. With over four decades of engagement related to the current AOI and its supporting provisions, the City is well-positioned to offer valuable insights. McCall has extensive experience and knowledge concerning local growth, development patterns, and the facilities and services that support residents within and beyond city limits. The City has also invested substantial resources in planning for the future of the City and the current AOI, most significantly through the McCall Area Comprehensive Plan, adopted in 2018 by both the City and Valley County. This analysis and report outline the City's recommendation for a preferred AOI with the intent of informing the Valley County's decision-making process on the McCall AOI.

Partnered with this discussion on AOI is the process of annexation and how annexation petitions are brought forward and approved. The State Statute Section 50-222, Idaho Code related to annexation is outlined below: Annexation by cities. (1) Legislative intent. It is the intent of the legislature to honor the right of private landowners to have a voice in their own governance, to minimize conflict between citizens and municipalities, to provide a mechanism for the orderly development of Idaho cities, including the efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable the orderly development of private lands that benefit from cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in managing development on the urban fringe

WHY IS THE MCCALL AREA OF IMPACT IMPORTANT?

The McCall planning area encompasses the City of McCall limits and the Area of Impact. Idaho State Statute requires that cities and counties establish areas of city impact to provide a way for cities to grow in a manner that is cost-effective for its residents, to anticipate future infrastructure needs, and to encourage urban development within cities. The plan allows for consistency in development that protects property rights and provides for certainty and fairness for property owners. The boundary protects the watershed of Payette Lake, one of the region's precious resources and source of domestic water supply. Finally, the boundary provides a delineation between city and rural development patterns, important for the City identity.

TO GUIDE THIS UPDATE, THIS PACKET IS ORGANIZED AS FOLLOWS:

Current AOI Boundary

A map and brief description of the current AOI Boundary.

Draft AOI Proposal Goals and Policies

An outline of the draft goals and policies that will guide the proposal.

Role of Public Engagement

An analysis of public comments received on potential changes to or confirmation of the McCall Area of Impact.

Growth Projections

A summary of current and projected population, housing, and job trends that inform land use needs and urban growth capacity, providing the foundation for determining the scale and direction of expansion.

Methodology and Suitability Analysis

An outline of the process and data sources used to evaluate potential boundary changes, including definitions for evaluation criteria such as proximity to infrastructure, environmental constraints, and land suitability. This section also contains maps for each of the criteria.

Proposed Modified AOI Boundary

Maps that show the analysis derived boundary and proposed modified AOI boundary with modifications and additions to meet State Statute.

Implementation

An overview of implementation methods and next steps for administration.

Appendix A

Draft AOI Proposal for consideration.

BACKGROUND

CURRENT AOI BOUNDARY

The current adopted McCall AOI extends around Payette Lake, west to Club Hill Boulevard, and south of Elo Road (see map on the following page). The AOI boundaries did not change in 2018 when the City and County adopted the McCall Area Comprehensive Plan. Within the Comprehensive Plan, there is a Future Land Use Plan (FLUP) map that identifies areas of boundary expansion and contraction. This has been the basis for any changes to the AOI boundaries or zoning.

The map on the following page shows the existing Area of Impact bordered in a red solid line. The study area encompasses a Two-Mile Parcel Boundary shown in a solid blue line.

State Statute specifies that the City's updated AOI cannot contain areas beyond 2 miles of the City limits. Therefore, the study area extends two miles out from the McCall City limits and includes all parcels that fall within that area. Because parcels cannot be divided, the study area extends to the edge of every parcel line that intersects that two-mile buffer.

SUMMARY OF PUBLIC COMMENTS ON MCCALL AREA OF IMPACT

This summary presents analysis of public comments received on potential changes to or confirmation of the McCall Area of Impact. Establishment or confirmation of the Area of Impact is required by December 31, 2025, in order for the County and City to comply with Idaho State Statute 67-6526.

These comments were received in advance of the March 10, 2025, joint meeting between the McCall City Council and the Valley County Board of Commissioners. Comments included were received through the City's comment portal, by direct email to City Council and/ or staff, and by email to the County Board of Commissioners (as shared with the City by the County Clerk). Identical comments or comments expressing the same sentiment sent by one individual to both the City and County were included only once to avoid double counting. This summary analyzed 118 unique comments.

Classification was performed by the McCall City manager based on a complete reading of each comment.

Keep (77 comments, or 65%): Comments expressing the opinion that the existing Area of Impact framework and codes are working well and should not be changed significantly.

Change (13 comments, or 11%): Comments expressing the opinion that the existing Area of Impact should be reduced or eliminated, codes changed significantly, or regulations generally aligned with the Countywide code that is applied in unincorporated Valley County.

Mixed (28 comments, or 24%): Comments that expressed an unclear opinion on the Area of Impact, that only asked questions that should be addressed in making this policy decision, or that appeared to conflate annexation and the Area of Impact.

-
- This map illustrates the geographical layout of McCall, Idaho, and its immediate surroundings. The city's limits are defined by a red outline, while the downtown area is shaded in dark gray. A dashed purple line indicates a larger regional boundary. Key features include:
- Water Bodies:** Payette Lake (large central lake), Little Payette Lake (smaller lake to the east), and North Beach (located on the northern shore of Payette Lake).
 - Parks:** Ponderosa State Park is situated to the east of Payette Lake.
 - Infrastructure:** The McCall Municipal Airport is located south of the downtown area. Major roads shown include Highway 20, Highway 10, and various local streets like Main St, Broadway, and 1st St.
 - Topography:** The map shows a mix of green (forested areas) and brown (hilly or mountainous terrain).



AREA OF IMPACT PROPOSAL

DRAFT GOALS AND POLICIES

The following draft goals and policies are intended to help proactively manage growth, ensure legal compliance, and promote intergovernmental coordination between the City and County in the proposed modified AOI.

Goal 1. Comply with Legislative and Regulatory Requirements

1. Comply with the Area of Impact (AOI) requirements in Idaho Statute.
2. Ensure that the City's proposed AOI is fact-based on the considerations identified in Section 67-6526, Idaho Code:
 - Anticipated commercial and residential growth;
 - Geographic factors;
 - Transportation infrastructure and systems, including connectivity;
 - Areas where municipal or public sewer and water are expected to be provided within five (5) years; and
 - Other public service district boundaries.
 - Areas that are very likely to be annexed within the next five years.
 - Areas that do not extend more than two (2) miles from existing city limits.
3. Align the AOI with the McCall Area Comprehensive Plan and other relevant plans while acknowledging that an anticipated update to the Plan may result in recommended changes to the AOI within five (5) years or sooner.

Goal 2. Ensure Coordinated and Predictable Growth Management

1. Maintain continuity and predictability in growth and development within the existing AOI as expected by residents thereby protecting their property rights.
2. Enhance the City's ability to accommodate and prepare for projected population and employment growth.
3. Provide a framework for the process and evaluation of future annexations.
4. Ensure consistency between City and County planning documents to provide coordination and advancement towards shared land use goals.
 - Valley County Comprehensive Plan (2018)
 - McCall Area Comprehensive Plan (2018)
 - McCall Parks, Recreation, and Open Space Plan (2023)
 - Valley County Waterways Management Plan (2022)

- McCall Area Historic Preservation Plan (2022)
 - McCall Municipal Airport Master Plan (2022)
 - McCall's Framework for Climate Action Planning (2020)
 - McCall Water System Master Plan (2018)
 - McCall Area Transportation Master Plan (2017)
 - McCall Area Pathways Master Plan (2012)
 - McCall Business Park Planning & Design Charette: Conclusions, Recommendations, and Framework Plan (2010)
5. Ensure the choice of developing in the City or County continues in accordance with the County's vision.

Goal 3. Strengthen Governance and Intergovernmental Collaboration

1. Foster continued collaboration between the City of McCall and Valley County with land use decisions and development review in the AOI.
2. Clarify the roles and procedures for the administration of the AOI.
3. Determine a course of action for the issues identified by the County in the administration of the AOI.
4. Update the Intergovernmental Agreement between the City and County.

Goal 4. Leverage Investments in Infrastructure, Planning, Service Provision, and Property Expectations to Foster Sustainable Growth.

1. Continue to maintain the precedent of service, guidelines, and standards within the AOI to be consistent with property owner expectations.
2. Leverage prior investments in operations, capital improvements, and planning within areas in the AOI to enhance efficiency, reduce costs, maximize resource uses, and reduce redundant expenditures in the AOI.

ROLE OF PUBLIC ENGAGEMENT SUMMARY

In alignment with recent updates to Idaho State Statute 67-6526 in 2024, the City initiated outreach to property owners to gather feedback and ensure that community sentiment plays a meaningful role in shaping next steps. The public's participation during the March 10th work session—held jointly by Valley County Commissioners and the McCall City Council—provided important context and helped guide discussions on statutory compliance, future planning efforts, and the ongoing commitment to collaborative decision-making between jurisdictions. The McCall Comprehensive Plan update, scheduled for 2026, provides another change for additional in depth public feedback regarding the AOI and future growth goals.

SUMMARY OF PUBLIC COMMENTS ON MCCALL AREA OF IMPACT

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BACKGROUND

ROLE OF GROWTH PROJECTIONS

Growth projections play an important role in assessing the effect of Idaho's new State Statute on the McCall Area AOI.

Compliance with New Legislation: The updated State Statute for Areas of Impact (67-6526) requires adjustments in AOI management. Growth projections provide data to align policies with anticipated development trends, ensuring that City and County regulations comply with the law while maintaining effective planning.

Future Land Use Planning: By analyzing historical and anticipated growth rates, the City and County can estimate future land demand for various purposes based on different growth scenarios. This helps determine which areas within the current and modified McCall AOI may be suitable for future growth and how zoning policies could adapt.

Housing and Economic Development: The projections consider the needs and impacts of both full-time and part-time residents. If growth is expected to increase demand for local housing, policies can be adjusted to encourage housing development. Likewise, planning and zoning codes create predictable and planned areas for commercial and industrial style development to maximize land values and avoid land use conflicts.

Annexation Suitability and Policy Alignment: The data-driven approach supports defining preliminary areas based on land availability, regional growth trends, and infrastructure capacity. These areas will be adjusted as more data becomes available ensuring annexation decisions are based on solid growth expectations.

GROWTH PROJECTIONS

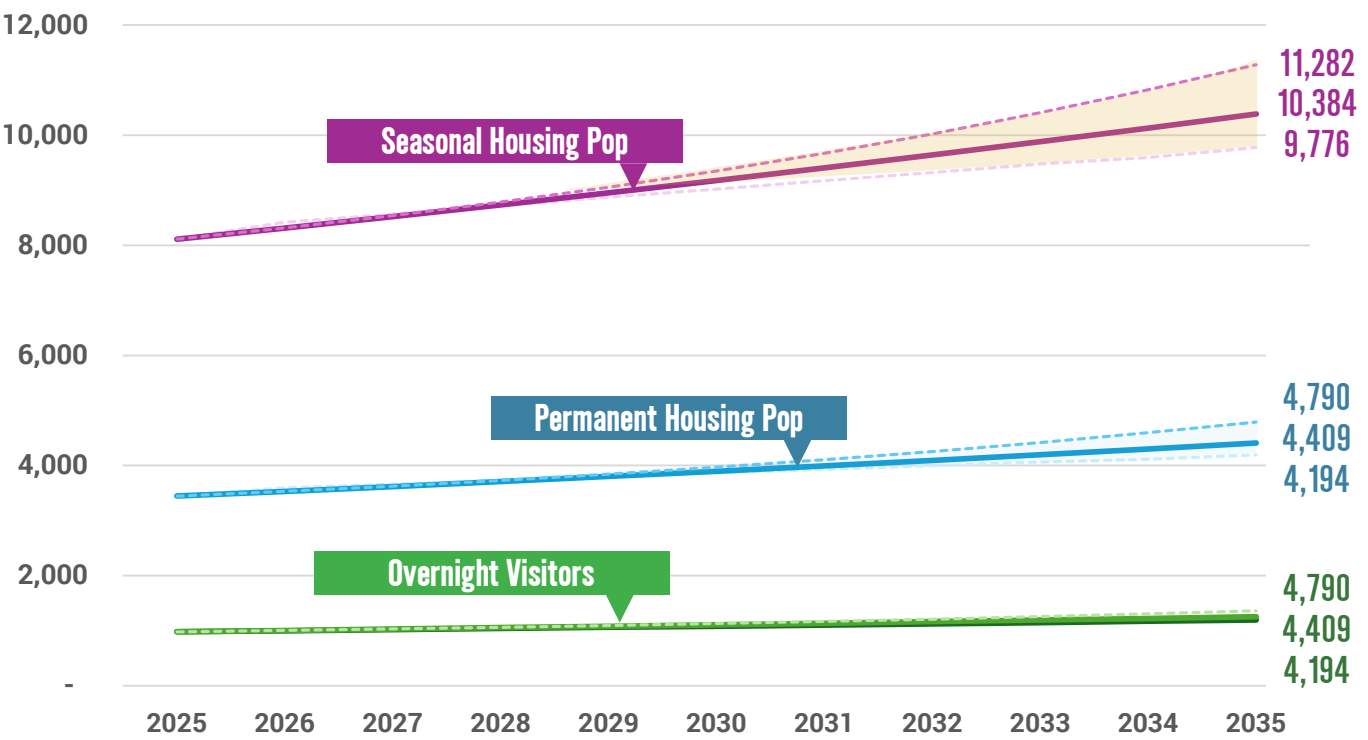
POPULATION

Low, medium, and high population growth is estimated for three separate populations: permanent residents who live in McCall year-round, seasonal Residents who own second homes in McCall, and overnight visitors to McCall.

- The low projections are based on building permit and persons per household (PPH) trends.
- The medium projections are based on a continued population 10-year growth rate of 2.5%.
- The high projection is based on an increasing growth rate, reflecting annual rate increases seen in the last five years.

This data is used to estimate the number of new housing units needed to support projected population growth.

POPULATION GROWTH PROJECTIONS

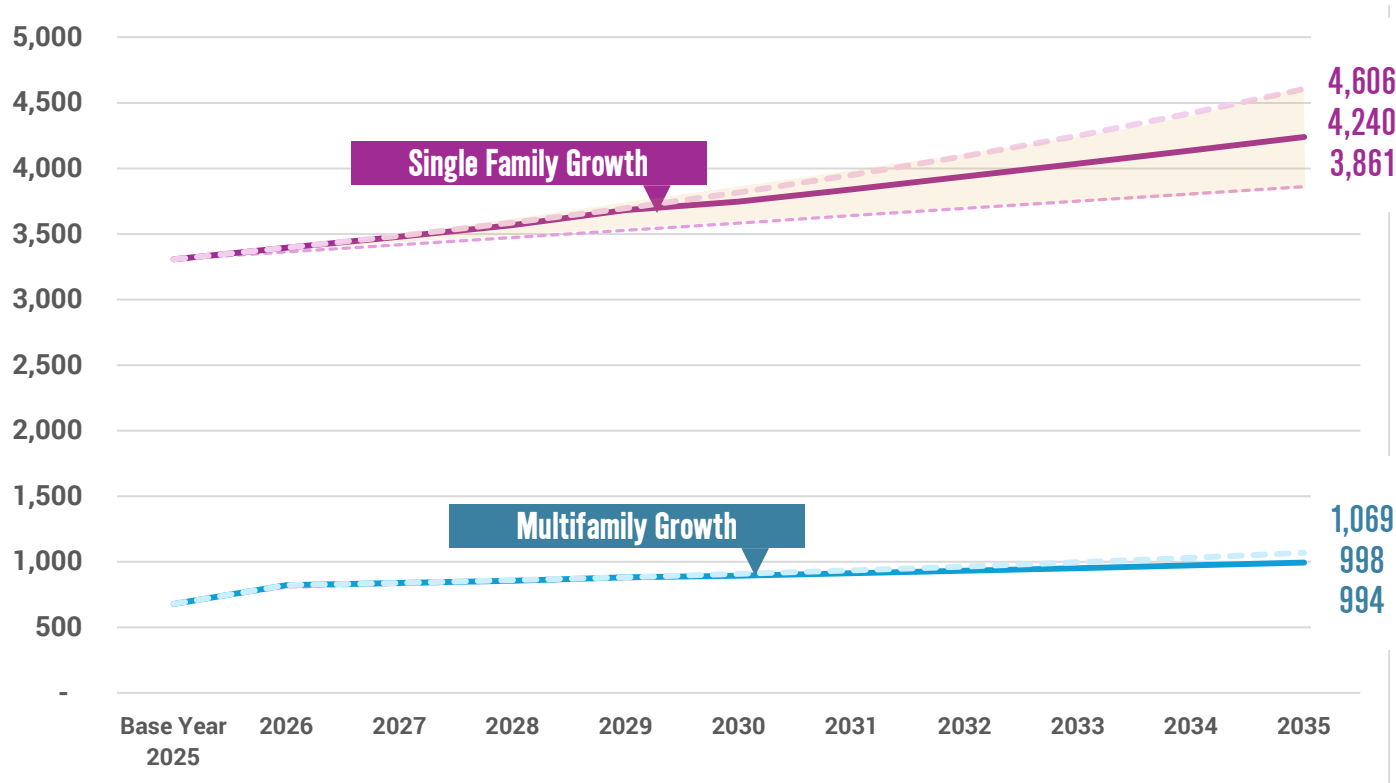


GROWTH PROJECTIONS

HOUSING

Low-, medium-, and high-growth housing unit projections are based on historic building permit trends and persons per household trends. The estimated acreage needed for projected new multifamily and single-family housing will be used to estimate where residential growth in the McCall Area will occur by scoring unimproved, vacant land within a two-mile radius of the City that can accommodate residential development.

HOUSING GROWTH

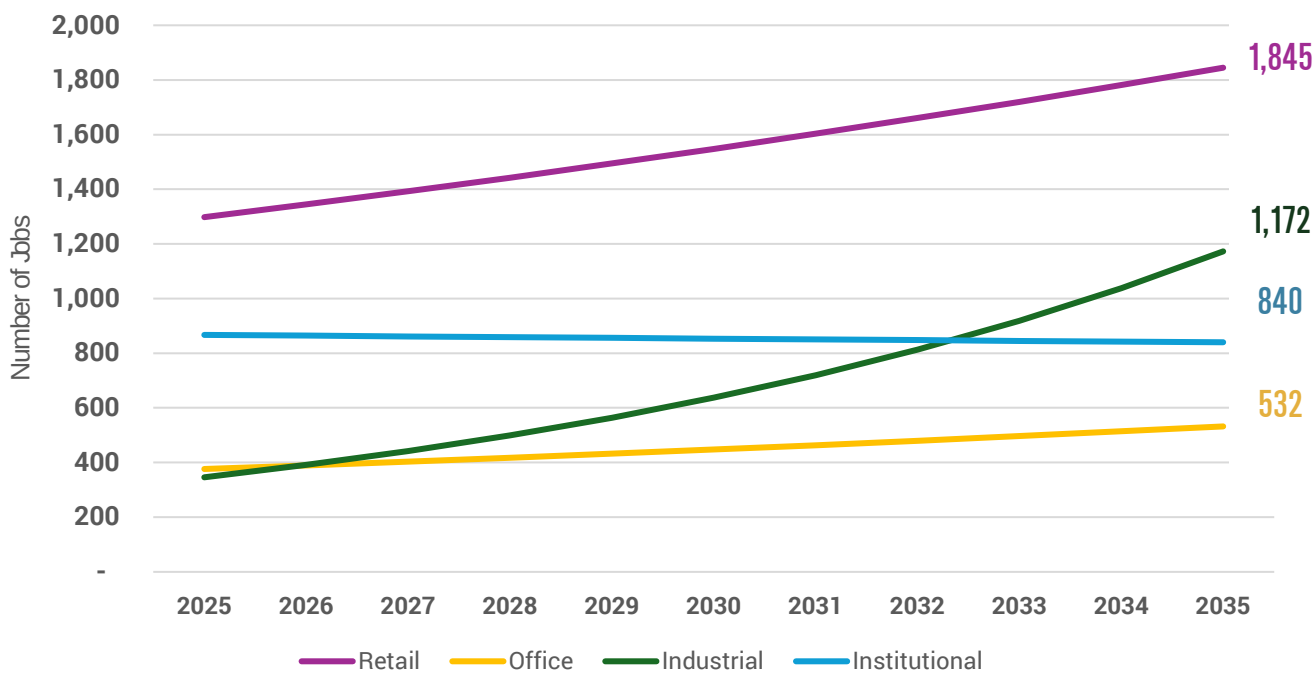


GROWTH PROJECTIONS

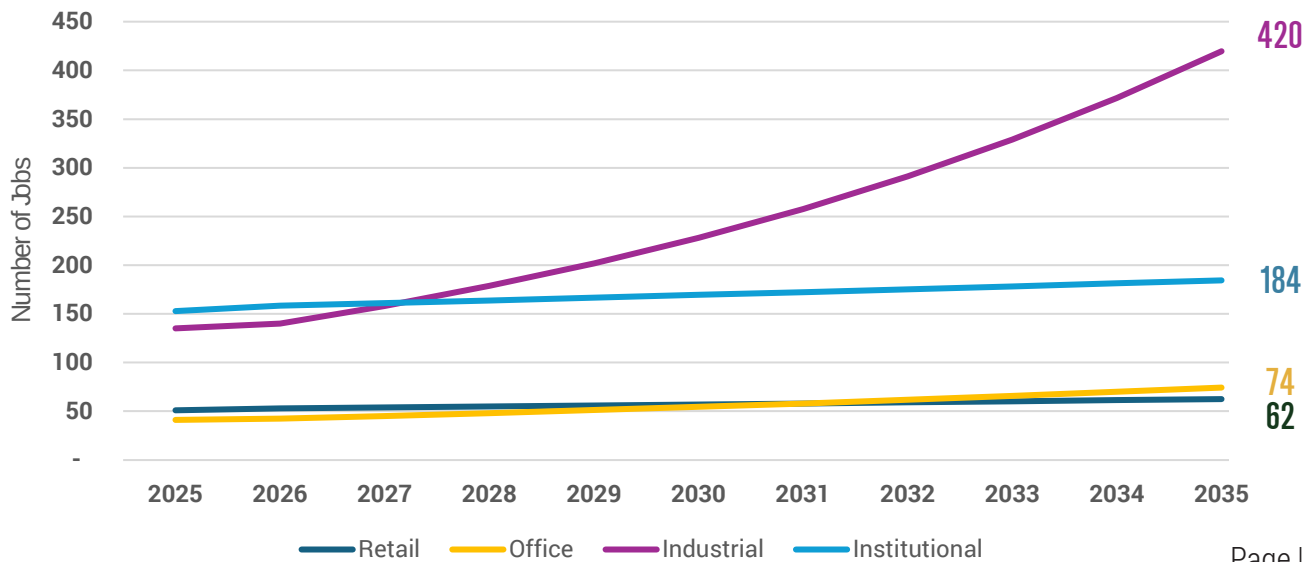
JOB GROWTH

Job and commercial building growth projections are calculated for both within the City of McCall and the overall study area. Employee density factors from the Institute of Transportation Engineers (ITE) Trip Generation Manual are used to estimate the square footage needed to support the job estimates and acreage needed to support this commercial growth is estimated. Unimproved parcels that can support projected commercial growth are scored according to the criteria.

JOB GROWTH MCCALL

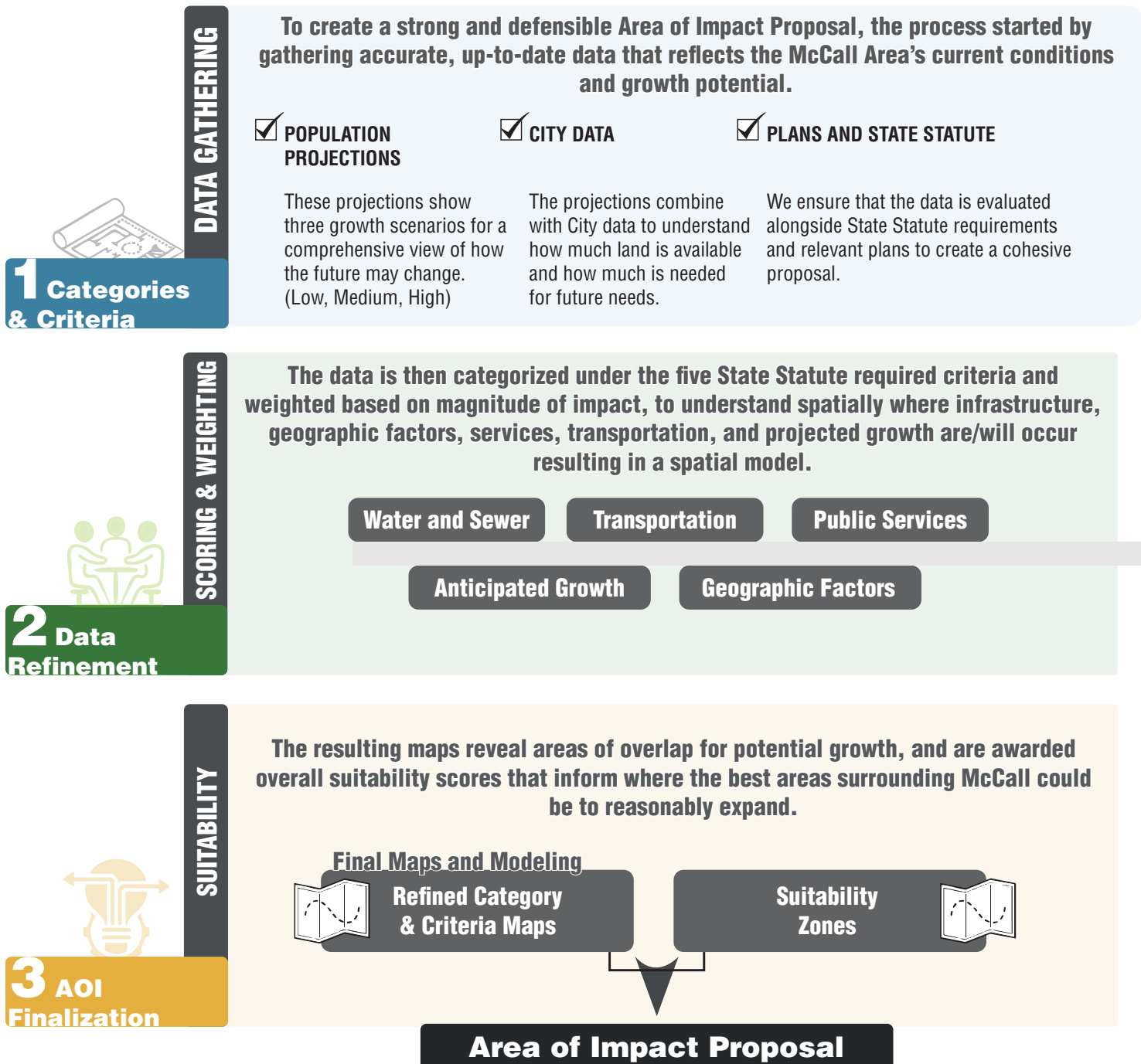


JOB GROWTH IN TWO-MILE AREA



BACKGROUND METHODOLOGY

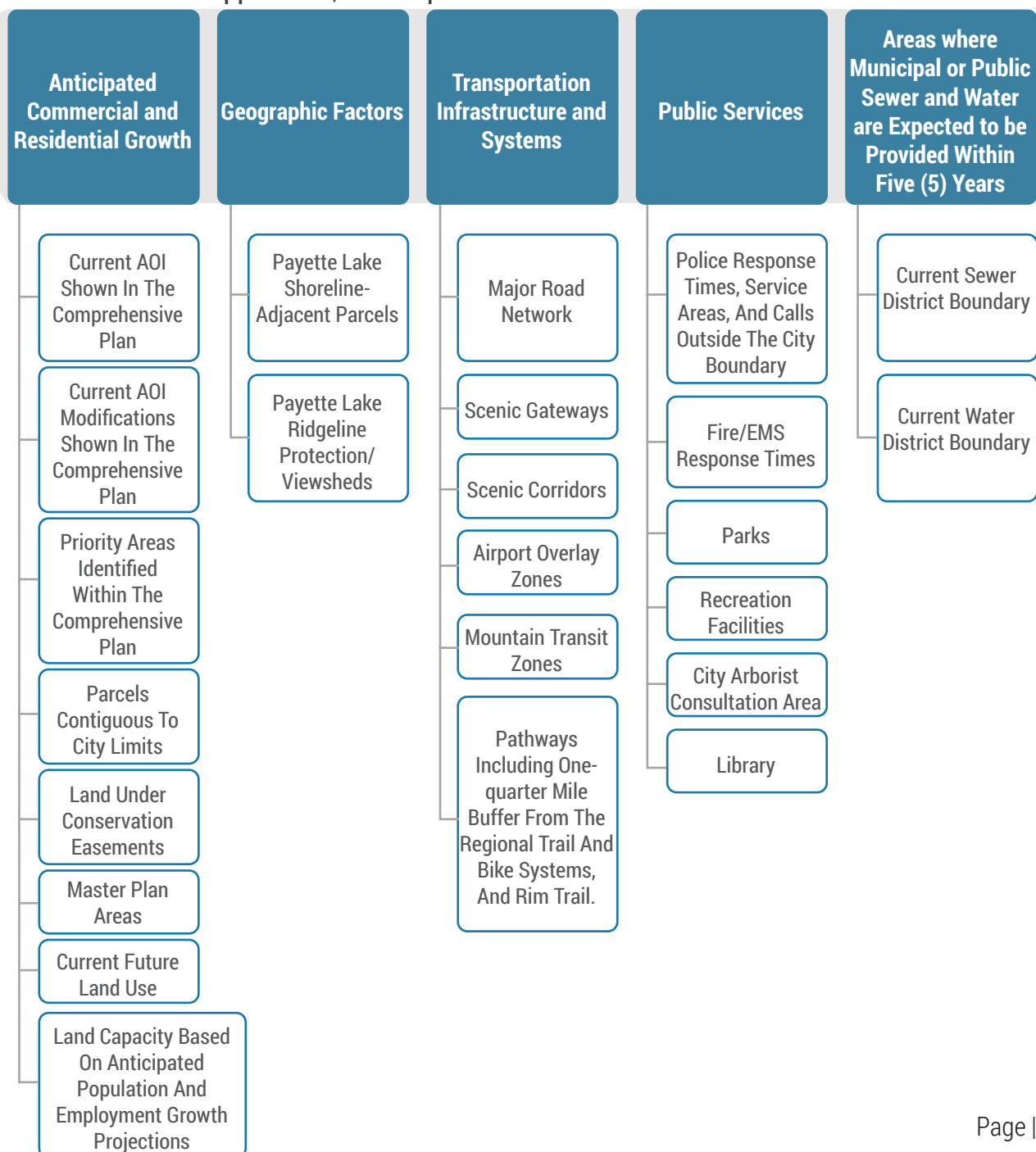
The following graphic illustrates the analysis process used to develop the Analysis-Generated Boundary.



In defining an initial modified AOI for this proposal, the criteria set forth in Section 67-6526, Idaho Code were considered as primary categories to meet State Statute:

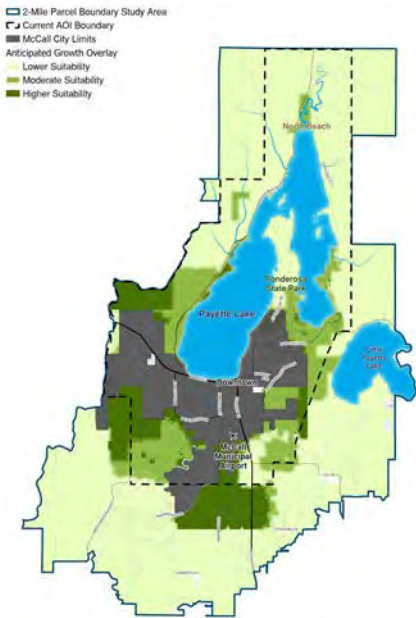
- Anticipated commercial and residential growth,
- Geographic factors,
- Transportation infrastructure and systems,
- Public services, and
- Areas where municipal or public sewer and water are expected to be provided within five years.

Within these categories the factors that fall within each criteria have been mapped and weighted. The following chart shows the full breakdown of criteria within the State Statute required categories. This criteria is used to determine the suitability of different areas within the proposed AOI. Maps for each factor are shown within Appendix A, AOI Proposal.

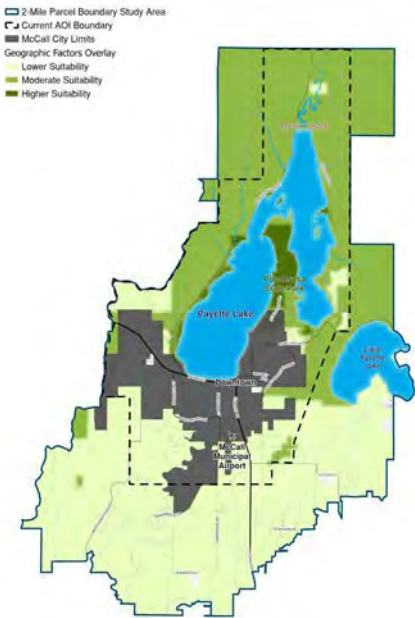


SUITABILITY ANALYSIS

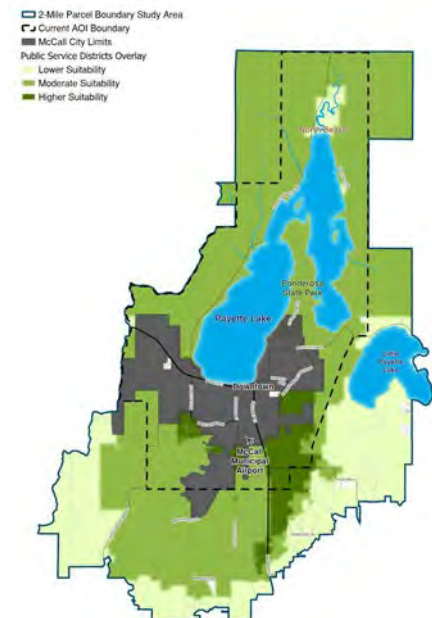
Anticipated Commercial and Residential Growth



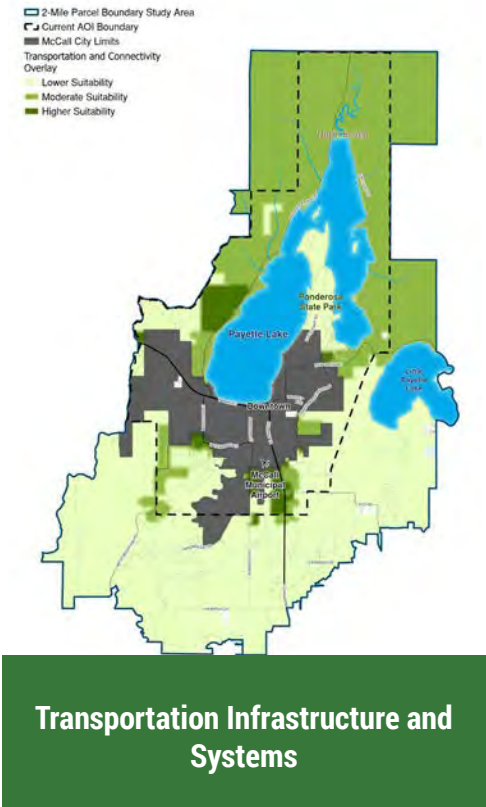
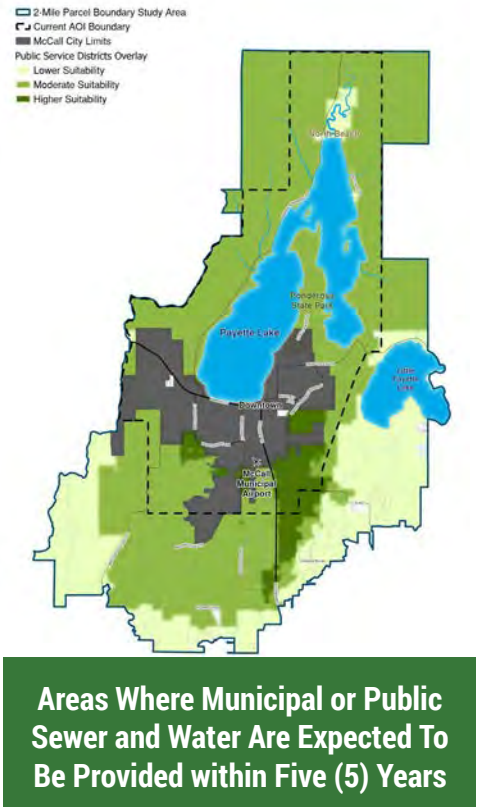
Geographic Factors



Public Services

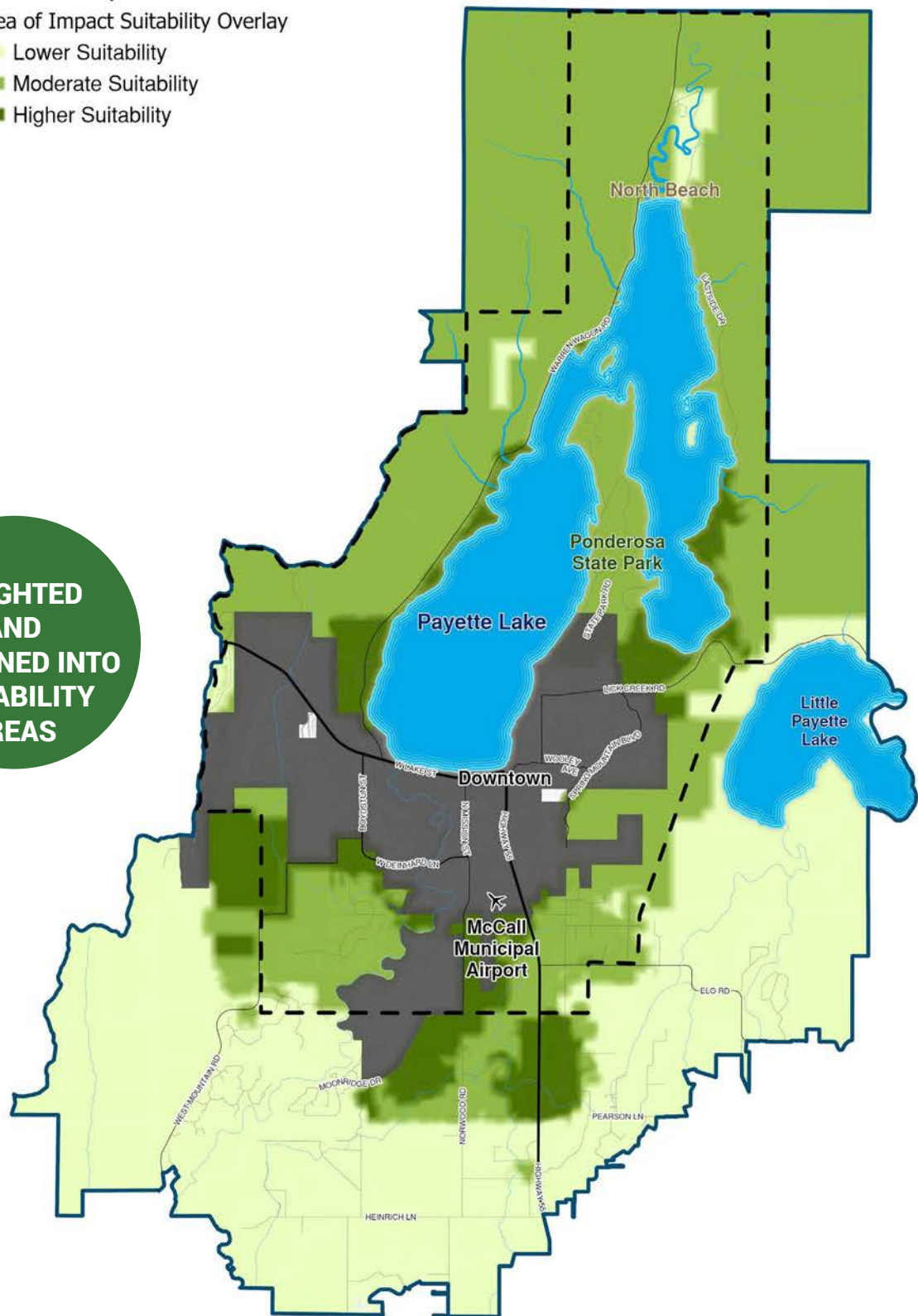


24 CRITERIA CATEGORIZED INTO THE FIVE STATE STATUTE REQUIREMENTS



-  2-Mile Parcel Boundary Study Area
-  Current AOI Boundary
-  McCall City Limits
- Area of Impact Suitability Overlay
 -  Lower Suitability
 -  Moderate Suitability
 -  Higher Suitability

**WEIGHTED
AND
COMBINED INTO
SUITABILITY
AREAS**

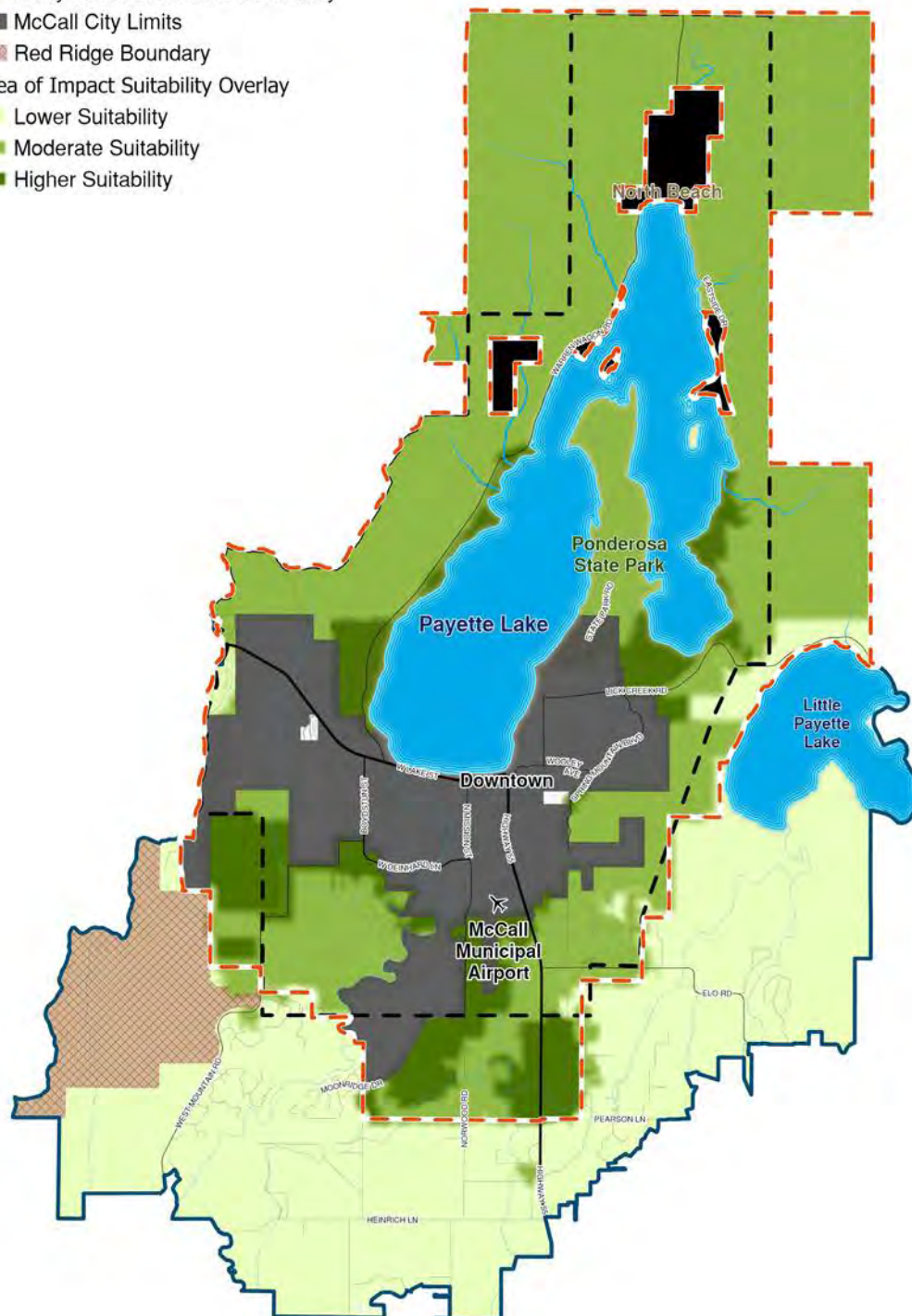


PROPOSED MODIFIED AOI

The five State Statute overlays were combined to create a single map that shows where the criteria overlap, generating a boundary based on the analysis.

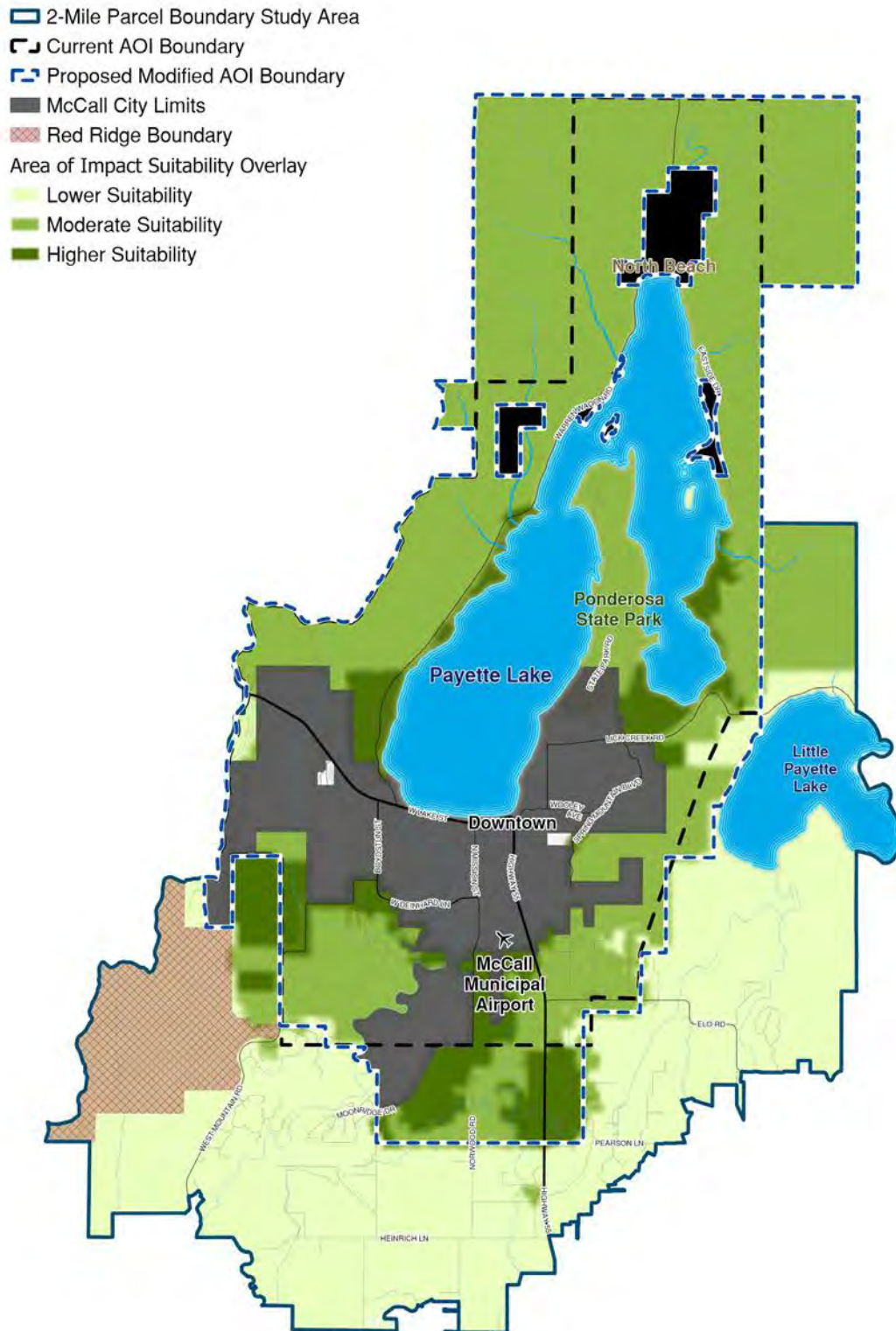
ANALYSIS-GENERATED BOUNDARY

-  2-Mile Parcel Boundary Study Area
-  Current AOI Boundary
-  Analysis Generated AOI Boundary
-  McCall City Limits
-  Red Ridge Boundary
- Area of Impact Suitability Overlay
 -  Lower Suitability
 -  Moderate Suitability
 -  Higher Suitability



EXISTING AOI WITH REDUCTIONS AND ADDITIONS TO MEET STATE STATUTE

The analysis-generated boundary helped guide the following map which shows a proposed modified AOI boundary for consideration, including reductions and additions to meet State Statute.



IMPLEMENTATION

EXISTING AND PROPOSED ADMINISTRATION

The updated AOI is important to meet the requirement of the 2024 State Statute. However, continuing a proven model for administration, planning and decision making is critical for the McCall Impact Area to be successful for its residents, Valley County and the City of McCall. The following are components of the existing and proposed administration.

Continuation of Joint Long-Range Planning:

The McCall Area Comprehensive Plan (2018), has been adopted by both the City and County based on a broad outreach and involvement of the community, including property owners and residents from the City and the AOI. It provides the primary planning policy document for the City and Valley County for the AOI. It is a coordinated plan with a 20-year planning horizon that guides future development across the city limits and AOI. The Comprehensive Plan's policies guide decisions related to new development, redevelopment, programs, projects, budgets, and services. These decisions are important not just to the City and the County, but are relied upon by other public service providers, the public and the development community. Consistency in these decisions provides for certainty and efficient provisions of public services and cost-effective infrastructure. Changes to the well-established policy direction should not be made arbitrarily. The next Comprehensive Plan update is scheduled for 2026, and this is the appropriate time to engage the public, agencies, and elected officials in updating goals and policies.

Continuation of McCall AOI Codes:

The City of McCall has adopted development codes that apply within the city limits, while the Valley County Commissioners adopted development codes for the AOI. By State Statute, these codes serve as tools to implement the vision, goals, and policies outlined in the McCall Area Comprehensive Plan. Any code changes made at this time may not be consistent with the adopted Comprehensive Plan.

The 2026 Comprehensive Plan Update may reflect new or modified policy direction. Major code changes can be evaluated once the Comprehensive Plan Update occurs to ensure policies reflect any changed conditions in the community. In the past, major policy changes and code amendments were first vetted with the County Commission before moving through the formal legal process to get feedback. Similarly, many ordinances went to the BOCC for adoption before the City Council to ensure codes are similar. It should be noted significant financial investment in planning has been made in the AOI by the City which benefits Valley County by reducing the County's administrative burden, providing professional planning staff and resources, and supporting a more coordinated, efficient, and consistent development review process across jurisdictional boundaries.

Continue to Have a Joint Planning and Zoning Commission:

The Joint PZC allows for residents from the AOI to serve in the jurisdictions in which they live and become 'experts' on planning and zoning regulations for the AOI. This model has been in place since

1980 and the BOCC appoints members from the AOI. The joint Commission in the past often had work sessions about changes in code and other planning related topics. The PZC is the recommending body to the BOCC who have the final decision on land use and policy decisions. The location of the PZC meetings at McCall City Hall allows for property owners residents within the AOI to participate in public hearings on land use decisions, closer to their residences.

Continue Consultation with County Legal:

In the past, Valley County did not have attorneys who provided land use advice until more recently; therefore, the City used city resources on legal services. In the past 20 years there have not been any lawsuits related to land use or building against Valley County related to the administration of the AOI. City staff works closely with the Prosecuting Attorney on code enforcement, especially in the few instances that voluntary compliance does not occur. Code enforcement was an area that was identified in a joint meeting in 2022 as an area that both entities wanted to improve.

Ensure there is dedicated planning staff to administer McCall Area land use codes, the joint commission and long-range planning that is unique to other places in Valley County. To date, the Administrator for Planning has been City staff members. This could be reconsidered in the future if a different model is desired.

Engineering:

The City Engineer has been reviewing all land use applications for the McCall AOI. The engineer coordinates with planning and other agencies including VC Roads Department and does storm water reviews. Applicants are billed for time and materials for this service. Since Valley County now has an in-house engineer, this engineering review could be conducted by County Engineer, or the City Engineer could continue to provide this service.

Building Plan Review and Inspections:

The McCall Building Official administers the plan review and building inspections. Familiarity with AOI codes and coordination with planning and building ensure projects are completed per the approvals. The McCall proximity allows the Building Official to respond in a timely manner to inspections. Building staff have been adjusted depending on the number of permits and workload.

Update Intergovernmental Agreement between the County and the City:

To clearly define the relationship, processes, procedures, and other AOI topics, it would be beneficial for Valley County and the City of McCall develop and enter into an agreement for clear expectations for the AOI.

Update Zoning Map:

In addition to adopting the new AOI boundary, the McCall Area Zoning Map should be updated to establish zones in areas within the modified AOI boundaries that were not in the previous AOI. The criteria maps in Appendix A should help inform the decision-making process to zone areas appropriately (such as Rural Residential, Rural Residential Estate, Residential, Low Density Residential, Community Commercial, and Industrial).



City of
McCall
IDAHO

APPENDIX: DRAFT AREA OF IMPACT PROPOSAL

April 28, 2025

Introduction

PURPOSE

The McCall Area of Impact (AOI) is an unincorporated area of Valley County into which the City expects to grow and develop over time and is a requirement of Section 67-6526, Idaho Code.

In 2024, the Idaho State Legislature adopted sweeping changes to the AOI requirements, including the process, timing, and responsibility for decisions regarding an AOI. It was determined that final decisions related to AOI boundaries lie solely with a Board of County Commissioners who work in consultation with the cities located within their county. Compliance with the new 2024 AOI legislation is required by December 31, 2025.

While Valley County holds ultimate decision-making authority regarding the AOI for the City of McCall, the City has a clear and longstanding interest in the outcome. With over four decades of engagement related to the current AOI and its supporting provisions, the City is well-positioned to offer valuable insights. McCall has extensive experience and knowledge concerning local growth, development patterns, and the facilities and services that support residents within and beyond city limits. The City has also invested substantial resources in planning for the future of the City and the current AOI, most significantly through the McCall Area Comprehensive Plan, adopted in 2018 by both the City and Valley County. This analysis and proposal outline the City's recommendation for a preferred AOI with the intent of informing the Valley County's decision-making process on the McCall AOI.

HISTORY

The AOI was established in the late 1970s through a series of ordinances:

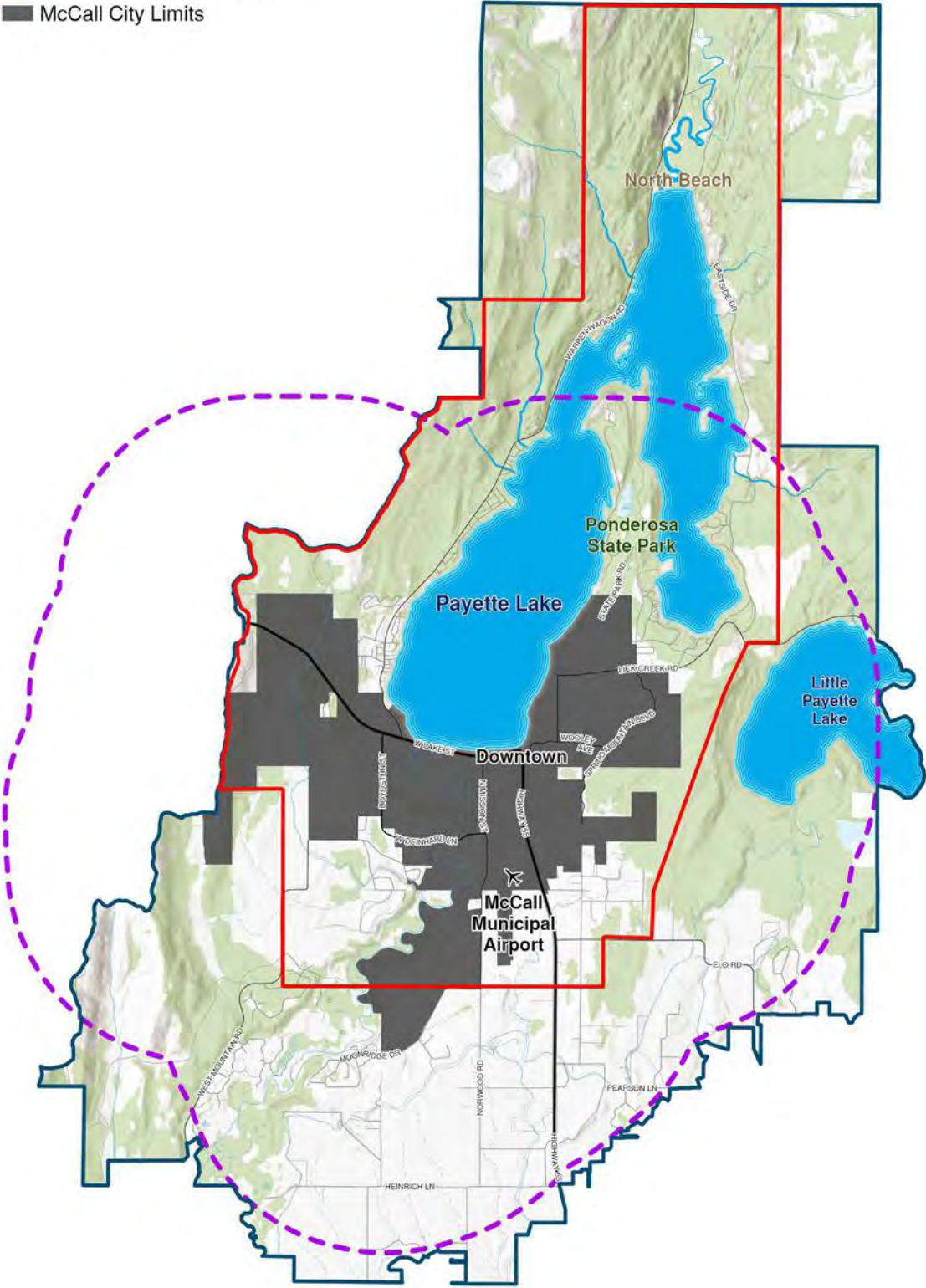
- **Ordinance 361 (1977):** defined the Boundary of the McCall AOI.
- **Ordinance 390 (1979):** defined the purpose of the AOI and adopted the mutually agreed upon Comprehensive Plan.
- **Ordinance 392 (1979):** established the Area of Impact, by applying the Comprehensive Plan and Zoning Ordinance (391).

Since that time, numerous updated ordinances have been adopted by the City and County as new codes and Comprehensive Plans have been developed. In 2018 when the City and County adopted the McCall Area Comprehensive Plan, the AOI boundaries did not change. The McCall Area Comprehensive Plan includes a Future Land Use Plan (FLUP) map that identifies areas of boundary expansion or contraction, which is intended to be the basis for any changes to the AOI boundaries or zoning changes.

Current Adopted AOI

The current adopted AOI (in red) extends around Payette Lake, west to Club Hill Boulevard, and south of Elo Road.

- Current AOI Boundary
- 2-Mile Buffer from City Limits
- McCall City Limits



IMPORTANCE

The current McCall Area encompasses the city limits and the current AOI. Section 65-65 Idaho Statutes establishes the Land Use Planning Act. The purpose of planning by local jurisdictions in Idaho is set forth in this Act:

- (a) To protect property rights while making accommodations for other necessary types of development such as low-cost housing and mobile home parks.
- (b) To ensure that adequate public facilities and services are provided to the people at reasonable cost.
- (c) To ensure that the economy of the state and localities is protected.
- (d) To ensure that the important environmental features of the state and localities are protected.
- (e) To encourage the protection of prime agricultural, forestry and mining lands and land uses for production of food, fiber and minerals, as well as the economic benefits they provide to the community.
- (f) To encourage urban and urban-type development within incorporated cities.
- (g) To avoid undue concentration of population and overcrowding of land.
- (h) To ensure that the development on land is commensurate with the physical characteristics of the land.
- (i) To protect life and property in areas subject to natural hazards and disasters.
- (j) To protect fish, wildlife and recreation resources.
- (k) To avoid undue water and air pollution.
- (l) To allow local school districts to participate in the community planning and development process so as to address public school needs and impacts on an ongoing basis.
- (m) To protect public airports as essential community facilities that provide safe transportation alternatives and contribute to the economy of the state.

No purpose is identified for the establishment of an AOI in the legislation, but it is reasonable that it is intended to fulfill the purposes of the Land Use Planning Act. Expressed in a different way, the AOI is an important tool for implementing the Land Use Planning Act.

To comply with newly adopted requirements of Section 67-6526, Idaho Code, the AOI boundaries must be modified by December 31, 2025. Statutes require that cities and counties establish areas of city impact to provide a way for cities to grow in a manner that is cost-effective for their residents, to anticipate future infrastructure needs, and to encourage urban development within cities. The plan allows for consistency in development that protects property rights and provides for certainly and fairness for property owners. The boundary also protects the watershed of Payette Lake, one of the region's precious resources and source of domestic water supply. Finally, the boundary provides a delineation between city and rural development patterns, important for the City's and County's identity.

RELATIONSHIP BETWEEN IMPACT AREA AND MCCALL AREA COMPREHENSIVE PLAN, PLANNING AND ZONING, AND SUBDIVISION AND DEVELOPMENT CODE

The McCall Area Comprehensive Plan was adopted in 2018 by Valley County to apply to lands in the AOI, and by the City of McCall for lands within the City. Within the AOI, the Valley County Board of Commissioners has adopted Planning and Zoning and Subdivision and Development codes that closely match the City's code. The City adopted development codes for the City limits and the County adopted codes for the McCall AOI, subject to land use and development review by the McCall Area Planning and Zoning Commission (PZC) and then final decision-making authority lies with the respective governing boards.

The McCall Area PZC is a joint commission with representatives from within the city limits and the McCall AOI. Within the AOI, Valley County Commissioners determine the final land use decisions for major applications. City of McCall staff administer the current and long-range planning and building permit processes for Valley County. However, other public services within the AOI, such as road maintenance and law enforcement, are managed by Valley County.

The coordinated City and County Comprehensive Plan, planning and zoning and development codes, and joint PZC ensure planning and development consistency across the jurisdictions. This arrangement also supports better opportunities for public engagement and certainty for property owners that regulations will be applied equitably within the AOI. For these reasons, the joint efforts of the City and County have received numerous planning awards for Master Plans and are recognized as a model for cooperative and regional planning.

It is important to note that no property taxes are collected by the City of McCall within the AOI. Instead, City staffing and administrative services related to planning and permitting are funded through application fees based on actual cost of service. This structure ensures the sustainability of city involvement while maintaining fairness to AOI property owners and taxpayers.

COMPREHENSIVE PLAN UPDATES AND CODE CHANGES

Planning Guidance

The City of McCall, Valley County, and Special Service Districts have developed several plans, policies, and ordinances benefiting and addressing the AOI. These plans aim to guide growth, protect natural resources, and ensure consistent development standards within the AOI. This is foundational information for the analysis contained in this report. Notable documents include:

- **McCall in Motion, McCall Area Comprehensive Plan (2018):** Adopted by the City and County in 2018, the Comprehensive Plan is the primary planning policy document for the City and AOI. It is a coordinated plan with a 20-year planning horizon that guides future development across the City and AOI. City staff administers the AOI in partnership with Valley County. The Comprehensive Plan is the community's vision. The Comprehensive Plan's policies guide decisions related to new development, redevelopment, programs, projects, budgets, and services. The policies and initiatives require approval from the City Council and County Commissioners as the governing bodies for their respective jurisdictions.

- **McCall Area Planning and Zoning Ordinances:** These ordinances, also adopted by Valley County, align closely with the City's codes and regulate land use and development within the AOI. They ensure that development meets the standards set forth in the Comprehensive Plan.
- **Joint Planning and Zoning Commission Procedures:** The McCall Area PZC oversees land use decisions within the AOI. It operates under procedures that ensure consistency with the Comprehensive Plan and ordinances, facilitating coordinated development between the City and County.
- **McCall Water System Master Plan (2018):** The City of McCall owns and operates a water system that provides water service to over 3,200 service connections and a service population that can exceed 20,000 during peak usage. The Water Master Plan provides a comprehensive analysis and recommendations for the responsible management of the water system. This plan also exams existing population and water demands and projects future water demand over a 20-year planning horizon.
- **McCall Transportation Master Plan (2017):** The Transportation Master Plan links the goals and policies of the Comprehensive Plan, specifically land use, to investments needed in the operation and capital improvements of the transportation system.
- **McCall Local Housing Action Plan (2022):** The Housing Plan presents a variety of actions to address a range of local housing needs, especially the existing and anticipated shortage of local housing.
- **McCall Parks Recreation Open Space (PROS) Master Plan (2023):** This plan provides policy, funding, and capital improvement recommendations for parks, indoor and outdoor recreation, open space, river and lake access, and the City's pathway connections. The Plan focuses on opportunities within the city limits with consideration given to connections to recreation areas and open space beyond those boundaries, including the AOI.
- **McCall Area Pathways Master Plan (2012):** The Pathways Master Plan is an earlier plan for an integrated pathways network of trails and pathways interconnected throughout and adjacent to McCall. The Plan has been incorporated into and expanded upon in the PROS Plan and Transportation Master Plan.

Project Goals and Policies

The following goals and policies of this proposal take the planning context, state statute and current conditions into consideration to establish the framework for the City's approach to updating the Area of Impact Boundary. They are intended to ensure compliance with state law, support coordinated and sustainable growth, strengthen intergovernmental collaboration, and align public investments with long-term planning priorities.

Goal 1. Comply with Legislative and Regulatory Requirements

1. Comply with the Area of Impact (AOI) requirements in Idaho Statute.
2. Ensure that the City's proposed AOI is fact-based on the considerations identified in Section 67-6526, Idaho Code:
 - Anticipated commercial and residential growth;
 - Geographic factors;
 - Transportation infrastructure and systems, including connectivity;
 - Areas where municipal or public sewer and water are expected to be provided within five (5) years; and
 - Other public service district boundaries.
 - Areas that are very likely to be annexed within the next five years.
 - Areas that do not extend more than two (2) miles from existing city limits.
3. Align the AOI with the McCall Area Comprehensive Plan and other relevant plans while acknowledging that an anticipated update to the Plan may result in recommended changes to the AOI within five (5) years or sooner.

Goal 2. Ensure Coordinated and Predictable Growth Management

1. Maintain continuity and predictability in growth and development within the existing AOI as expected by residents thereby protecting their property rights.
2. Enhance the City's ability to accommodate and prepare for projected population and employment growth.
3. Provide a framework for the process and evaluation of future annexations.
4. Ensure consistency between City and County planning documents to provide coordination and advancement towards shared land use goals.
 - Valley County Comprehensive Plan (2018)
 - McCall Area Comprehensive Plan (2018)
 - McCall Parks, Recreation, and Open Space Plan (2023)
 - Valley County Waterways Management Plan (2022)
 - McCall Area Historic Preservation Plan (2022)
 - McCall Municipal Airport Master Plan (2022)

- McCall's Framework for Climate Action Planning (2020)
 - McCall Water System Master Plan (2018)
 - McCall Area Transportation Master Plan (2017)
 - McCall Area Pathways Master Plan (2012)
 - McCall Business Park Planning & Design Charette: Conclusions, Recommendations, and Framework Plan (2010)
5. Ensure the choice of developing in the City or County continues in accordance with the County's vision.

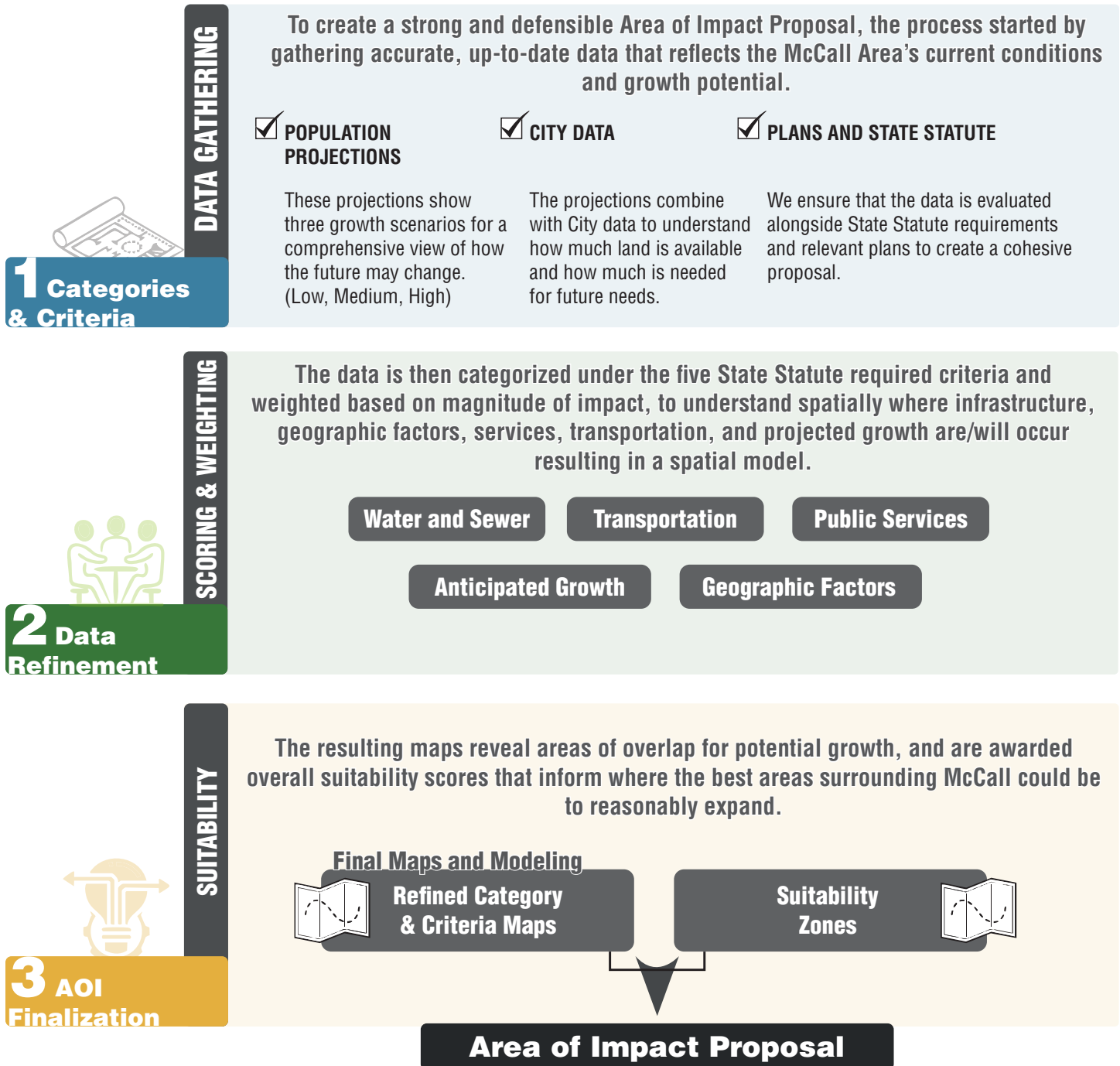
Goal 3. Strengthen Governance and Intergovernmental Collaboration

1. Foster continued collaboration between the City of McCall and Valley County with land use decisions and development review in the AOI.
2. Clarify the roles and procedures for the administration of the AOI.
3. Determine a course of action for the issues identified by the County in the administration of the AOI.
4. Update the Intergovernmental Agreement between the City and County.

Goal 4. Leverage Investments in Infrastructure, Planning, Service Provision, and Property Expectations to Foster Sustainable Growth.

1. Continue to maintain the precedent of service, guidelines, and standards within the AOI to be consistent with property owner expectations.
2. Leverage prior investments in operations, capital improvements, and planning within areas in the AOI to enhance efficiency, reduce costs, maximize resource uses, and reduce redundant expenditures in the AOI.

The following graphic illustrates the analysis process used to develop the Analysis-Generated Boundary.



Data Types and Sources

Geospatial data for the criteria came from the City of McCall database, Valley County's Open Data Portal, stakeholder interviews, American Community Survey 5-year Estimates, and U.S. Census LEHD OnTheMap.

Evaluation Criteria and Mapping

OVERVIEW OF CRITERIA BASED ON IDAHO STATE STATUTE (LEGISLATIVE)

In defining an initial modified AOI for this proposal, the criteria set forth in Section 67-6526, Idaho Code were considered as primary categories to meet State Statute:

- Anticipated commercial and residential growth
- Geographic factors
- Transportation infrastructure and systems, including connectivity
- Areas where municipal or public sewer and water are expected to be provided within five (5) years
- Other public service district boundaries

The study area included all parcels within or intersecting a two-mile radius of current City limits—the maximum extent permitted under State Statute. Parcels intersected by the two-mile radius were wholly included in this area and as permitted by State Statute.

To inform the proposed modified AOI, the team created analysis maps illustrating each of the 24 criteria identified in the earlier graphic, and assigned a weight for each of these factors (see table below). After mapping and weighting each criteria and parcel individually, these were overlain by

1. Overall State Statute category, and
2. Compiled together into one overall suitability heat map (see graphic pages A-36 and A-37).

The suitability heat maps shows areas of low, medium, or high suitability, illustrating how good each property might be for providing infrastructure and public services; and anticipating growth areas.

The maps starting on page A-12 illustrate individual analysis by criteria, providing a transparent basis for determining the most appropriate areas to include in the updated AOI.

ANTICIPATED COMMERCIAL AND RESIDENTIAL GROWTH:

Criteria	Buffer Description (if applicable)	Weight
1. Current AOI shown in the McCall Area Comprehensive Plan		3
2. Current AOI modifications shown in the McCall Area Comprehensive Plan		4
3. Priority Areas identified within the McCall Area Comprehensive Plan		5
4. Parcels currently contiguous to City limits		4
5. Land under conservation easements		3
6. Master Plan areas		4
7. Current future land use		5
8. Land capacity based on anticipated population, housing, and employment growth projections	See pages A-38 through A-44 for projections methodology	3

GEOGRAPHIC FACTORS:

Criteria	Buffer Description (if applicable)	Weight
9. Payette Lake shoreline-adjacent parcels		3
10. Payette Lake ridgeline protection/viewsheds		3

TRANSPORTATION INFRASTRUCTURE AND SYSTEMS, INCLUDING CONNECTIVITY:

Criteria	Buffer Description (if applicable)	Weight
11. Major road network	One-quarter mile buffer from arterials and major collectors	5
12. Scenic gateways	One-quarter mile buffer around identified scenic gateways	3

13.	Scenic corridors	One-quarter mile buffer from a designated scenic route	3
14.	Airport overlay zones	Airport overlay zones as well as crash zones and hazard areas	2
15.	Mountain transit routes	One-quarter mile buffer from routes	1
16.	Pathways	One-quarter mile buffer from the regional trail and bike systems, and Rim Trail	2

AREAS WHERE MUNICIPAL OR PUBLIC SEWER AND WATER ARE EXPECTED TO BE PROVIDED WITHIN FIVE (5) YEARS:

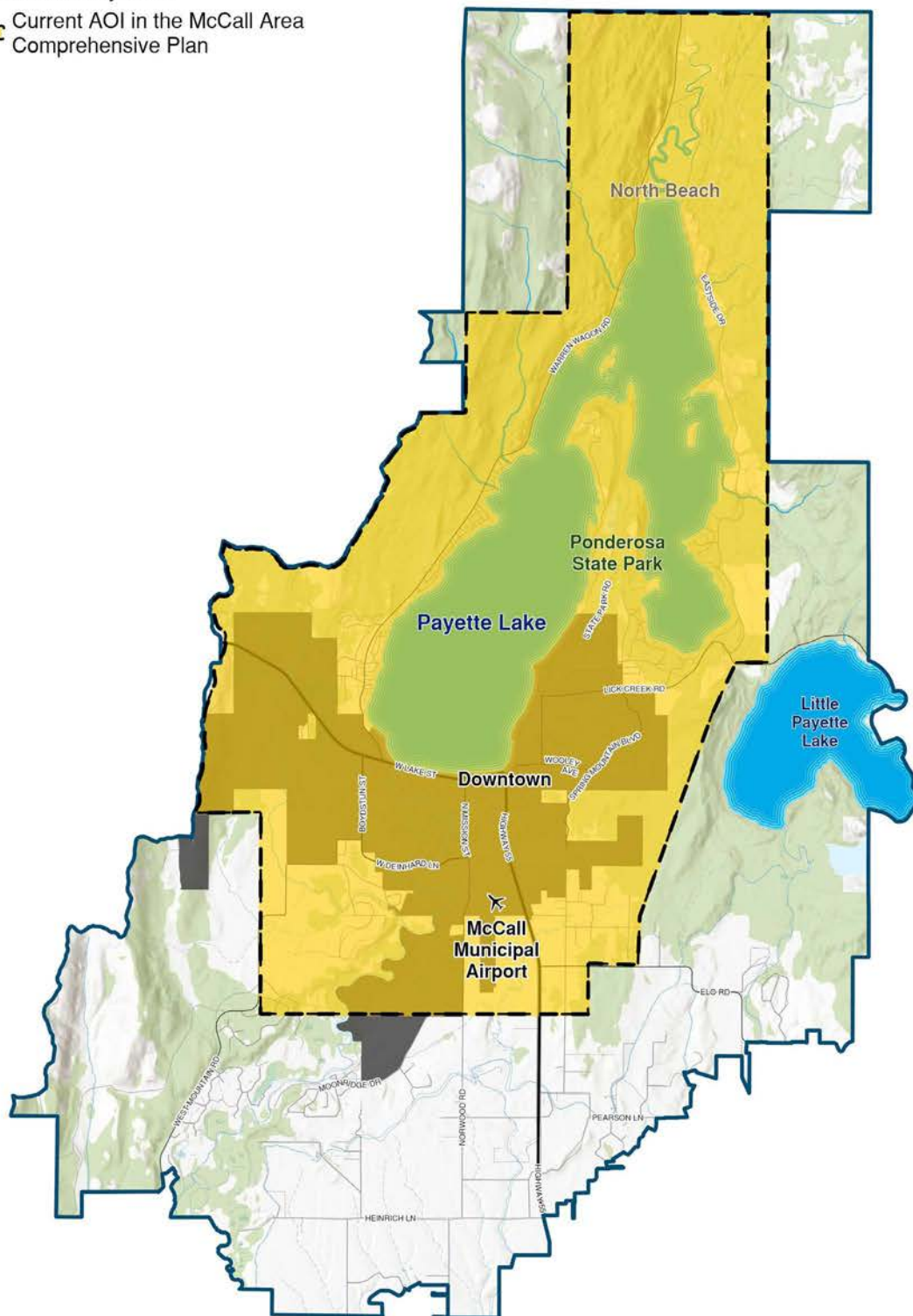
Criteria	Buffer Description (if applicable)	Weight
17.	Current sewer service boundary	5
18.	Current water service boundary	5

OTHER PUBLIC SERVICE DISTRICT BOUNDARIES:

Criteria	Buffer Description (if applicable)	Weight
19. Police service areas and calls outside the city boundary		4
20. Fire/EMS drive times		4
21. Parks	One-quarter mile buffer around neighborhood parks, one-half mile buffer around larger parks	2
22. Recreation facilities	One-half mile buffer around recreation facilities	2
23. City Arborist consultation area		2
24. Library		1

CURRENT AOI

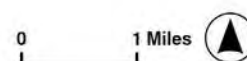
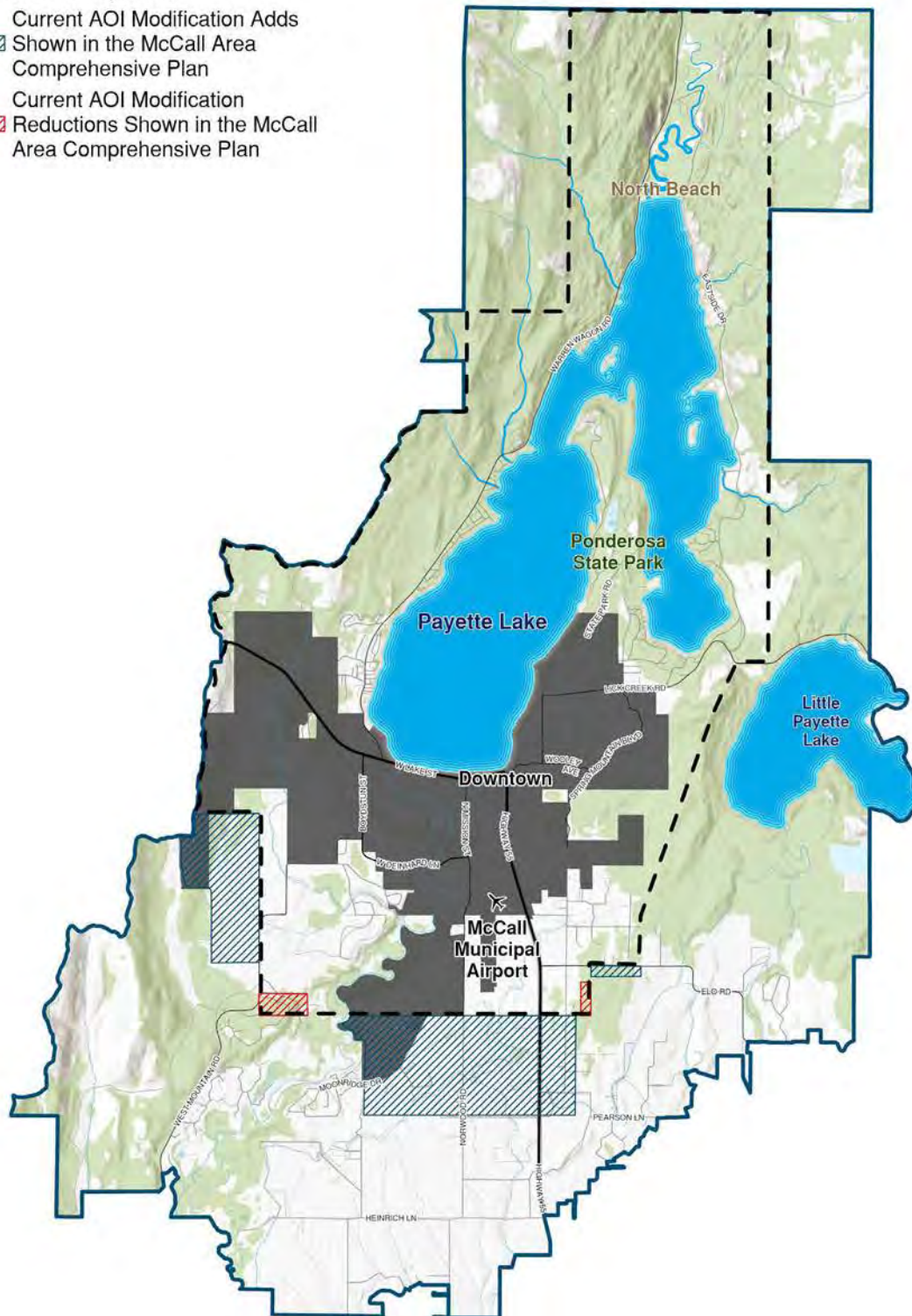
-  2-Mile Parcel Boundary Study Area
-  Current AOI Boundary
-  McCall City Limits
-  Current AOI in the McCall Area Comprehensive Plan





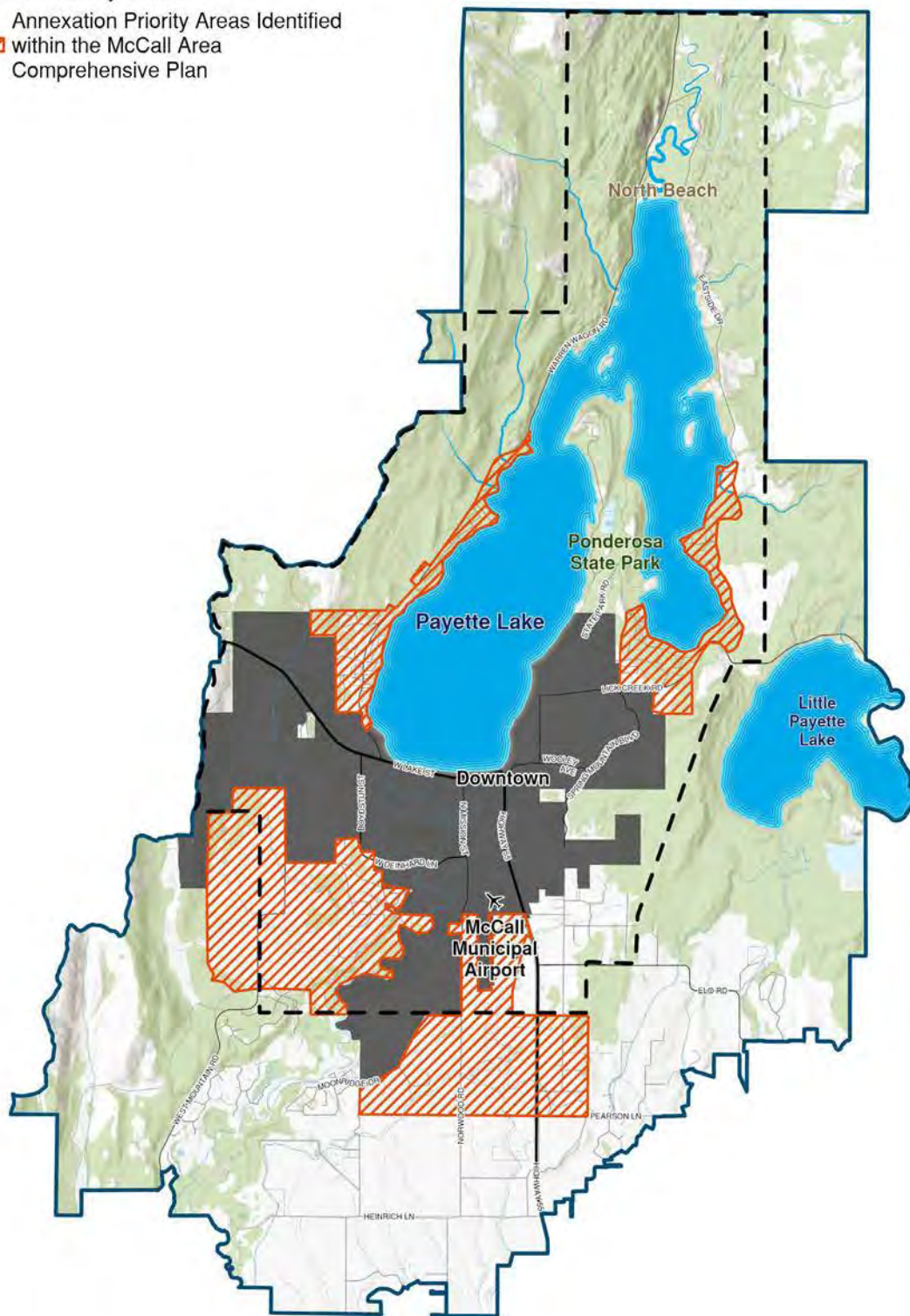
CURRENT AOI MODIFICATIONS

-  2-Mile Parcel Boundary Study Area
-  Current AOI Boundary
-  McCall City Limits
-  Current AOI Modification Adds
Shown in the McCall Area
Comprehensive Plan
-  Current AOI Modification
Reductions Shown in the McCall
Area Comprehensive Plan



PRIORITY AREAS

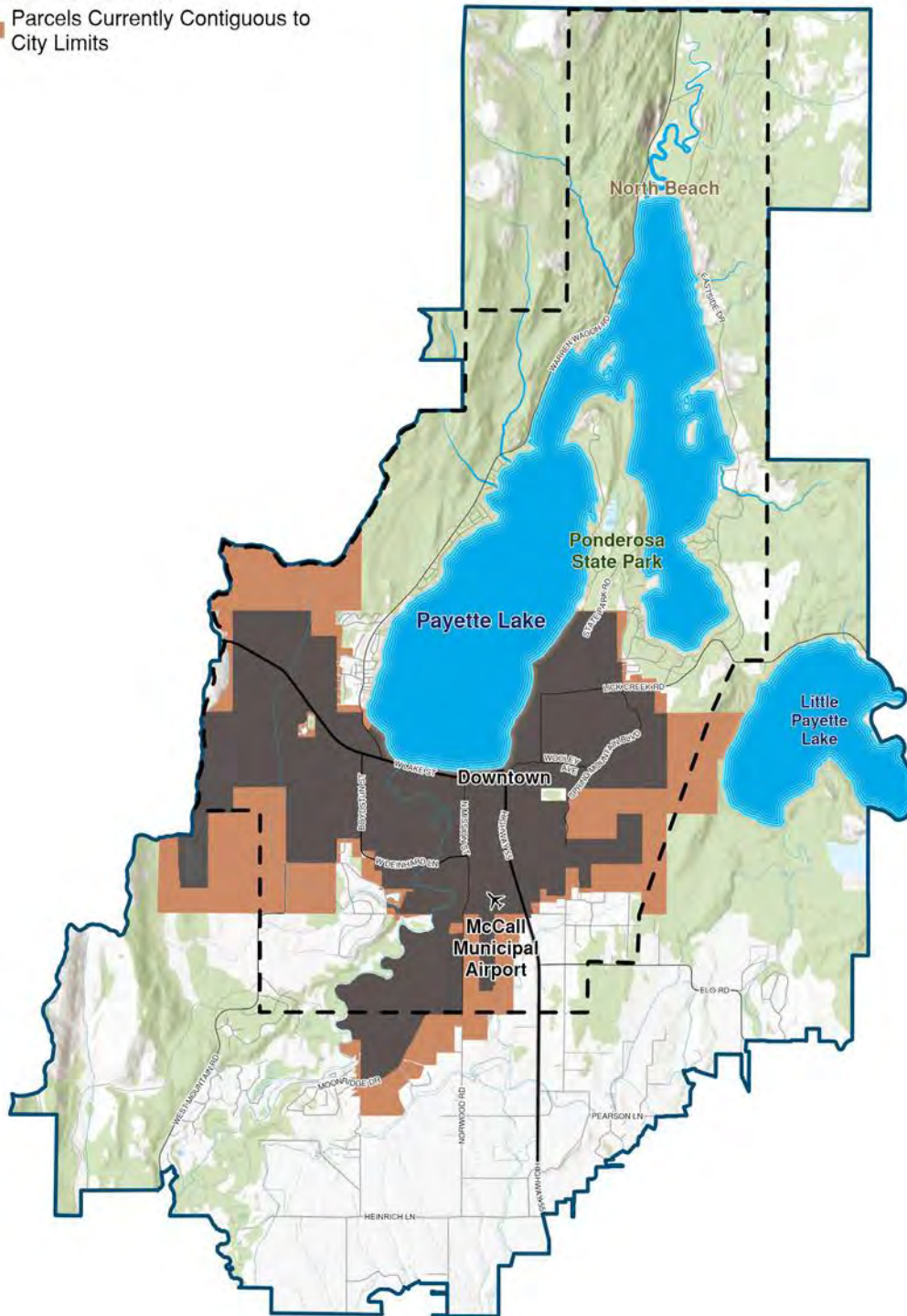
-  2-Mile Parcel Boundary Study Area
-  Current AOI Boundary
-  McCall City Limits
-  Annexation Priority Areas Identified within the McCall Area Comprehensive Plan





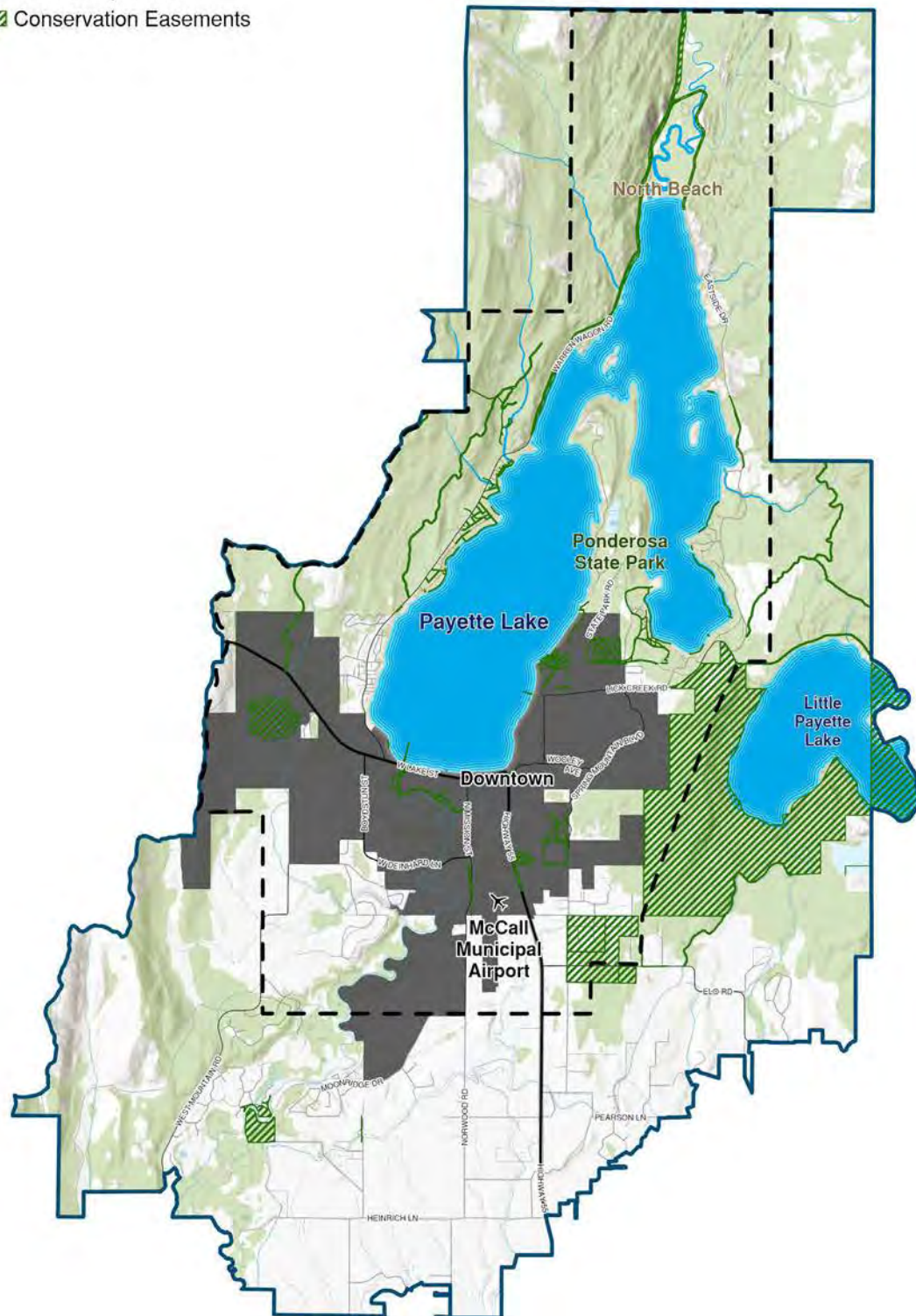
PARCELS CURRENTLY CONTIGUOUS TO CITY LIMITS

-  2-Mile Parcel Boundary Study Area
-  Current AOI Boundary
-  McCall City Limits
-  Parcels Currently Contiguous to City Limits



CONSERVATION EASEMENTS

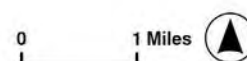
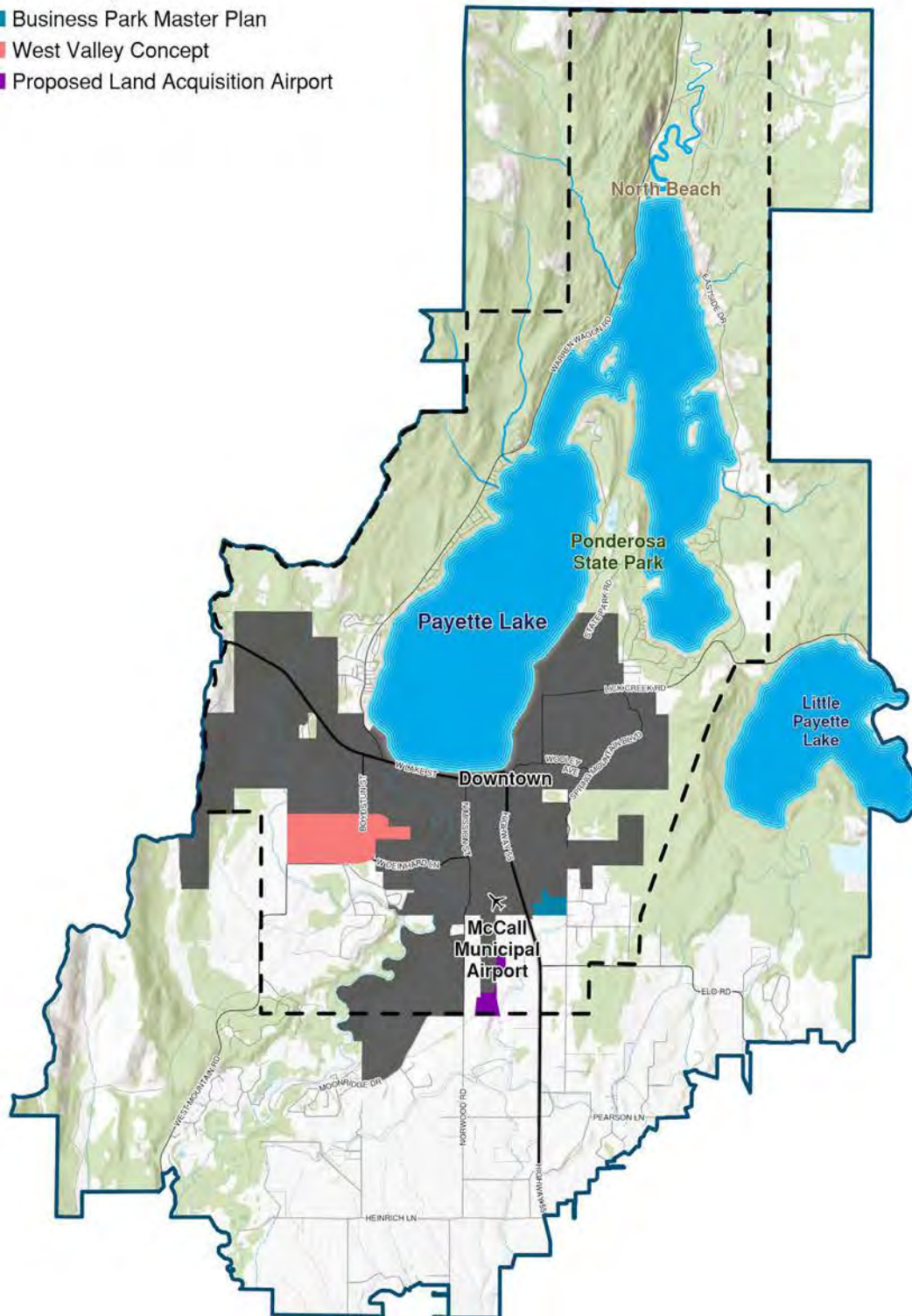
-  2-Mile Parcel Boundary Study Area
-  Current AOI Boundary
-  McCall City Limits
-  Conservation Easements





MASTER PLAN AREAS

-  2-Mile Parcel Boundary Study Area
-  Current AOI Boundary
-  McCall City Limits
-  Business Park Master Plan
-  West Valley Concept
-  Proposed Land Acquisition Airport

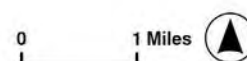
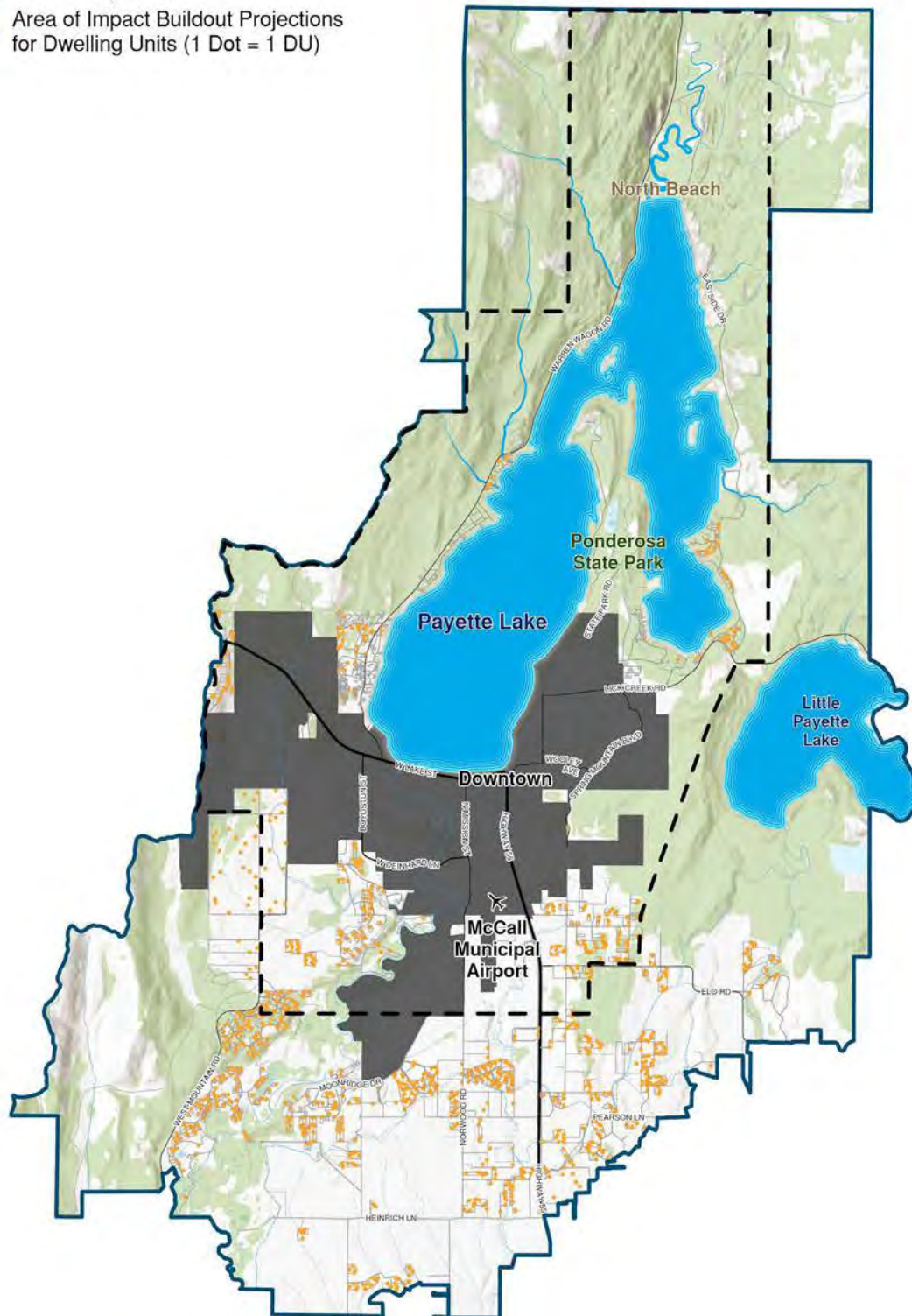






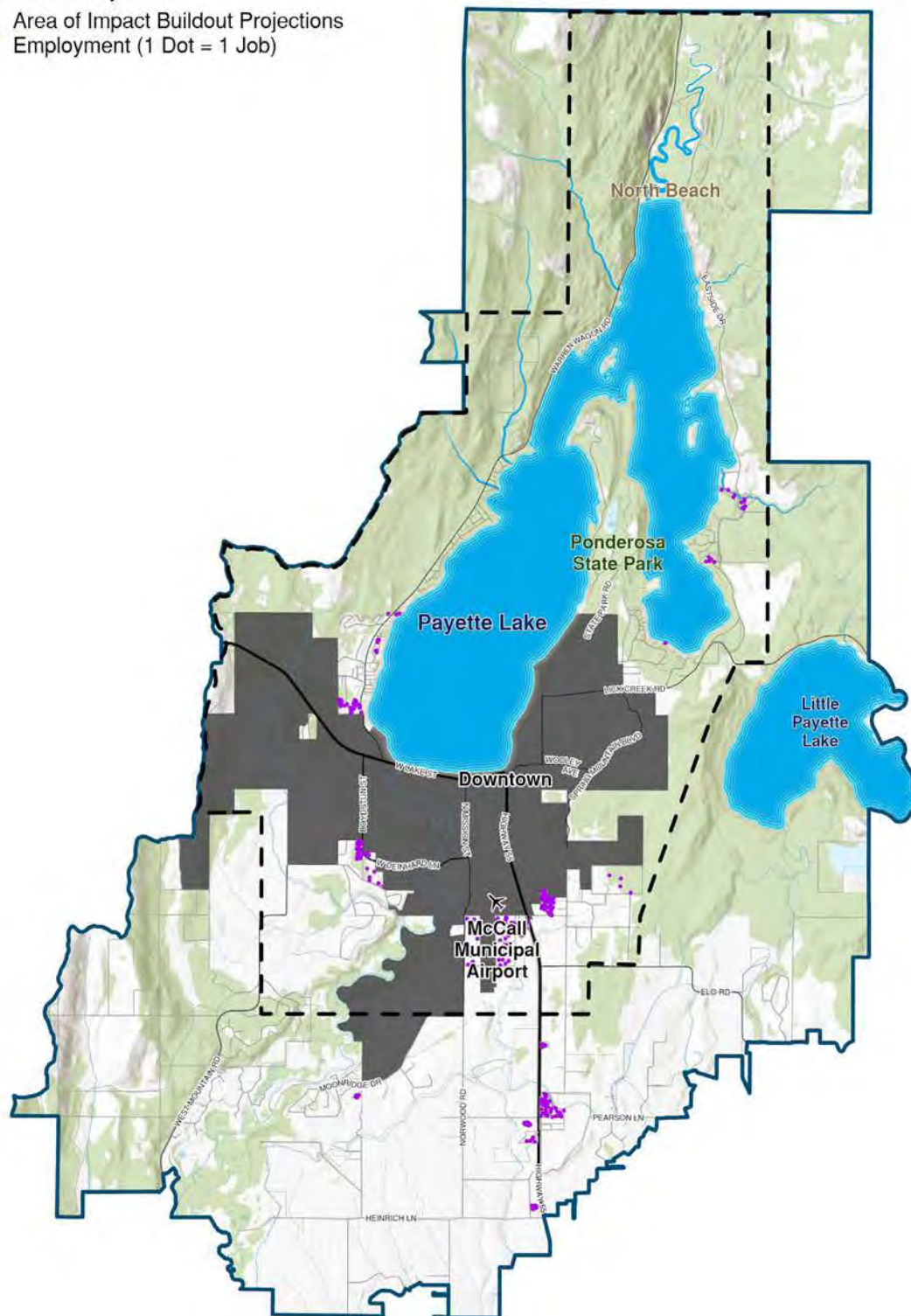
DWELLING UNIT PROJECTIONS

- 2-Mile Parcel Boundary Study Area
- Current AOI Boundary
- McCall City Limits
- Area of Impact Buildout Projections for Dwelling Units (1 Dot = 1 DU)

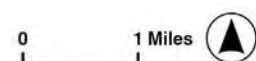
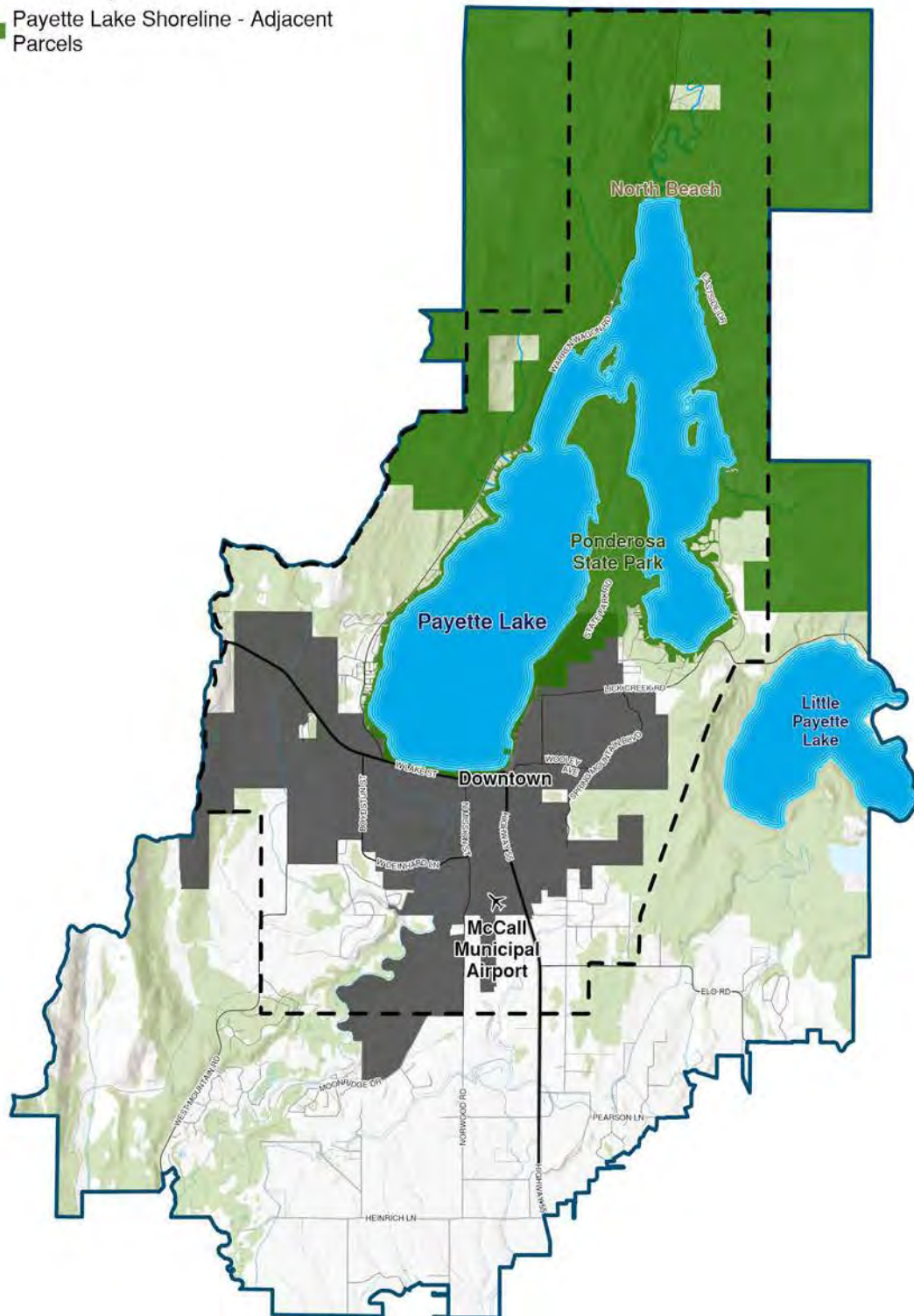


EMPLOYMENT PROJECTIONS

-  2-Mile Parcel Boundary Study Area
-  Current AOI Boundary
-  McCall City Limits
-  Area of Impact Buildout Projections
Employment (1 Dot = 1 Job)



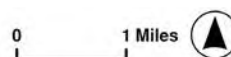
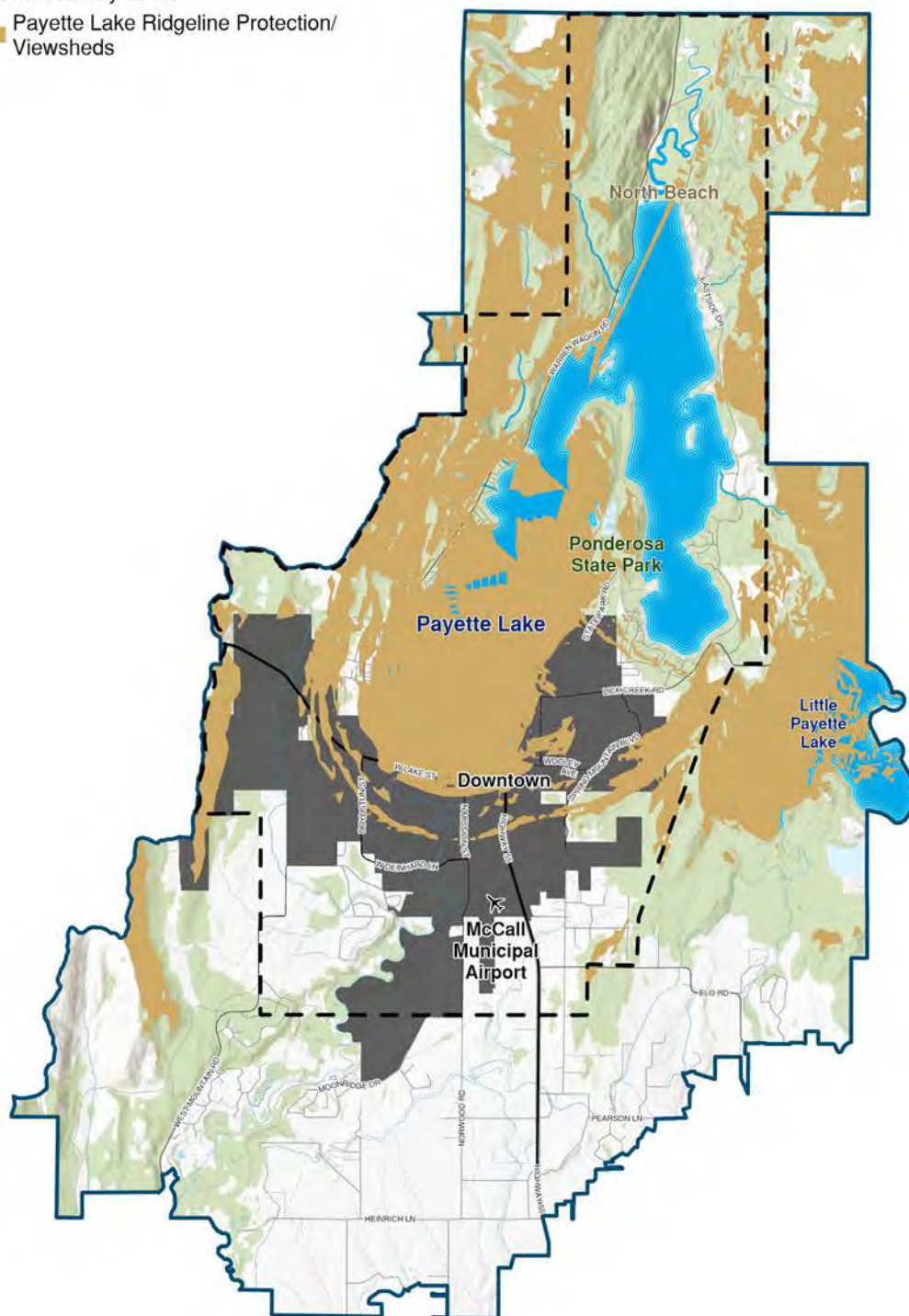
- 2-Mile Parcel Boundary Study Area
- Current AOI Boundary
- McCall City Limits
- Payette Lake Shoreline - Adjacent Parcels





RIDGELINE PROTECTION/ VIEWSHEDS

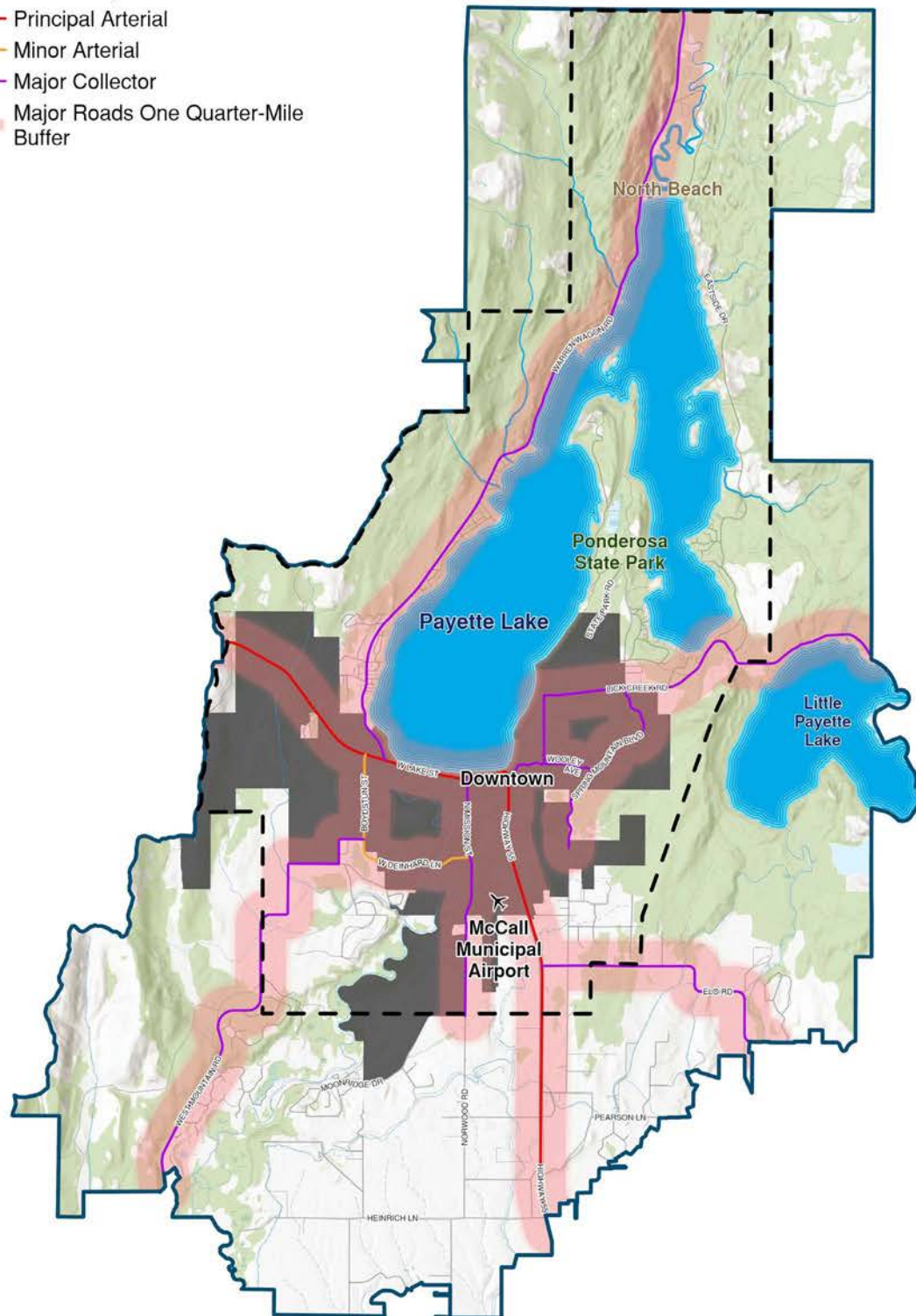
-  2-Mile Parcel Boundary Study Area
-  Current AOI Boundary
-  McCall City Limits
-  Payette Lake Ridgeline Protection/
Viewsheds





MAJOR ROAD NETWORK

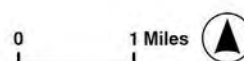
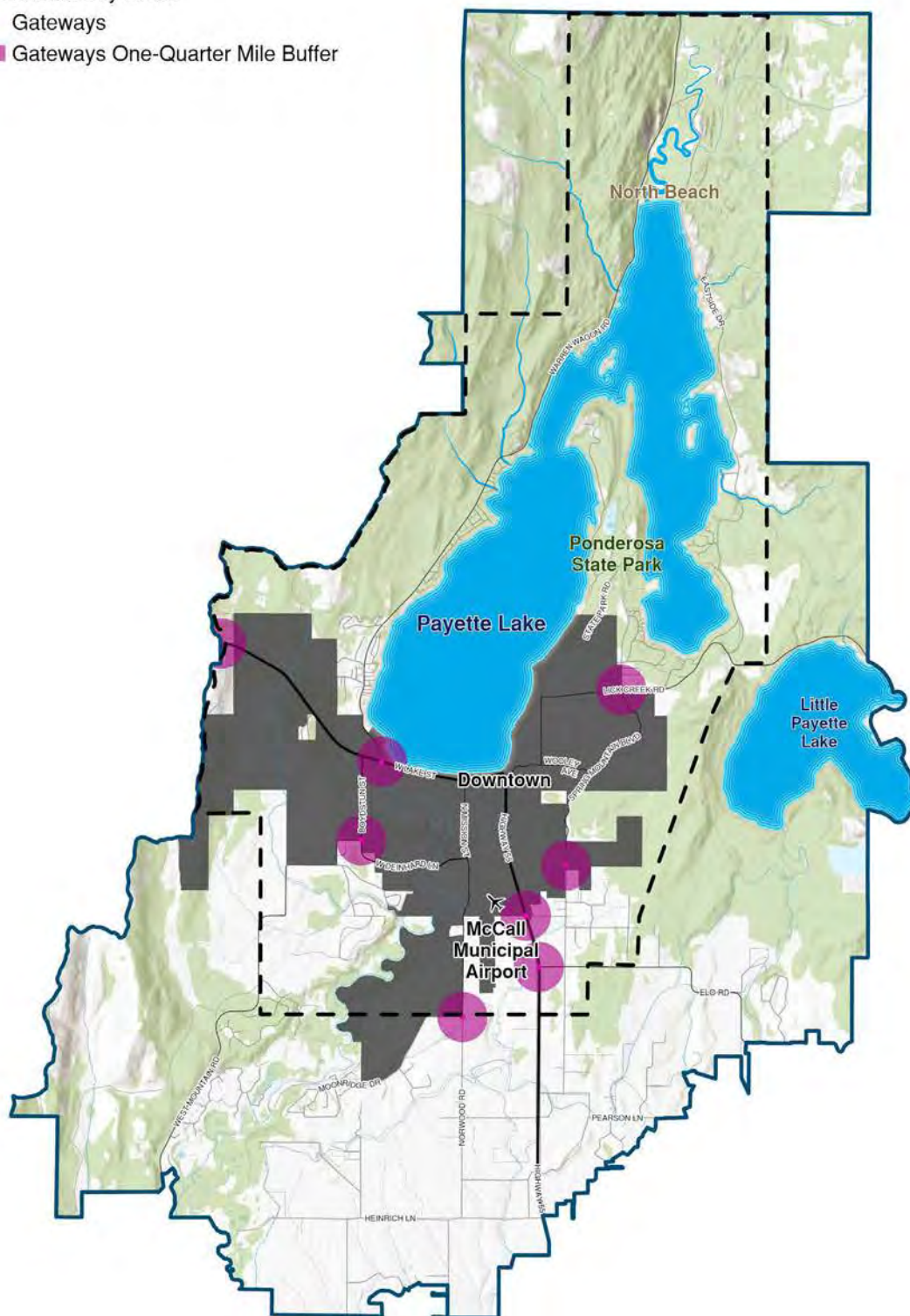
- 2-Mile Parcel Boundary Study Area
- Current AOI Boundary
- McCall City Limits
- Principal Arterial
- Minor Arterial
- Major Collector
- Major Roads One Quarter-Mile Buffer



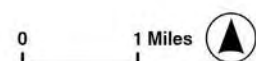


SCENIC GATEWAYS

- 2-Mile Parcel Boundary Study Area
- Current AOI Boundary
- McCall City Limits
- Gateways
- Gateways One-Quarter Mile Buffer



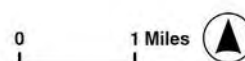
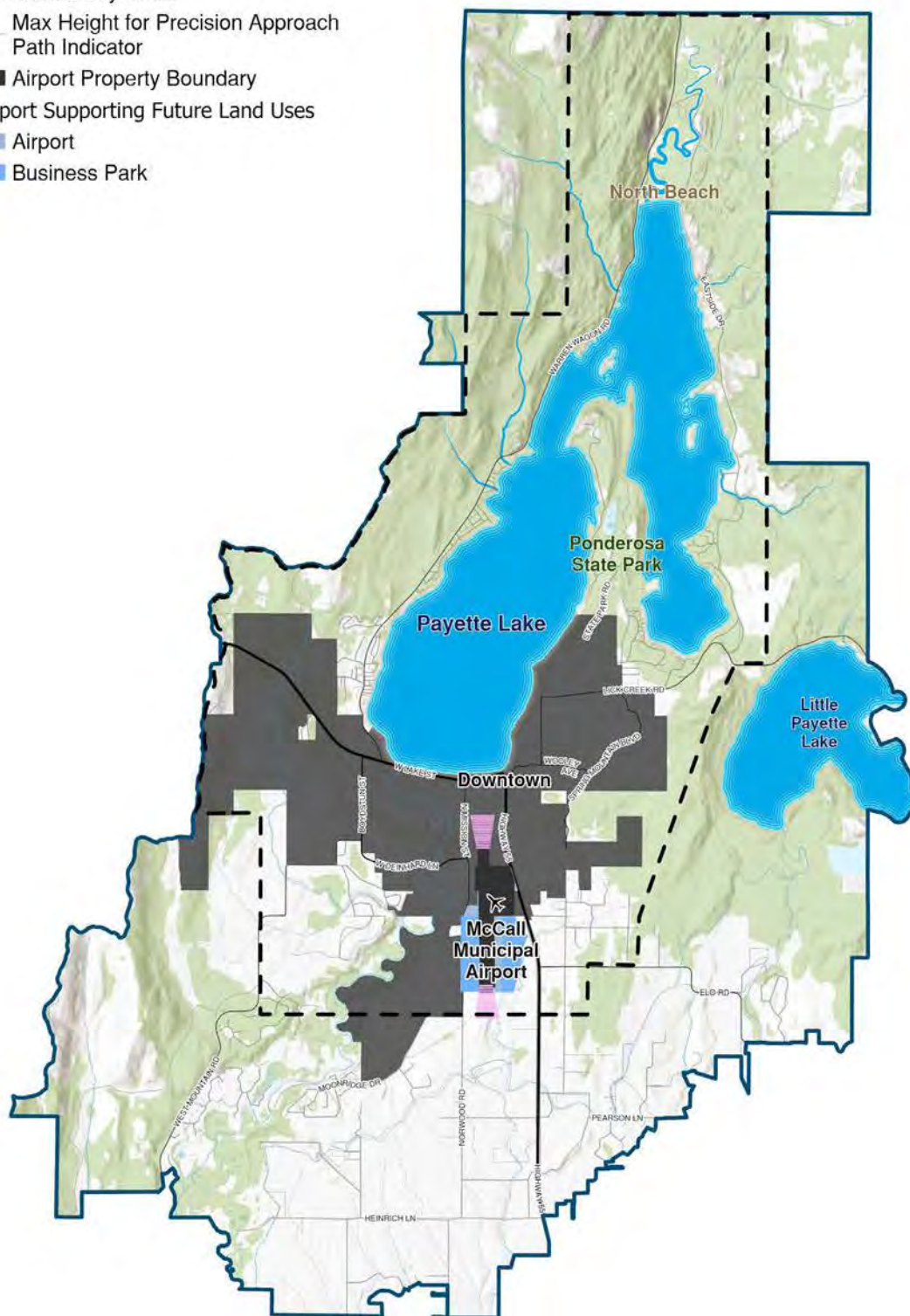
- 2-Mile Parcel Boundary Study Area
- Current AOI Boundary
- McCall City Limits
- Scenic Corridor
- Scenic Corridor One-Quarter Mile Buffer





AIRPORT OVERLAY ZONES

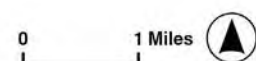
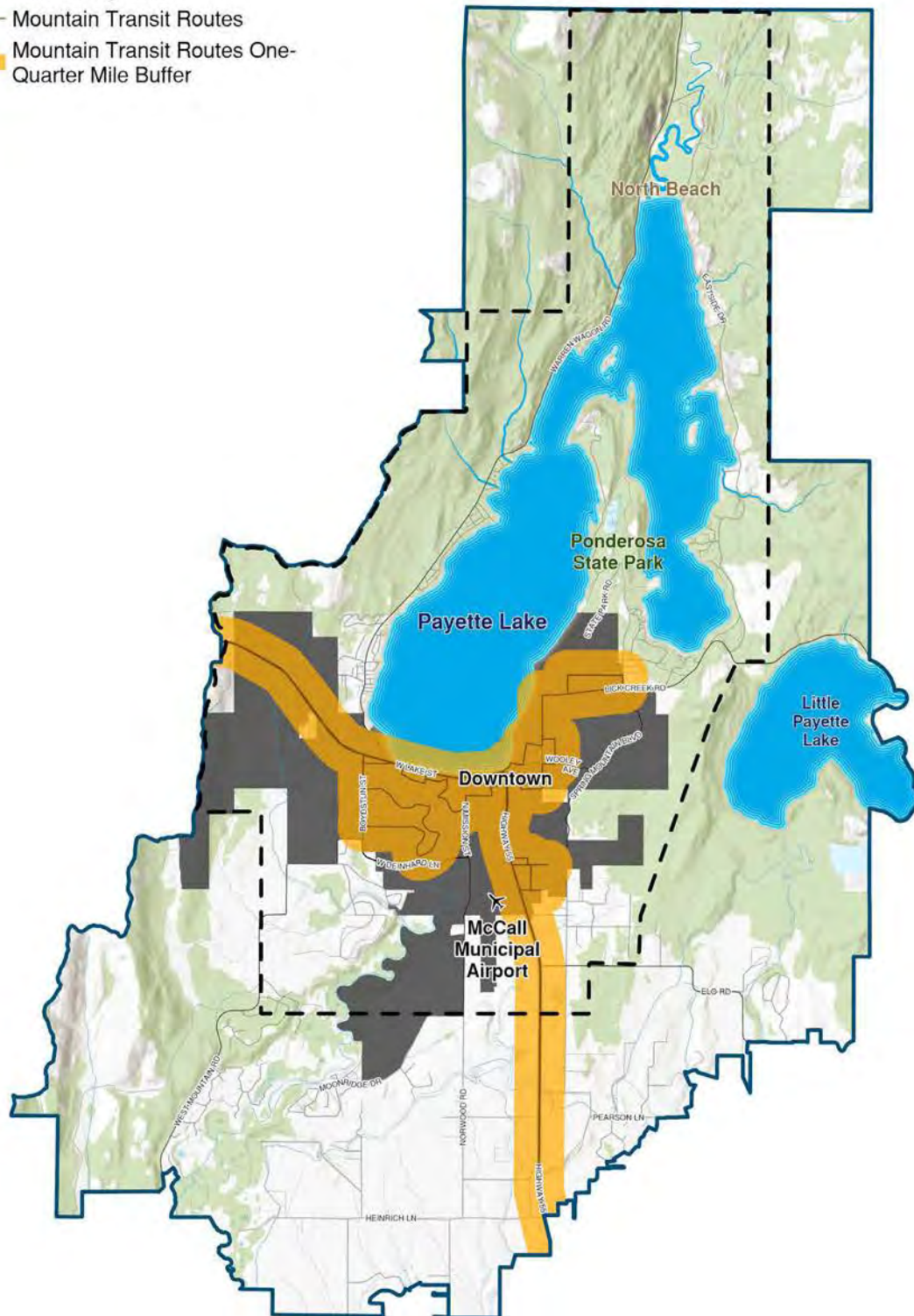
- 2-Mile Parcel Boundary Study Area
- Current AOI Boundary
- McCall City Limits
- Max Height for Precision Approach Path Indicator
- Airport Property Boundary
- Airport Supporting Future Land Uses**
 - Airport
 - Business Park



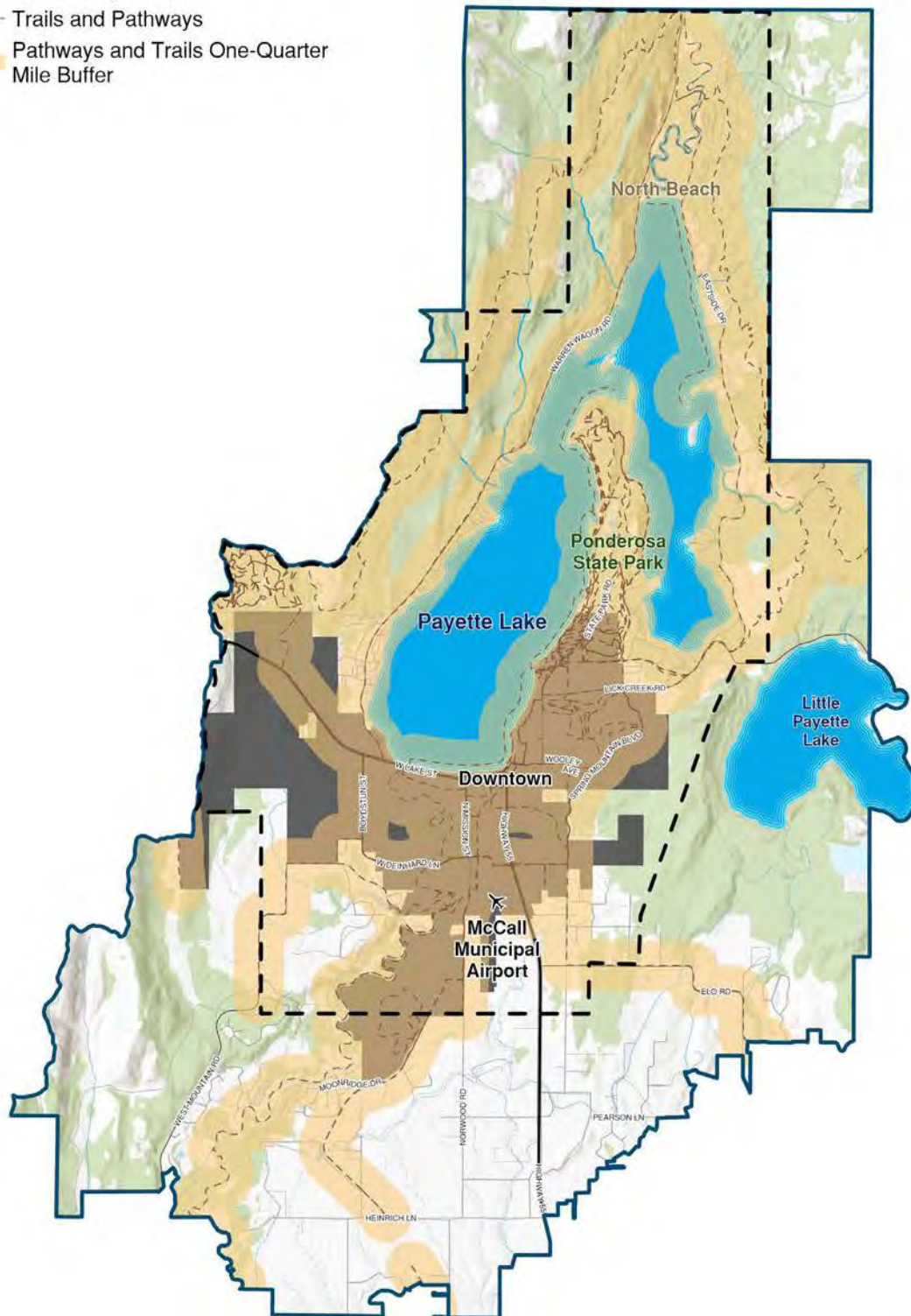


MOUNTAIN TRANSIT ROUTES

- 2-Mile Parcel Boundary Study Area
- Current AOI Boundary
- McCall City Limits
- Mountain Transit Routes
- Mountain Transit Routes One-Quarter Mile Buffer



- 2-Mile Parcel Boundary Study Area
- Current AOI Boundary
- McCall City Limits
- Trails and Pathways
- Pathways and Trails One-Quarter Mile Buffer

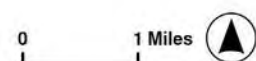
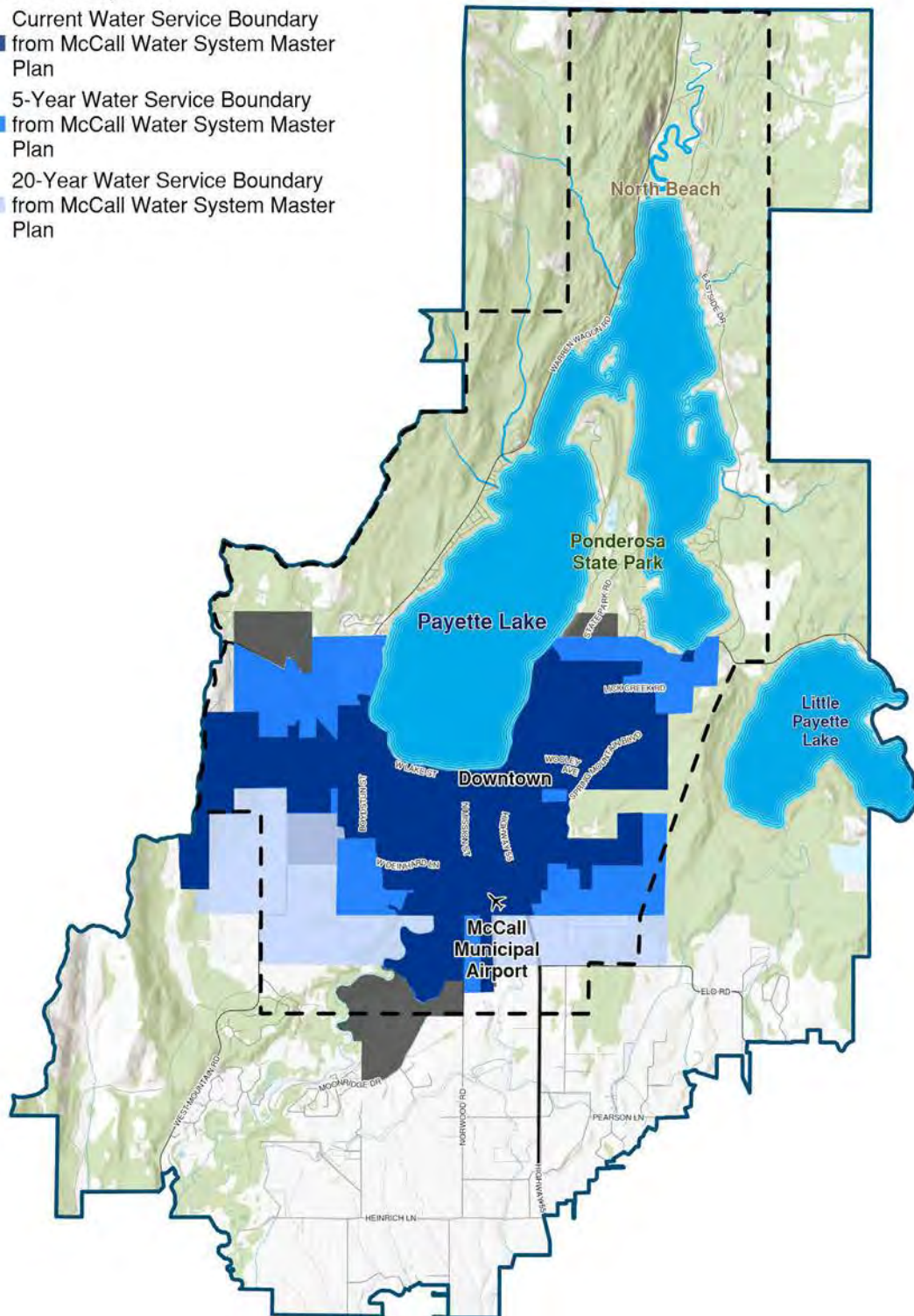


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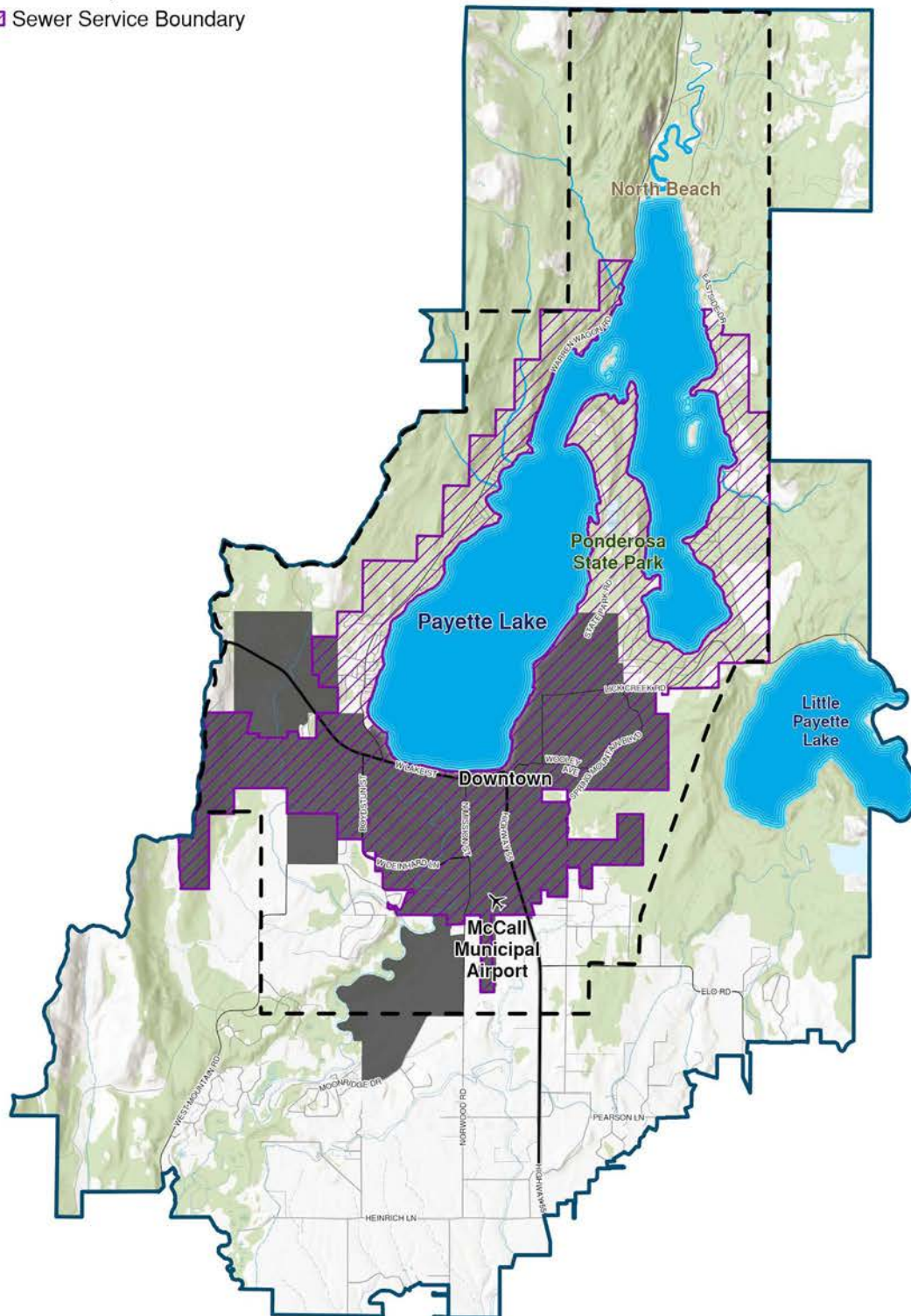
WATER SERVICE BOUNDARY

-  2-Mile Parcel Boundary Study Area
-  Current AOI Boundary
-  McCall City Limits
-  Current Water Service Boundary from McCall Water System Master Plan
-  5-Year Water Service Boundary from McCall Water System Master Plan
-  20-Year Water Service Boundary from McCall Water System Master Plan



SEWER SERVICE BOUNDARY

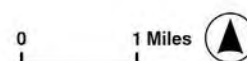
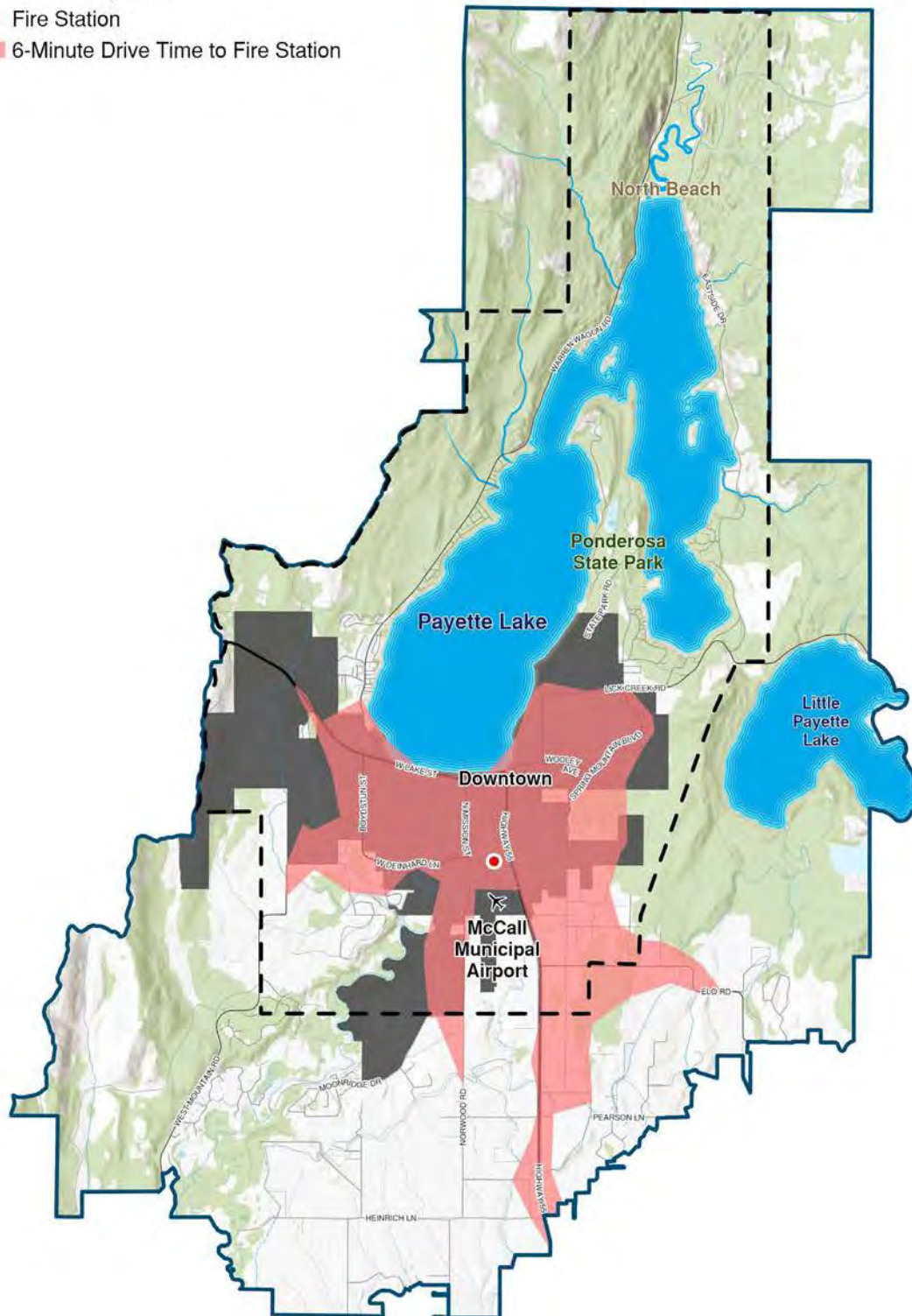
-  2-Mile Parcel Boundary Study Area
-  Current AOI Boundary
-  McCall City Limits
-  Sewer Service Boundary





FIRE/EMS DRIVE TIME

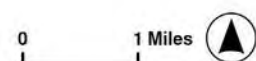
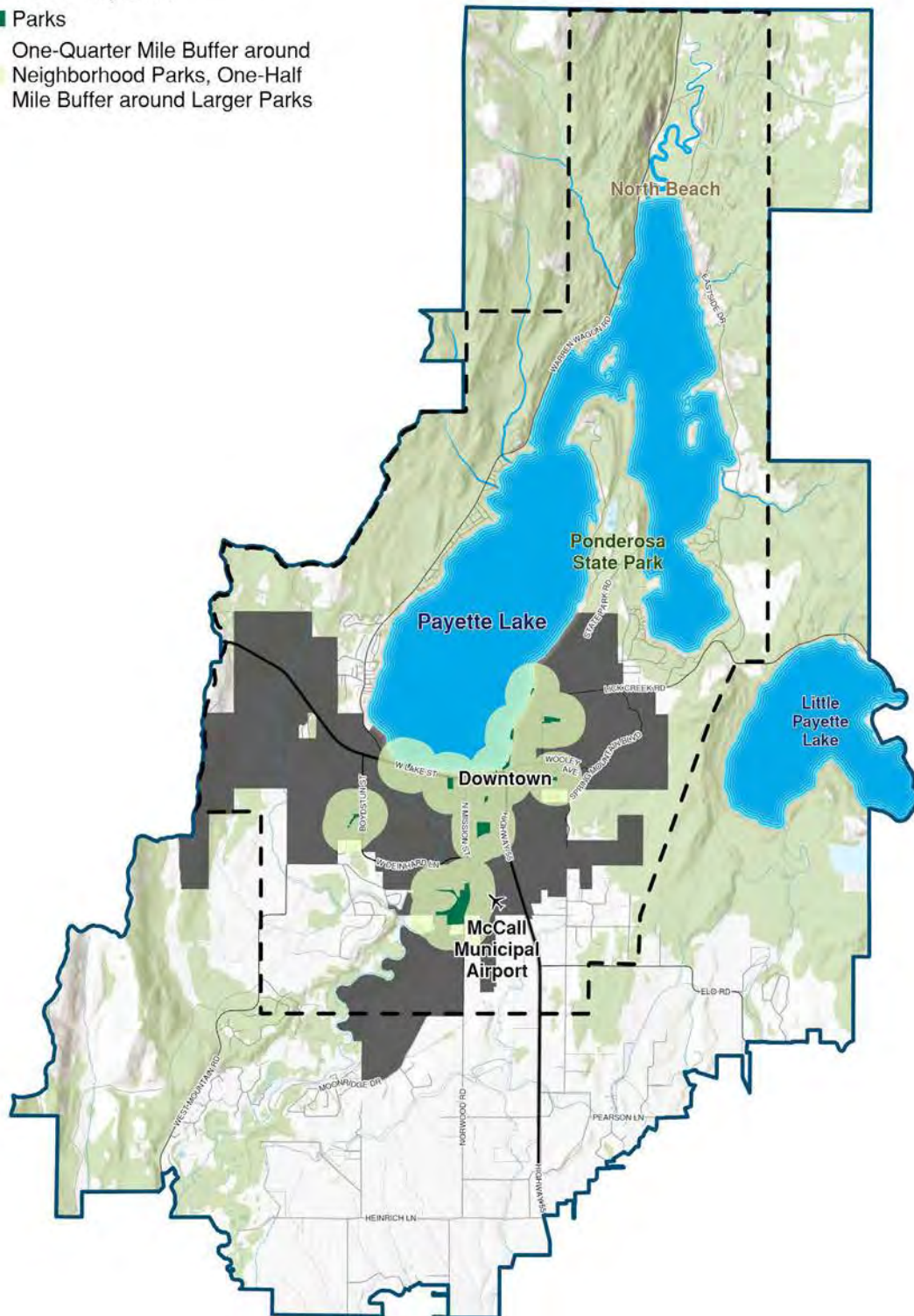
- 2-Mile Parcel Boundary Study Area
- Current AOI Boundary
- McCall City Limits
- Fire Station
- 6-Minute Drive Time to Fire Station





PARKS

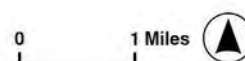
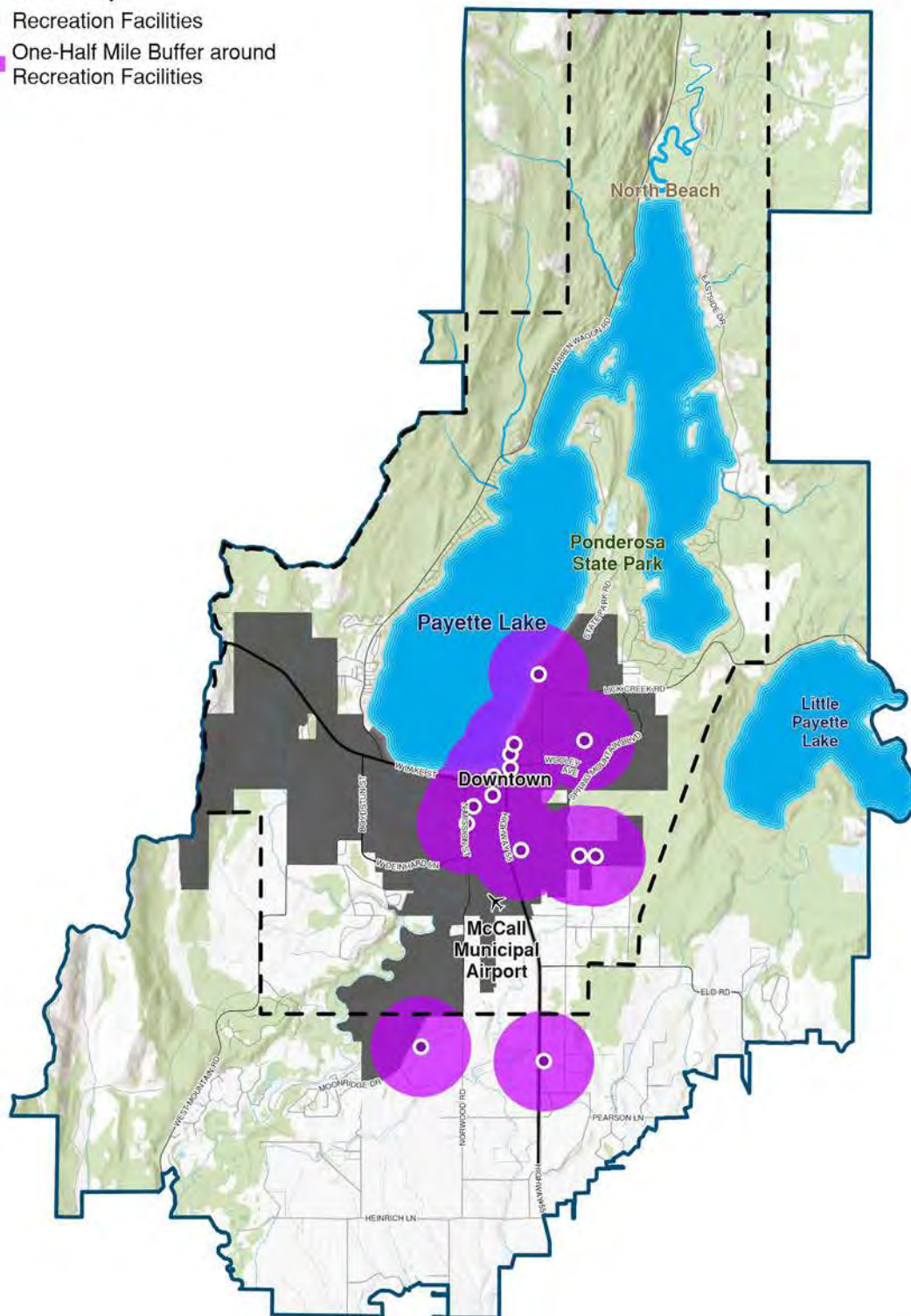
-  2-Mile Parcel Boundary Study Area
-  Current AOI Boundary
-  McCall City Limits
-  Parks
- One-Quarter Mile Buffer around
Neighborhood Parks, One-Half
Mile Buffer around Larger Parks





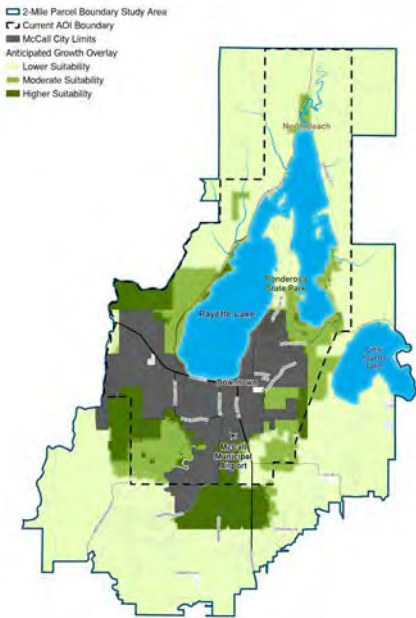
RECREATION FACILITIES

- 2-Mile Parcel Boundary Study Area
- Current AOI Boundary
- McCall City Limits
- Recreation Facilities
- One-Half Mile Buffer around Recreation Facilities

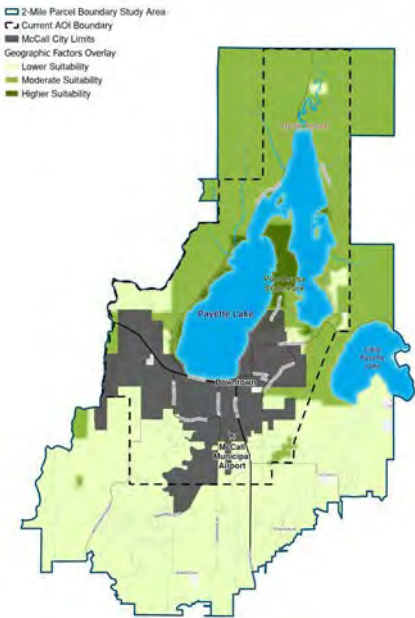


Suitability Areas

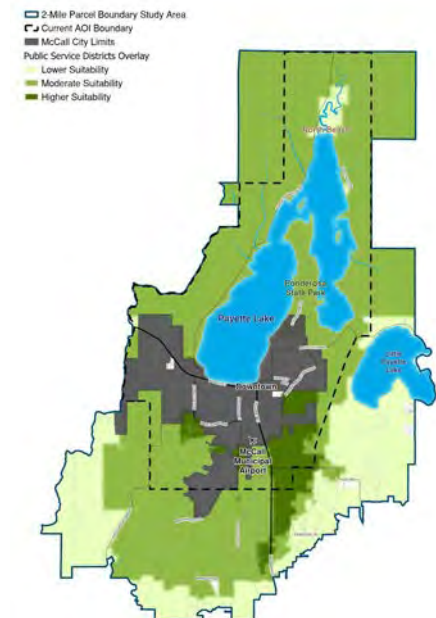
Anticipated Commercial and Residential Growth



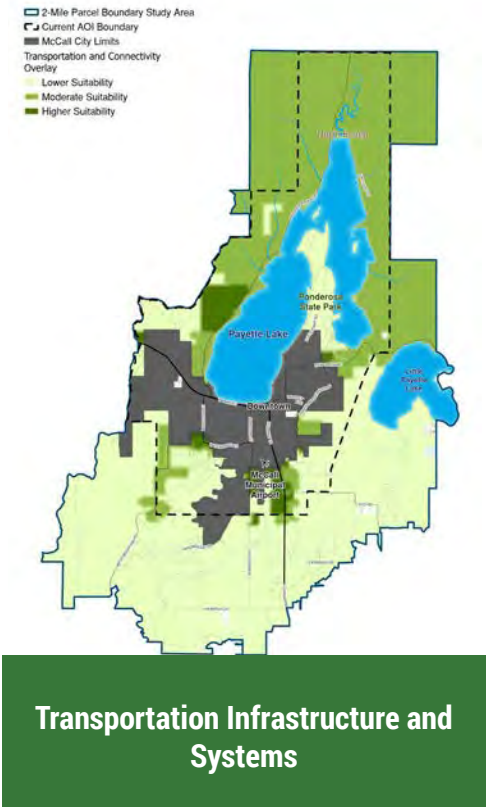
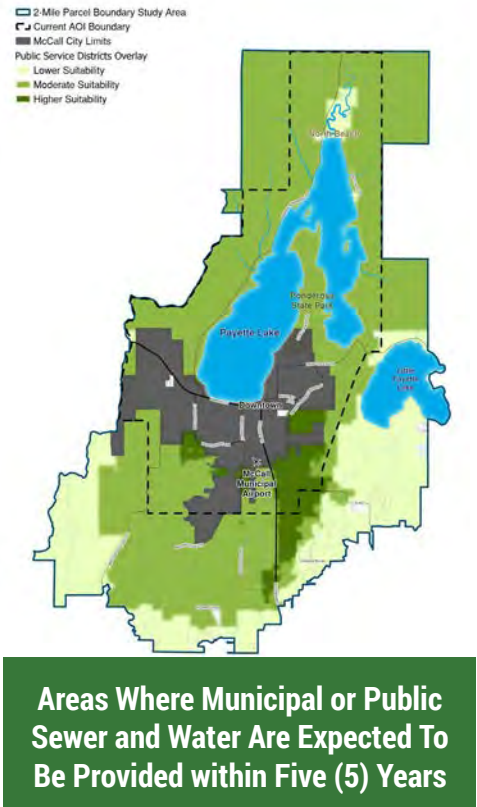
Geographic Factors



Public Services

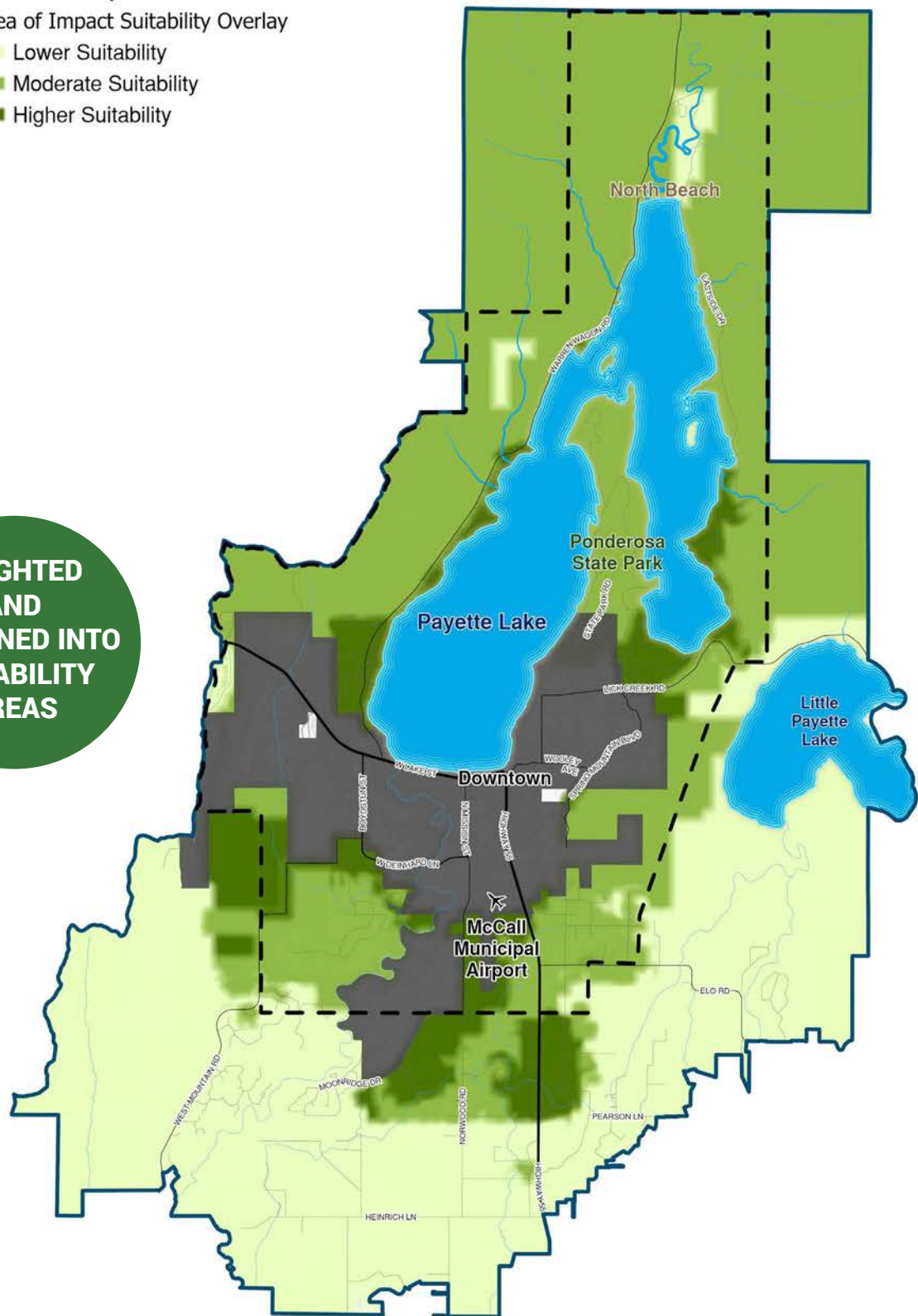


24 CRITERIA CATEGORIZED INTO THE FIVE STATE STATUTE REQUIREMENTS



-  2-Mile Parcel Boundary Study Area
-  Current AOI Boundary
-  McCall City Limits
- Area of Impact Suitability Overlay
 -  Lower Suitability
 -  Moderate Suitability
 -  Higher Suitability

**WEIGHTED
AND
COMBINED INTO
SUITABILITY
AREAS**



Growth Projections

As one of the criteria outlined above, this analysis considered population, housing, and employment growth projections. Projections are an important consideration as they provide a forward-looking view of how and where growth is likely to occur. By anticipating future development patterns, the City and County can better align land use planning, infrastructure investment, and public service delivery with expected needs. Incorporating these projections ensures the proposed modified AOI boundary includes areas most likely to experience growth, helping to manage that growth in a coordinated, efficient, and sustainable manner.

For each projection, the analysis considered a low-, medium-, and high-growth scenario.

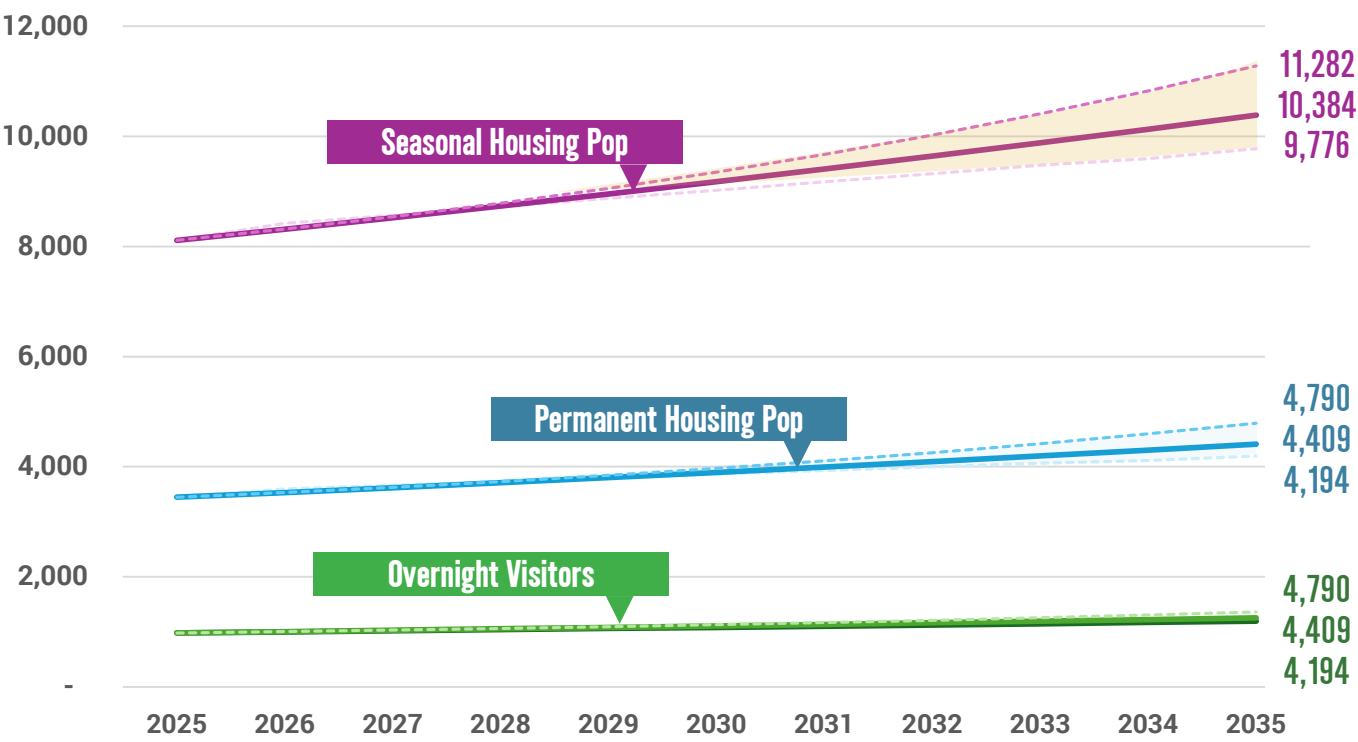
POPULATION GROWTH PROJECTIONS

Low-, medium-, and high-population growth scenarios were estimated for three separate populations: permanent residents who live in McCall year-round, seasonal residents who own second homes in McCall, and overnight visitors to McCall.

- The low-growth projections were based on building permits and persons per household trends.
- The medium-growth projections were based on a continued ten-year growth rate of 2.5%.
- The high-growth projections were based on an increasing growth rate, reflecting the annual rate increases seen in the last five years.

This data was then used to estimate the number of new housing units needed to support this projected population growth.

POPULATION GROWTH PROJECTIONS



HOUSING UNIT GROWTH

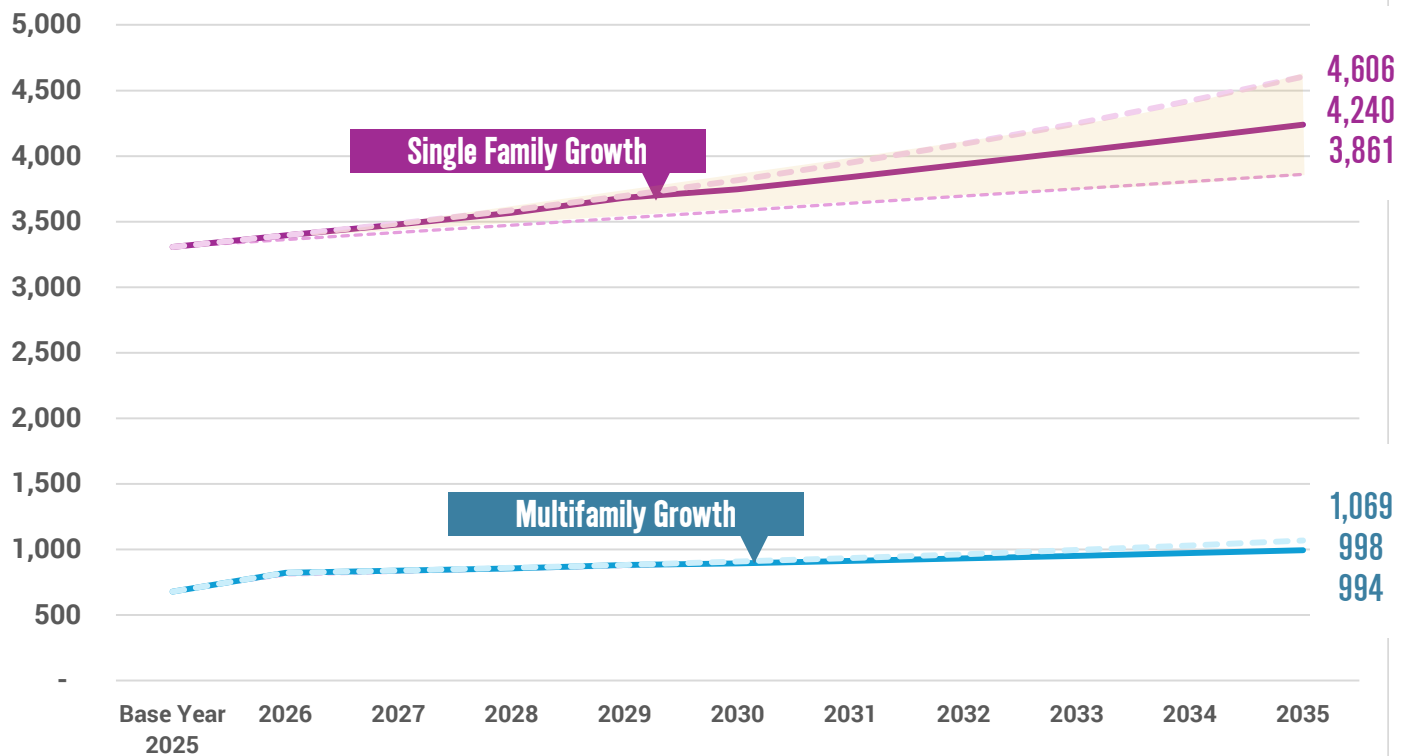
Low-, medium-, and high-growth housing unit projections were then calculated using the persons per household trends (see table below) and historic building permit trends. Because second homeowners are so prevalent, the seasonal housing population was included as well as overnight visitor to McCall. The medium-growth scenario, based on a historic population growth rate of 2.5% was used for housing unit projections. The City of McCall is projected to add 933 single-family units and 315 multifamily units by 2035.

SEASONAL HOUSING AND POPULATION

	Base Year Total Units	Vacancy Rate	Occupancy Rate	Permanent Housing Units	Seasonal Housing Units	PPH	Seasonal Population	Permanent Population
Single Family	3,307	71%	29%	952	2,355	3.01	7,099	2,870
Multifamily	679	64%	36%	246	433	2.34	1,013	574
Total	3,986	70%	-	1,198	2,788	2.87	8,112	3,444

Based on 2023 American Community Survey (ACS) Data and City of McCall Building Permit trends

HOUSING GROWTH



MEDIUM PROJECTION: ASSUMING A 10-YEAR HISTORIC 2.5% GROWTH RATE

	Base Year 2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total In- crease
Permanent Housing Population	3,444	3,530	3,618	3,709	3,802	3,897	3,994	4,094	4,196	4,301	4,409	965
Seasonal Housing Population	8,112	8,315	8,523	8,736	8,954	9,178	9,407	9,643	9,884	10,131	10,384	2,272
Overnight Visitors	979	1,003	1,029	1,054	1,081	1,108	1,135	1,164	1,193	1,223	1,253	274
Total Peak Population	12,535	12,848	13,170	13,499	13,836	14,182	14,537	14,900	15,273	15,654	16,046	3,511
% Increase		2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	28.0%

RESIDENTIAL FLOOR AREA RATIO (FAR) CALCULATIONS

Multifamily (MF) FAR Average	0.71
Single-family (SF) FAR Average	0.19
Median Single-family (SF) Square Feet per Unit	3,450
Median Multifamily (MF) Square Feet per Unit	2,345

HOUSING UNITS

	Base Year 2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total In- crease
Single-Family	3,307	3,395	3,480	3,567	3,682	3,747	3,841	3,937	4,035	4,136	4,240	933
Multifamily	679	821	838	856	881	893	912	932	952	973	994	315
Total Housing Units	3,986	4,216	4,318	4,423	4,563	4,640	4,753	4,869	4,988	5,109	5,234	1,248

**includes 126 apartment units in development pipeline*

ANNUAL NEW CONSTRUCTION BY HOUSING TYPE*

Housing Type	2020	2021	2022	2023	2024	Total	Five-Year Average
Single-Family	48	80	66	46	37	277	55.4
Multifamily (includes ADUs)	57	20	9	14	7	107	21.4
Total	105	100	75	60	44	384	76.8

The overall study area is assumed to be growing at a slower rate than the City of McCall. While the City of McCall is projected to add 1,248 new housing units in the next 10 years, the study area is expected to see 873 additional housing units. The average Floor-Area-Ratio (FAR) was then calculated for all new residential building permit applications within the last five years. Calculating the residential FAR allowed the team to understand how much land area will be needed to accommodate projected growth, which formed the basis for mapping residential growth (see following section Mapping Residential and Employment Growth).

FAR is the percentage of building size to the area of the lot. For example, if a single-family home's building footprint is 3,000 square feet on a lot that is 7,000 square feet, the FAR is $3,000 \div 7,000 = 0.43$.]

EMPLOYMENT GROWTH

To anticipate commercial growth, data from the US Census Longitudinal Employer-Household Dynamics, OnTheMap was used to project the number of jobs that would be added within the study area. The Idaho Department of Labor 10-year average annual growth rate for all industries in Valley County of 3.6% was assumed. The Institute of Transportation Engineers' Trip Generation Manual was used to estimate the square footage needed to accommodate the increase in employees for each industry sector (see table nearby).

AVERAGE COMMERCIAL FARs

Retail	0.17
Office	0.25
Industrial	0.19
Institutional	0.25

FARs were assumed as follows based on Metropolitan Council commercial real estate data 20th percentile

SQUARE FOOTAGE NEEDED PER EMPLOYEE BY INDUSTRY

Employment Industry	Demand Unit	Employees per Demand Unit	SF per Employee
Retail	1,000 sq ft	2.12	471
Office	1,000 sq ft	3.26	307
Industrial	1,000 sq ft	1.57	637
Institutional	1,000 sq ft	2.86	350

JOB GROWTH PROJECTIONS

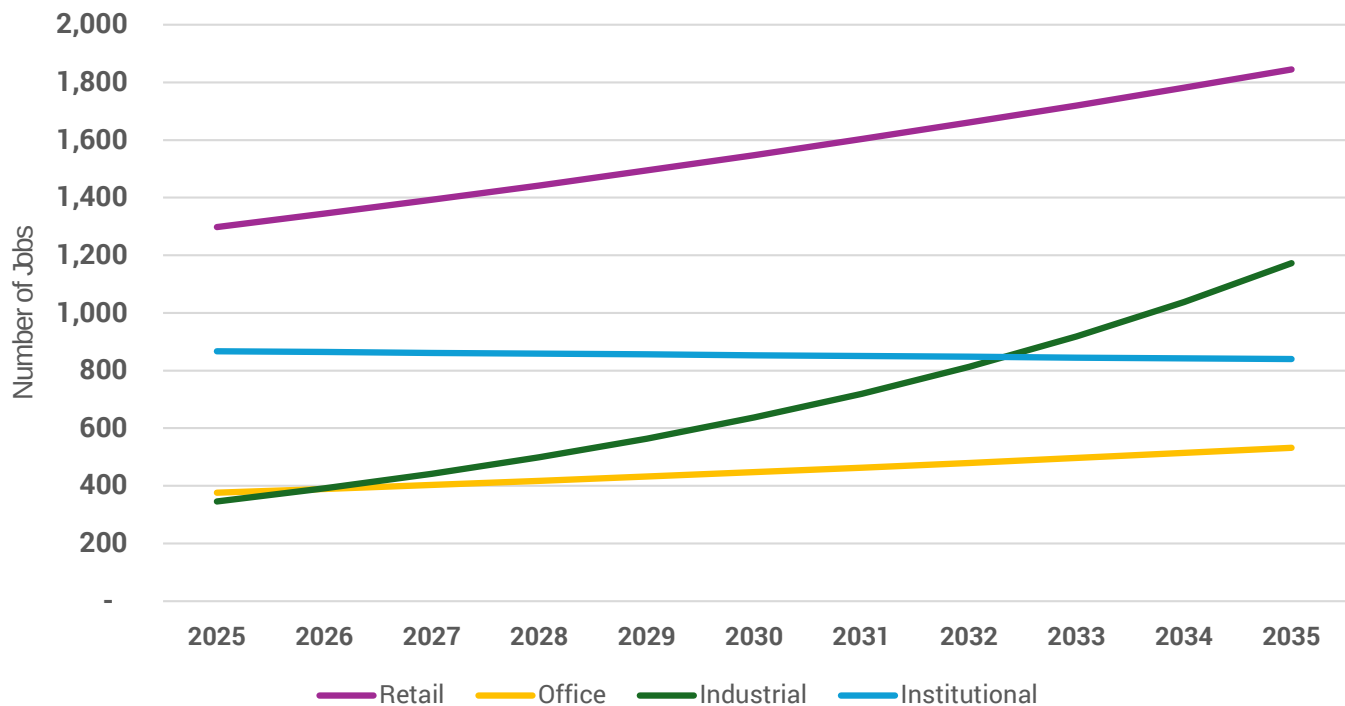
	Base Year 2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total In- crease
Retail	51	53	54	55	56	57	58	59	60	61	63	12
Office	41	42	45	48	51	54	58	62	66	70	74	33
Industrial	135	140	158	179	202	228	258	291	329	372	420	285
Institutional	153	158	161	164	167	169	172	175	178	181	184	31
Total	380	394	418	446	476	509	546	587	633	684	741	361

NONRESIDENTIAL FLOOR AREA PROJECTIONS

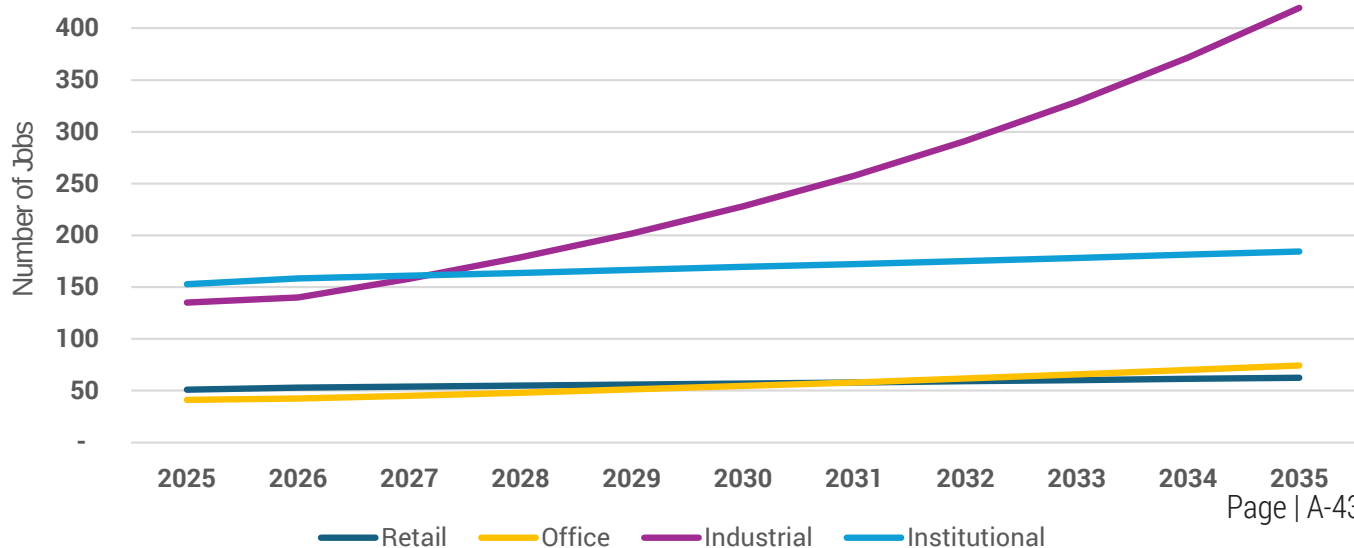
	Base Year 2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total In- crease
Retail	24	25	25	26	26	27	27	28	28	29	29	5
Office	13	13	14	15	16	17	18	19	20	21	23	10
Industrial	86	89	101	114	129	145	164	185	210	237	267	181
Institutional	54	55	56	57	58	59	60	61	62	63	65	11
Total	176	183	196	212	229	248	270	294	320	351	384	208

In total, 25 additional commercial acres were projected to be needed in the study area within the next 10 years to support an additional 361 jobs. This future commercial growth was assumed to occur adjacent to existing commercial activity within the study area.

JOB GROWTH IN MCCALL



JOB GROWTH IN TWO-MILE STUDY AREA



MAPPING RESIDENTIAL AND COMMERCIAL GROWTH

To assess the potential for future residential and employment growth in the study area, a spatial buildout scenario was developed by allocating population and employment projections to developable land. This effort began with a vacant land analysis to identify parcels within the AOI that are currently undeveloped and potentially suitable for future development.

Using Valley County Assessor parcel data, each parcel was categorized by its description and analyzed by the allowable residential density or employment intensity. For example, parcels with a rural residential designation, and listed as vacant were assigned a residential density of one dwelling unit per acre. This analysis ultimately identifies which parcels are likely to accommodate the 873 additional housing units and 25 additional commercial acres projected as needed. The acreage needed to support this residential and commercial growth was calculated using median FAR calculations (see previous sections).

To more accurately reflect realistic development potential, a developable land ratio was applied. For residential parcels, a 70% developability factor was used, assuming that the remaining 30% of land would be dedicated to infrastructure such as roads, utilities, and open space. This adjustment accounts for physical and regulatory constraints.

Employment growth was modeled with a methodology tailored to commercial and industrial land uses. Employment projections were applied using employee-per-square-foot ratios and assumed FARs. For instance, a parcel identified as rural industrial, and vacant was assigned a value of one employee per 637 square feet and a FAR of 0.19. To estimate employment capacity, the parcel's total square footage was divided by the employee-per-square-foot ratio, then multiplied by the FAR to determine the potential building footprint and further adjusted by a 50% developable land ratio to account for infrastructure and site constraints.

This buildout modeling exercise resulted in the identification of sufficient land within the McCall study area to accommodate approximately 1,159 new dwelling units and 317 new jobs. These figures represent potential land capacity only and do not incorporate infrastructure or service availability constraints (e.g., utilities, water, sewer), which would require additional analysis.

SERVICE PROVIDERS

Another key consideration in the mapping and spatial analysis—both for the City of McCall and for residents within the proposed modified AOI—is the ability to provide municipal services efficiently and cost-effectively. The analysis aims to support the equitable allocation of the costs associated with tax-supported and fee-supported services, particularly as development occurs within the AOI.

Many residents outside the city limits benefit from McCall’s services, including utilities, police, fire protection, parks, and libraries. Ensuring that the AOI includes areas that can be reasonably and sustainably served helps promote fairness in how services are delivered and funded.

In addition to the spatial maps, the following charts present the same data in a table format for easier reference and comparison.

POLICE INCIDENT CALLS

Area	Total Calls	Percent
Inside McCall	16,103	96%
Outside McCall but Inside the AOI	272	2%
Outside the AOI	411	2%
Total Outside City Limits	683	4%
Total	16,786	

Source: Police Incident Calls, 2022 - 2024 (Source: McCall Police Department)

LIBRARY MEMBERSHIPS

Area	Total	Percent
Within City Limits	134	7%
Outside City Limits but Inside the AOI	352	18%
Outside the AOI	1437	80%
Total Outside City Limits	1789	93%
Total	1923	

Source: Library Memberships, 2024 (Source: City of McCall Public Library)

Area of Impact (AOI)

AOI CONSIDERATIONS

The following is a summary of the importance of the methodology and criteria considered for this analysis:

- **Growth Projections:** Population growth projections play an important role in assessing the effect of Idaho's new State Statute on the McCall Area AOI.
- **Compliance with New Legislation:** The updated State Statute for Areas of Impact (67-6526) requires adjustments in AOI management. Growth projections provide data to align policies with anticipated development trends, ensuring that City and County regulations comply with the law while maintaining effective planning.
- **Future Land Use Planning:** By analyzing historical and anticipated growth rates, the City can estimate future land demand for various purposes based on different growth scenarios. This helps determine which areas within the current and new McCall AOI may be suitable for annexation and how zoning policies should adapt.
- **Housing and Economic Development:** The projections consider the needs and impacts of both full-time and part-time residents. If growth is expected to increase demand for local housing, policies can be adjusted to encourage housing development. Likewise, planning and zoning codes create predictable and planned areas for commercial and industrial style development to maximize land values and avoid land use conflicts.
- **Annexation Suitability and Policy Alignment:** The data-driven approach supports defining preliminary areas based on land availability, regional growth trends, and infrastructure capacity. These areas will be adjusted as more data becomes available ensuring annexation decisions are based on solid growth expectations.

These considerations helped provide the framework for a proposed modification to the AOI.

The revised AOI boundary, as illustrated in the following maps, proposes a slight change to the existing AOI boundary in compliance with Idaho State Statute. The proposed modified boundary is explained as follows:

1. Expands to avoid splitting the large IDL parcel, as shown with the red hatch and shading; and
2. Excludes parcels wholly beyond two miles from the City limits, as shown in black.

The map displays Payette Lake and the surrounding land. A blue dashed line indicates the 2-Mile Parcel Boundary Study Area. A solid black line shows the Current AOI Boundary, and a blue dashed line shows the Proposed Modified AOI Boundary. The map includes labels for Payette Lake, Ponderosa State Park, and various roads. A legend on the right explains the symbols used.

Legend:

- 2-Mile Parcel Boundary Study Area
- Current AOI Boundary
- Proposed Modified AOI Boundary

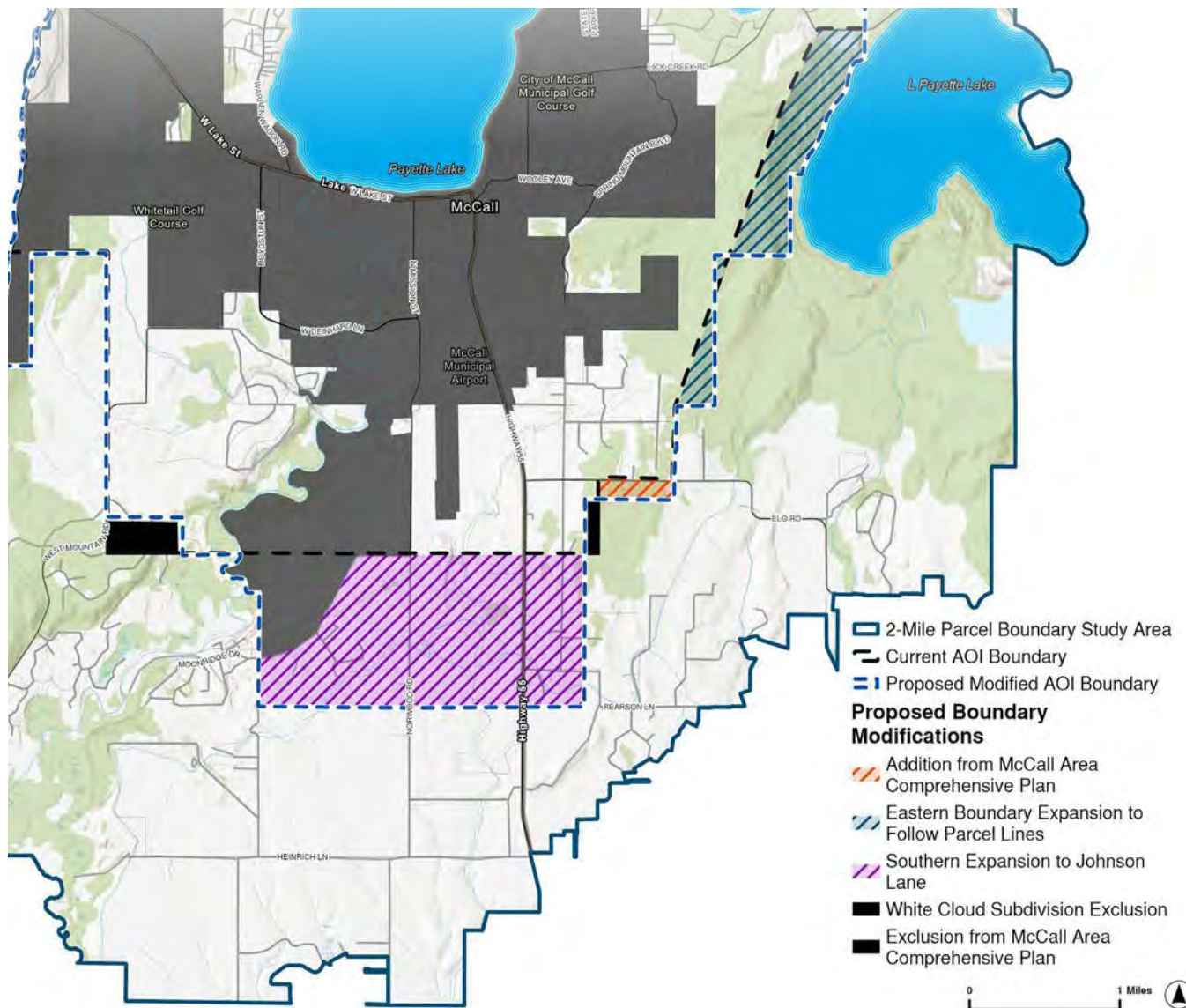
Proposed Boundary Modifications

- Northern Expansion to Not Split Parcels
- Parcels Beyond 2-Miles from City Limits

Southern Area: The proposed modified boundary:

1. Excludes the White Cloud Subdivision at the southwestern corner of the current AOI (shown in black) and as identified as a modification in the McCall Area Comprehensive Plan;
2. Excludes a small area at the southeastern corner of the current AOI (shown in black) and as identified as a modification in the McCall Area Comprehensive Plan;
3. Expands the boundary slightly at the southeastern corner of the current AOI (shown with orange hatch and shading) and as identified as a modification in the McCall Area Comprehensive Plan;
4. Modifies the eastern edge to follow parcel lines, instead of splitting these parcels diagonally and shown with the blue hatch and shading;
5. Expands the boundary south to Johnson Lane (shown in the purple hatch and shading) as included per the Analysis-Generated Boundary recommendations.

ENLARGED SOUTHERN AREA MAP



03

IMPLEMENTATION/ ADMINISTRATION

The updated AOI Boundary is important to meet the requirement of the 2024 State Statute. However, continuing a proven model for administration, planning and decision making is critical for the AOI to be successful for its residents, Valley County, and the City of McCall.

THE FOLLOWING ARE COMPONENTS OF THE EXISTING AND PROPOSED ADMINISTRATION:

Continuation of Joint Long-Range Planning:

The McCall Area Comprehensive Plan (2018), has been adopted by both the City and County based on a broad outreach and involvement of the community, including property owners and residents from the City and the AOI. It provides the primary planning policy document for the City and Valley County for the AOI. It is a coordinated plan with a 20-year planning horizon that guides future development across the city limits and AOI.

The Comprehensive Plan's policies guide decisions related to new development, redevelopment, programs, projects, budgets, and services. These decisions are important not just to the City and the County, but are relied upon by other public service providers, the public and the development community. Consistency in these decisions provides for certainty and efficient provisions of public services and cost-effective infrastructure.

Changes to the well-established policy direction should not be made arbitrarily. The next Comprehensive Plan update is scheduled for 2026, and this is the appropriate time to engage the public, agencies, and elected officials in updating goals and policies.

Continuation of McCall AOI Codes:

The City of McCall has adopted development codes that apply within the city limits, while the Valley County Commissioners adopted development codes for the AOI. By State Statute, these codes serve as tools to implement the vision, goals, and policies outlined in the McCall Area Comprehensive Plan. Any code changes made at this time may not be consistent with the adopted Comprehensive Plan.

The 2026 Comprehensive Plan Update may reflect new or modified policy direction. Major code changes can be evaluated once the Comprehensive Plan Update occurs to ensure policies reflect any changed conditions in the community. In the past, major policy changes and code amendments were first vetted with the County Commission before moving through the formal legal process to get feedback. Similarly, many ordinances went to the BOCC for adoption before the City Council to ensure codes are similar. It should be noted significant financial investment in planning has been made in the AOI by the City which benefits Valley County by reducing the County's administrative burden, providing professional planning staff and resources, and supporting a more coordinated, efficient, and consistent development review process across jurisdictional boundaries.

Continue to Have a Joint Planning and Zoning Commission:

The Joint PZC allows for residents from the AOI to serve in the jurisdictions in which they live and become 'experts' on planning and zoning regulations for the AOI. This model has been in place since 1980 and the BOCC appoints members from the AOI. The joint Commission in the past often had work sessions about changes in code and other planning related topics. The PZC is the recommending body to the BOCC who have the final decision on land use and policy decisions. The location of the PZC meetings at McCall City Hall allows for property owners residents within the AOI to participate in public hearings on land use decisions, closer to their residences.

Continue Consultation with County Legal:

In the past, Valley County did not have attorneys who provided land use advice until more recently; therefore, the City used city resources on legal services. In the past 20 years there have not been any lawsuits related to land use or building against Valley County related to the administration of the AOI. City staff works closely with the Prosecuting Attorney on code enforcement, especially in the few instances that voluntary compliance does not occur. Code enforcement was an area that was identified in a joint meeting in 2022 as an area that both entities wanted to improve.

Ensure there is dedicated planning staff to administer McCall Area land use codes, the joint commission and long-range planning that is unique to other places in Valley County. To date, the Administrator for Planning has been City staff members. This could be reconsidered in the future if a different model is desired.

Engineering:

The City Engineer has been reviewing all land use applications for the McCall AOI. The engineer coordinates with planning and other agencies including VC Roads Department and does storm water reviews. Applicants are billed for time and materials for this service. Since Valley County now has an in-house engineer, this engineering review could be conducted by County Engineer, or the City Engineer could continue to provide this service.

Building Plan Review and Inspections:

The McCall Building Official administers the plan review and building inspections. Familiarity with AOI codes and coordination with planning and building ensure projects are completed per the approvals. The McCall proximity allows the Building Official to respond in a timely manner to inspections. Building staff have been adjusted depending on the number of permits and workload.

Update Intergovernmental Agreement between the County and the City:

To clearly define the relationship, processes, procedures, and other AOI topics, it would be beneficial for Valley County and the City of McCall develop and enter into an agreement for clear expectations for the AOI.

Update Zoning Map:

In addition to adopting the new AOI boundary, the McCall Area Zoning Map should be updated to establish zones in areas within the modified AOI boundaries that were not in the previous AOI. The criteria maps on pages A-12 to A-35 should help inform the decision-making process to zone areas appropriately (such as Rural Residential, Rural Residential Estate, Residential, Low Density Residential, Community Commercial, and Industrial).

ANNEXATION PROCESS

The modified AOI proposal includes all the land the City of McCall could reasonably serve within the next five years. City annexation involves extending McCall's municipal boundaries to include additional land, enabling the City to provide public services, regulatory oversight, and voting rights to residents within annexed areas.

The annexation process follows a structured legal procedure outlined in Section 50-222, Idaho Code. Generally, land cannot be annexed without the consent of a majority of property owners within the area, and because of this, annexations in the past have not been initiated by the city. For annexation to occur, an AOI must have been adopted, but an annexation area does not have to be within the boundaries of an AOI.

Relationship to the Comprehensive Plan Update

Scheduled to begin update in 2026, the Comprehensive Plan update will also result in the development of other sub-plans such as the Transportation Master Plan update, parking study, and design guidelines update. It is anticipated that the planning process, associated public involvement, and plan adoption will take two years to complete. The AOI proposal should be incorporated into the Comprehensive Plan Update, with a review of the AOI undertaken at least once every five years to consider whether adjustments are in the best interests of the community.

MCCALL

IN MOTION

2018 McCall Area Comprehensive Plan



REFLECTING THE FUTURE

The purpose of the Comprehensive Plan is to provide a coordinated set of guidelines for decision-making to guide the future growth and development of the McCall Area. Because the contents of the Comprehensive Plan are guidelines only, implementation of specific projects, policies, and initiatives shall require approval by the City Council and County Commissioners as the governing bodies for their respective jurisdictions. The Plan will be reviewed annually and updated periodically to continue to reflect the vision and priorities of the community.





ACKNOWLEDGMENTS

Thank you to everyone who participated in McCall In Motion by attending a meeting, taking a survey, spreading the word, or in any other way to make McCall's future brighter.

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Nic Swanson, President

Marcia Witte, Council Member

Laura Scott, Council Member

Bob Giles, Council Member

Colby Nielsen, Council Member

Melanie Holmes, Council Member

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Gordan Cruickshank, Chair, District 2

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Amanda Thompson, City Representative

Fallon Fereday, City Representative

R. Derek Williamson, Impact Area Representative

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McCALL

IN MOTION



McCall Area Comprehensive Plan

LAUNCH

VOLUME 1

LAUNCH

This Executive Summary serves as a map to the contents of the entire Plan and summarizes the planning process, big ideas, key opportunities, and the high-priority implementation strategies.

A comprehensive plan is the primary planning policy document for a community. It is a long-term, strategic plan with a guiding vision and strategies for implementing the vision. The McCall Area Comprehensive Plan will shape future decisions related to new development, redevelopment, City programs, projects, budgets, and services. Perhaps most importantly, the comprehensive plan is the community's voice. It provides the goals and prioritized actions that ensure critical decisions will be aligned with what's important to the community. Because the contents of the Comprehensive Plan are guidelines only, implementation of specific projects, policies, and initiatives shall require approval by the City Council and County Commissioners as the governing bodies for their respective jurisdictions. The Plan will be reviewed annually and updated periodically to continue to reflect the vision and priorities of the community.



*Louie Lake Reflections
Image Credit: Lambrousse,
McCall Recreation*



MCCALL *IN MOTION* AT A GLANCE

PLAN ORGANIZATION

The Comprehensive Plan is organized into six volumes: that can either be read together as one plan or as standalone magazines.

Volume 1: Launch - This Executive Summary summarizes the contents of the entire Plan and summarizes the planning process, big ideas, key opportunities and objectives, and the high-priority implementation strategies.

Volume 2: Jump In - Presents the role and powers of the Plan, relationships to other plans, and the McCall Area development history.

Volume 3: Vision *In Motion* - Presents outreach and engagement of the McCall *In Motion* process and the community vision. The vision presents a long-term view for what residents want for the future of their community.

Volume 4: Existing Conditions - Presents a series of existing conditions that describe key trends.

Volume 5: Dive Deep - Presents 12 plan elements organized by Plan Theme, their key trends and issues, and goals and policies for each.

Goals set broad direction for the Plan by applying the community vision to the 12 plan elements. They identify, for each element, what the Comprehensive Plan is trying to achieve.

Policies extend goals by providing more detail. They give more direct guidance on community decision making, without specifying which tools to use. The Policies are implemented by strategies (Volume 6).

Volume 6: Reflect - Outlines specific projects and strategies for City departments and partners to undertake with recommended time-frames.





Although this Plan is written for McCall Area locals, it is also written in the spirit to include anyone who loves McCall, anyone who lives and works here, anyone who visited and fell in love, anyone who shaped McCall's past and might shape its future.

PLAN THEMES

The Comprehensive Plan is organized around three main themes:

Our Character centers on the patterns of present and future land uses and community design.

Our Economy covers primary assets of a livable community, housing, and economic sustainability.

Our Connections focuses on travel connections in and around McCall through formal means, such as by vehicle and bicycle, but also connections to nature and play through McCall's parks and recreation system.

These three themes are repeated through each volume and serve as the foundation of the Comprehensive Plan.

*Kids Biking at JMR
Image Credit: <http://www.jugmountainranch.com/about-the-ranch/photo-gallery/>*

THE PLANNING PROCESS

VISION *IN MOTION*

McCall *In Motion* began with *Vision In Motion*, the community vision for the McCall Area (the City Limits and Area of Impact), which focuses on the identification and preservation of the area's character, economy, connections, streets, and pathways. McCall offers world-class recreation, an unmatched quality of life, and small town mountain character and charm. The Vision Statement and Themes describe these unique qualities, and reaffirm the desire to preserve McCall's character with the onset of inevitable changes and future growth. The visioning process began with community input sessions.

Vision In Motion answered the following questions:



What do you love about McCall?

What would you change?

What are your big ideas for the future?

OUR VALUES

The passion of local residents was evident in the responses received during the community vision process. Based on the input from over 3,000 plan participants, a set of values shared by both residents and visitors was identified:



*McCall's Mountain Character
and Small Town Feel*

*Access to Natural Resources
and Abundance of Recreation Amenities*

A Family-Friendly Place

Healthy Living

An Intellectual Community



OUR VISION

McCall will be a diverse, small town united to maintain a safe, clean, healthy and attractive environment. It will be a friendly, progressive community that is affordable and sustainable. McCall's unique character is defined by its environment, history, places, and people.

WHAT IS A VISION STATEMENT?

community living in the process of developing consensus about what future the community wants and then deciding what is necessary to achieve it. A vision statement captures what community members most value about their community and the shared image of what they want their community to become. It inspires community members to work together to achieve the vision. A thoughtful vision statement is one of the elements needed to form a foundation for long-term community development. Vision statements are often used by community leaders to guide the long-term development of a community and themes were crafted through a wide variety of community

OUR VISION

Plan participants articulated the overall community vision and objectives to accomplish the vision.

OUR VISION

McCall is a diverse, small town united to maintain a safe, clean, healthy, and attractive environment. It is a friendly, progressive community that is affordable and sustainable.

OUR CHARACTER

Encourage the mountain character that is unique to McCall, representing a small town feel, while highlighting the natural setting and a quality built environment.

OUR ECONOMY

Support public agencies, local businesses, entrepreneurship, and recreational tourism, while providing a variety of housing types to meet varied income levels and stages of life.

OUR CONNECTIONS

Foster a sense of exploration and seek to enhance the recreational experience and mobility within the City for visitors and residents through safe walkable places, diverse transportation modes, and efficient transit choices.

OUR BIG IDEAS

As part of the community outreach process for McCall *In Motion*, a series of two community workshops were held to give interested members of the public an opportunity to review the fifteen big ideas that were generated by plan participants during the visioning phase. The big ideas that received the most support at the workshops include:

Housing Our Local Community

Achieve a sustainable, year-round community.

Moving Around McCall

Improve mobility, a combination of Moving in Comfort, Green Connections, and Rethinking Our Streets.

Grow Existing Businesses and Our Local Talent Pool

The importance of improved fiber-optics and cell service is vital to the success of existing businesses and attracting new business to McCall.

Our Relationship with Water

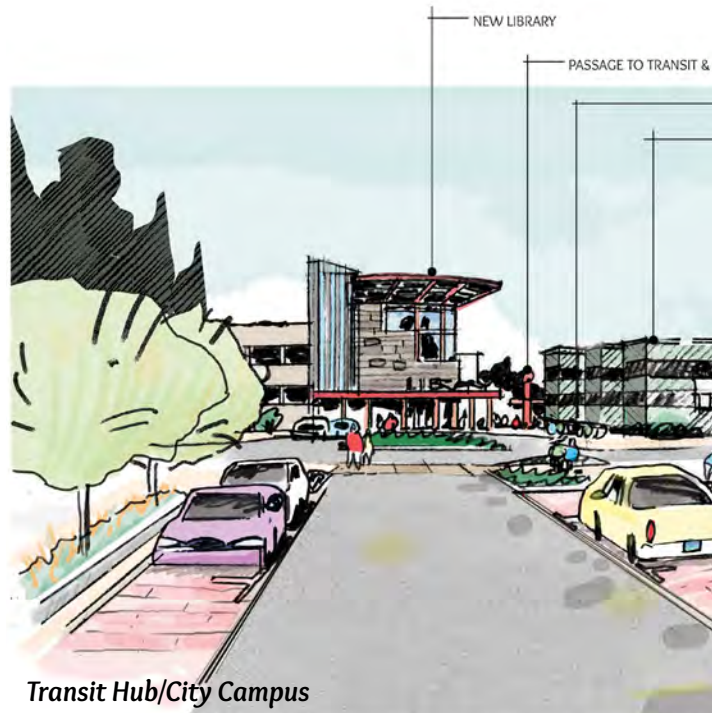
Highlighting the lake and river as assets to McCall and providing additional public access.

Downtown Campus

Participants were excited about the idea of an expanded library and central location for City services.

Improve on What We Have

Fixing existing road surfaces should be a priority before building anything new.



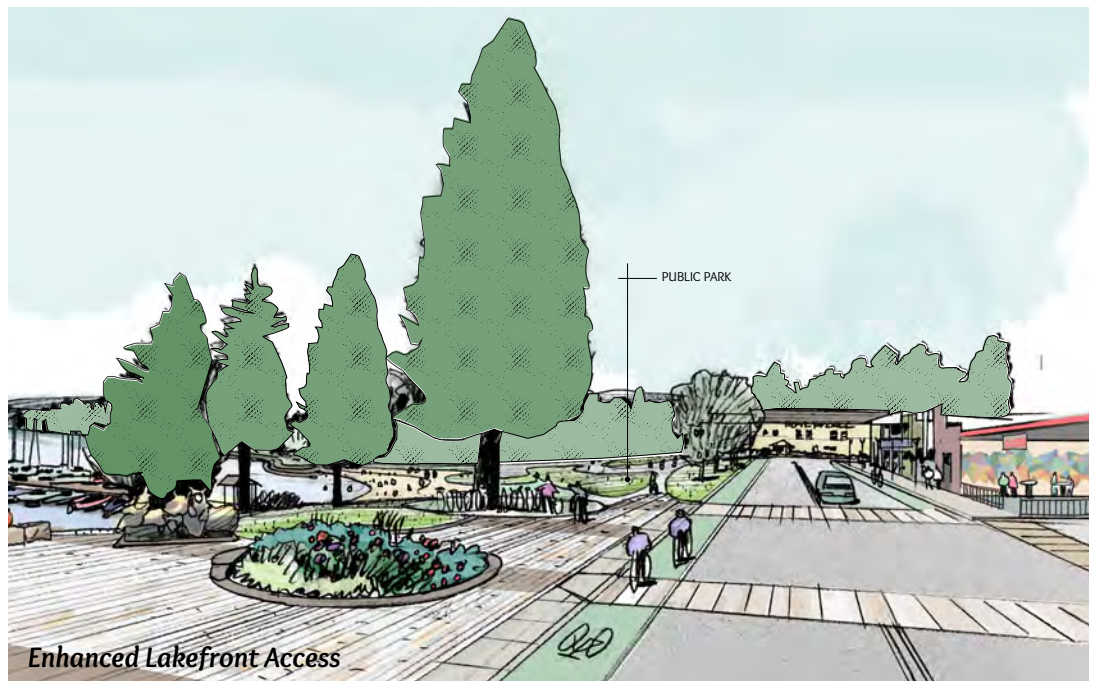
WALK W/
NG & INTERPRETIVE



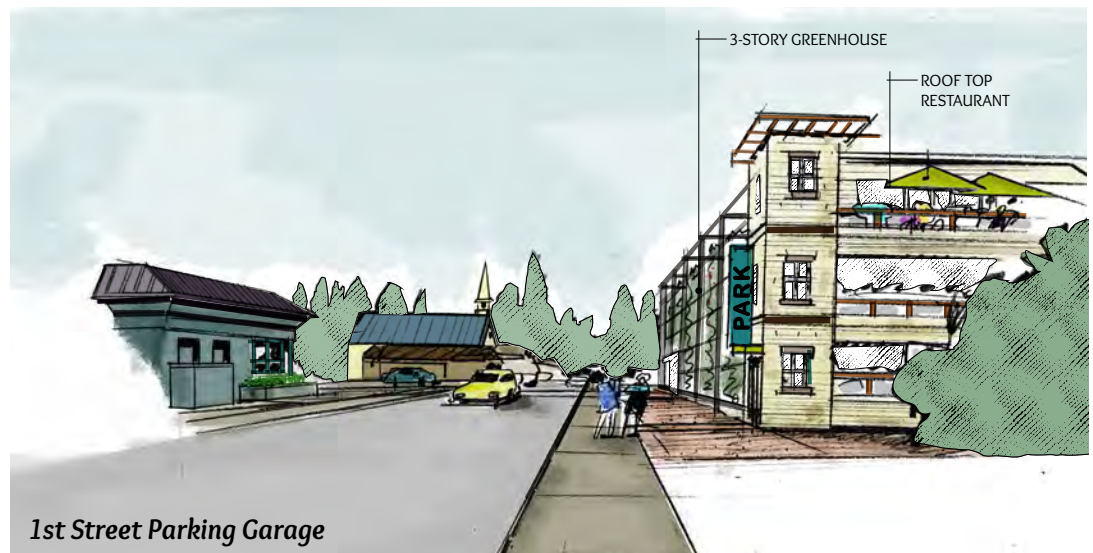
UBER

BICYCLE LOAN

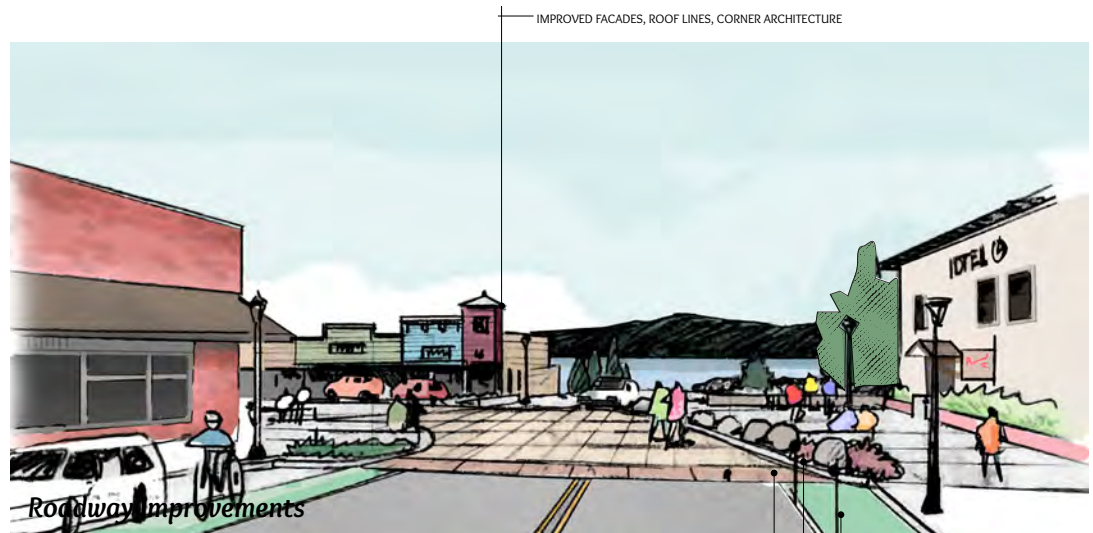
NEW CITY HALL



Enhanced Lakefront Access



1st Street Parking Garage



Roadway Improvements

IMPROVED FACADES, ROOF LINES, CORNER ARCHITECTURE

EXTEND CURB
W/ PLANTING, SEATWALLS,
PAVING

BOULDER BARRIERS

RAISED (6") CROSSING PLAZA

DIVING DEEP

Creating a complete community requires more than a vision statement. The vision themes and big ideas describe the type of place McCall should become. The way to realize the vision is contained in the plan elements and corresponding goals, policies, and projects, as well as the Future Land Use Map.

The Comprehensive Plan identifies a number of individual projects to move the community vision forward. Many of these can be accomplished under the umbrellas of multi-faceted major initiatives. The major initiatives identified as having the highest priorities for implementation include:

1. Update McCall's Development Codes.

- Managing Payette Lake lakefront residential development
- Protections for sensitive lands and resources
- Codification of Design Guidelines
- Protection of view corridors

2. Plan and develop the Central Business District in McCall as the heart of the community. Implement the Downtown Master Plan.

- Develop a form-based approach to development design in the Downtown
- Enhance and expand public and open spaces
- Create one new Urban Renewal Area

3. Maintain and expand McCall's urban forest.

- Create development standards to protect heritage trees and native vegetation

4. Build a stable year-round residential population in McCall.

- Support stable employment opportunities
- Promote a variety of housing types and options

4. Balance and diversify the local economy while maintaining environmental compatibility. Promote quality of life 'place-making' as the overarching economic development strategy for McCall.

- Promote public art, pathways, parks, events, and festivals
- Use environmental sustainability as an economic development strategy
- Stabilize the economy with year-round employment and high paying jobs

5. Increase transportation mode and route choices to increase travel options and reduce reliance on automobile travel.

- Plan, design, and develop a pedestrian system that includes pedestrian trails and pathways interconnected throughout McCall and surrounding areas.

McCALL

IN MOTION

McCall Area Comprehensive Plan



VOLUME 2

Summit Lake

Image Credit: Taylor, McCall Recreation

JUMP IN





JUMP IN

McCall's success today isn't a fluke. It stems from decades of community work, foresight, and planning. This Plan seeks to continue to enhance those qualities that make McCall a special place.

McCall *In Motion* is an initiative founded on the idea that land use and transportation are closely linked. A combined process for the future of the McCall area (the City Limits and Area of Impact) will lead to a healthier, more economically competitive, and socially equitable future. McCall *In Motion* updates both the Comprehensive Plan and Transportation Master Plan, focusing on the creation and preservation of the area's character, economy, connections, streets, and pathways. This integrated approach maximizes efficiency and effectiveness of McCall's plans, continuing the efforts to create a more fun, efficient, sustainable, and vibrant community. Collectively, the process to develop these plans is called "McCall *In Motion*."

JUMP IN

PLAN FRAMEWORK

The McCall Area Comprehensive Plan is the City's primary planning policy document. It is a coordinated plan that guides future development across the City and Area of Impact. The City administers the Area of Impact in partnership with Valley County.

The Comprehensive Plan's policies guide decisions related to new development, redevelopment, programs, projects, budgets, and services. The Comprehensive Plan is the community's vision. It integrates the concerns and expressions of the community into goals and prioritized actions to ensure critical decisions will be aligned with what's important to the community. Cities and communities make decisions about the future every day in response to new opportunities or unexpected problems. A Comprehensive Plan is one tool for helping to make these decisions, with four distinctive features:

- It is long-range, looking ahead 10 – 20 years.
- It is comprehensive, looking at many different aspects of the community.
- It is broad, looking throughout the City and Area of Impact.
- It is purposeful, looking to address the needs and desires of the community.

LEGAL AUTHORITY

In Idaho, the state law enables municipalities to create a comprehensive plan to guide the development of plans and programs.

Section 67-6508 of the Idaho Code (the Local Planning Act) provides for a plan that includes sections on private property rights; population; economic development; school facilities; land use; natural resources; hazardous areas; public services, facilities, and utilities; transportation; recreation; housing; community design; special areas or

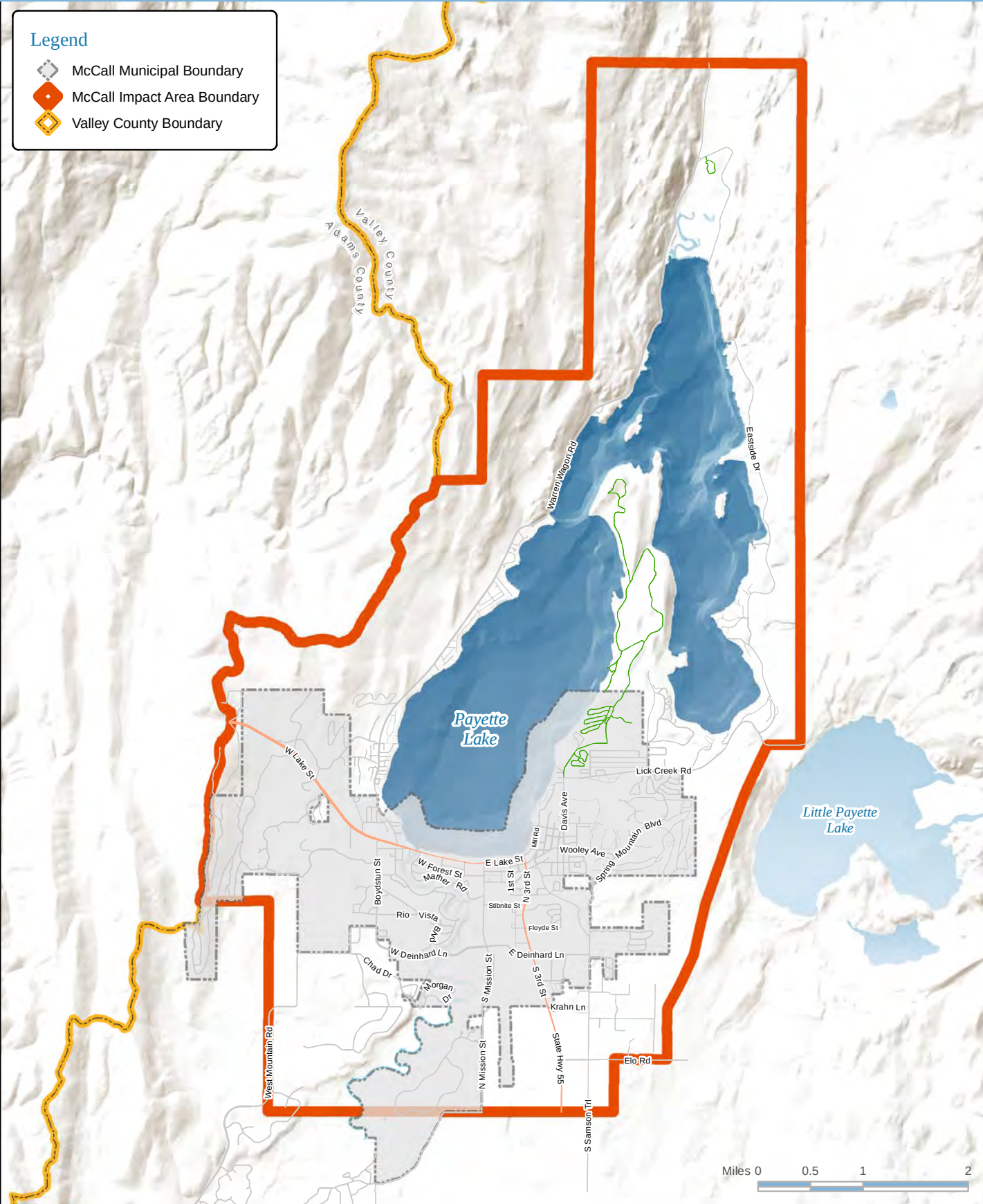
sites; implementation; and any other component that may be necessary. The comprehensive plan provides direction for land use regulations, including zoning, as well as other implementation actions.

The McCall Area Comprehensive Plan is recommended by the McCall Area Planning & Zoning Commission, a joint commission of City and Area of Impact residents, and adopted by the McCall City Council and Valley County Board of Commissioners. The Commission and the governing boards were engaged routinely throughout *McCall In Motion*.

PLANNING AREA

The planning area encompasses the City of McCall limits and the Area of Impact. Idaho State Statute requires that cities and counties establish areas of city impact to provide a way for cities to grow in a manner that is cost-effective for its residents, to anticipate future infrastructure needs, and to encourage urban development within cities. The McCall Area of Impact extends around Payette Lake, west to Club Hill Boulevard, and south of Elo Road. The same City and County zoning requirements apply to properties within the McCall Area of Impact and are subject to land use and development approval by the McCall Area Planning and Zoning Commission (and respective governing boards).

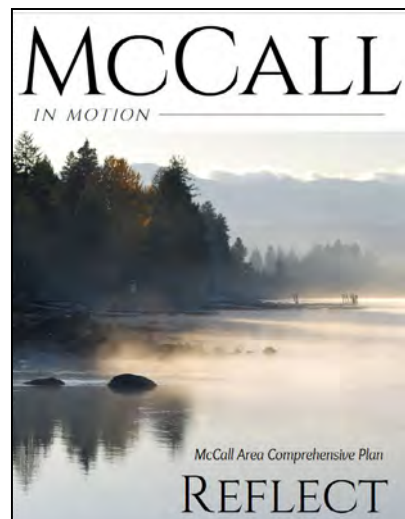
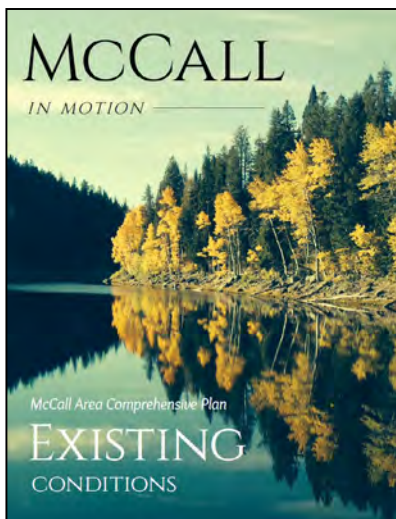
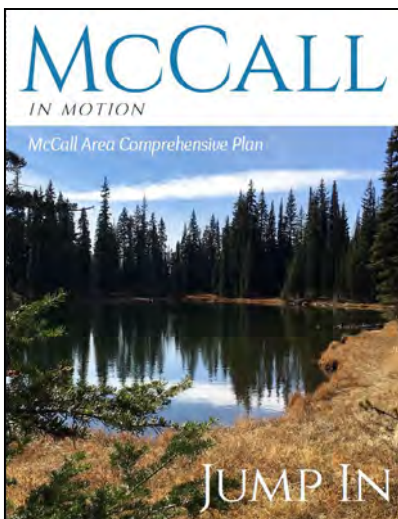
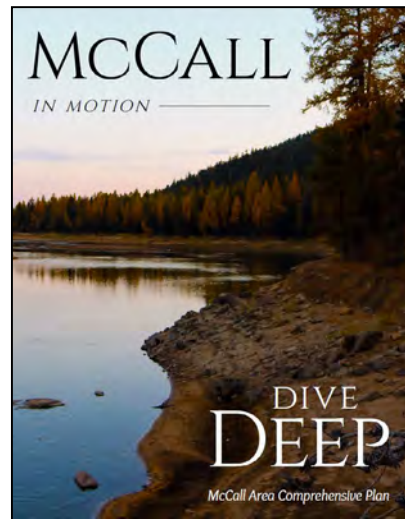
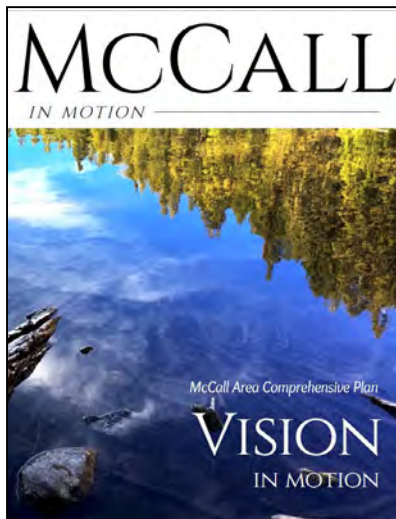
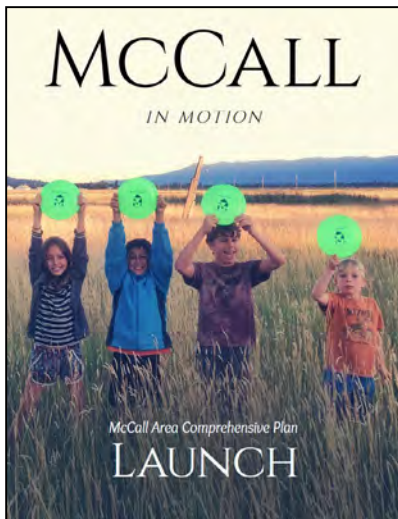
MAP 2.1: PLANNING AREA



JUMP IN

PLAN STRUCTURE

The Comprehensive Plan is set up to start at a broad and visionary level and eventually narrow to be specific and detailed. This section helps users of the Plan understand how the parts fit together and support one another. These sections were written and sequenced to tell a story, and although no part of the Plan is intended to stand alone, the document can also be read like separate magazine volumes, enabling readers to jump in and out of the text as they wish. Individual volumes can be downloaded and read separately.



PLAN THEMES

During the visioning process, three major themes emerged around McCall's values. As a result, the vision and corresponding goals and policies are organized by the plan themes below:

Our Character centers on the patterns of present and future land uses and community design.

Our Economy covers housing, economic suitability, and the features that make McCall a livable community.

Our Connections focuses on travel connections in and around McCall through formal means, such as by vehicle and bicycle, but also connections to nature and play through McCall's parks and recreation system.

PLAN ORGANIZATION

Volume 1: Launch contains the Executive Summary, which serves as an overview to the contents of the entire Plan.

Volume 2: Jump In presents the role and powers of the Plan, relationships to other plans, and the McCall Area development history.

Volume 3: Vision In Motion presents a long-term vision of what residents want for their future. It also highlights outreach and engagement of the McCall *In Motion* process.

Volume 4: Existing Conditions presents a series of existing conditions and key trends on each Comprehensive Plan theme.



Downtown at night
Image Credit: Hotel McCall

Volume 5: Dive Deep presents 12 plan elements separated by planning theme, their key trends and issues, and goals and policies.

Goals set broad direction for the Plan by applying the community vision to the 12 plan elements.

Policies give more direct guidance on community decision making, without specifying which tools to use. The Policies are implemented by specific strategies (Volume 6).

Volume 6: Reflect outlines specific projects or strategies for City departments and partners to undertake within a recommended timeframe.

JUMP IN

A COORDINATED VISION

RELATIONSHIP TO OTHER PLANS

The McCall Area Comprehensive Plan compiles previous goals and ideas from other plans. These documents provide guidance on transportation planning, economic development, parks and recreation planning, and are integrated to support land use policies as established by this plan. Each supporting element is described in further detail below.

PLANS

McCall Area Transportation Master Plan (2017)

The McCall Area Transportation Master Plan includes transportation planning elements for the McCall area and contains relevant planning efforts for future roadway networks for the City. Primary elements include travel demand forecasts based on socioeconomic projections; a multimodal transit element supportive of bus and circulator technologies; and a functional hierarchy of roadways to enhance travel efficiency and safety.

West Central Mountains Economic Development Strategy (2014)

The West Central Mountains Economic Development Strategy represents a regional vision for social and economic prosperity for the cities of McCall, Donnelly, Cascade, and Meadows Valley, as well as unincorporated areas of Valley County. It identifies the strengths and economic trends of the region's economy, and develops long-term strategies for leveraging these strengths. It outlines short-term projects or programs that harness local resources to achieve the vision.

McCall Area Pathways Master Plan (2012)

The McCall Area Pathways Master Plan evaluates existing conditions, recommends improvements, and outlines implementation strategies to create a safe, efficient, and comprehensive pedestrian and bicycle system and to guide the development of related infrastructure and facilities.

City of McCall Historic Preservation Plan (2011)

The City of McCall Historic Preservation Plan is intended to guide the Planning Commission and the City in protecting McCall's historic and architectural character. The plan presents a vision and mission, a list and mapping of the City's historic buildings, potential property nominations to the National Register of Historic Places, and preservation strategies and recommendations.

McCall Municipal Airport Master Plan (2007)

The McCall Municipal Airport Master Plan provides a set of guidelines that will allow the City of McCall to continue to improve the Airport to meet safety, regulatory, and user needs. The improvement plan includes projects necessary for the Airport to meet existing FAA safety standards for its current tenants and users, as well as expansion projects throughout the next 20 years to meet the needs of, and provide a high level of service to, the existing and projected users.

McCall Parks and Recreation Master Plan (2006)

The Parks and Recreation Master Plan provides an inventory of existing parks and recreation facilities in McCall, assesses existing and future needs for parks based on projected growth scenarios, and makes recommendations for park improvement projects, along with funding strategies to acquire park lands and implement the improvement projects. The plan also includes recommended parks and recreation standards and guidelines. This plan focuses on defining facility needs, not recreational program development.





SPECIFIC AREA PLANS

Downtown Master Plan (2013)

The Downtown Master Plan builds on previous City planning efforts and creates a roadmap for future development and redevelopment in Downtown McCall. The Downtown Master Plan includes components of traditional downtown master plans and also provides recommendations through the lenses of economics and the arts. It provides a framework that balances McCall's unique character and lifestyle community charm with economic growth in order to create a vibrant Downtown McCall. This plan includes a build-out analysis that measures the potential for future commercial development as well as recommendations for physical improvements.

Business Park Planning and Design Charrette: Conclusions, Recommendations and Framework Plan (2010)

The 2020 Business Park Framework Plan includes a conceptual plan for a potential Business Park development located in commercially zoned area within the McCall Area of Impact, located north of Krahn Lane and west of Sampson Trail.

Downtown Parking Needs and Assessment (2009)

The Downtown Parking Needs Assessment of McCall's Central Business District and the immediate surrounding areas presents existing conditions, future build out and estimated parking demand, and recommended downtown parking options. Parking data has been updated in the 2017 Transportation Master Plan.

McCall Lakefront Improvements: An Urban Renewal Project (2006)

This plan developed concepts for the redevelopment of the Payette Lake waterfront in McCall's existing urban renewal district to strengthen pedestrian connectivity and enhance the general character of the district with a unique waterfront district.

Connecting McCall: Concept Plans for Lardo and West Valley (2005)

Connecting McCall includes concept plans for the Lardo and West Valley areas, as well as an analysis of the economic and environmental characteristics of the areas. It was completed with a technical assistance grant from the Environmental Protection Agency (EPA).



New Sun Rising
Image Credit: Jones, C, McCall Recreation



PRIVATE PROPERTY RIGHTS

Private property rights encompass not only the right to develop a property, but the right to hold and enjoy property as well. As population increases and a greater number of people live closer to each other, the opportunities for land use conflicts also increase. The City and County must balance each individual's rights with the property rights of neighboring owners.

The Fifth Amendment of the United States Constitution, as well as Article 1§14 of the Idaho Constitution, ensure that private property, whether it be land or intangible property rights, not be taken by the government absent of just compensation. In addition, the Idaho State Legislature has, in Chapter 80, Title 67, Idaho Code, enacted statutory provisions requiring state and local governments to ensure land use policies do not result in a taking of private property without just compensation by utilizing, among other things, a takings checklist generated and occasionally amended by the Idaho Attorney General in reviewing the potential impact of regulatory or administrative actions on private property.

Land use policies, restrictions, conditions, and fees of the City of McCall and Area of Impact should not violate private property rights or create unnecessary technical limitations on the use of property as prescribed under the declarations of the purpose in Chapter 80, Title 67, Idaho Code and its subsequent amendments. Accordingly, the following goals and policies are adopted regarding property rights:

GOAL AND POLICIES

Goal: Protect fundamental private property rights through all land use decisions made in the McCall area pursuant to this Plan.

Policies:

1. Protect private property from being taken for public use without just compensation.
2. Design land use regulations to protect the health, safety, and welfare of the community, avoiding any unnecessary conditions, delays, and costs.
3. Protect property rights of landowners from arbitrary and discriminatory actions.
4. Consider the protection and preservation of private property rights in the development of land use policies and implementation standards and regulations and as required by law.
5. Protect all persons from being deprived of private property without due process of law.
6. Strive for stable and consistent policies regarding development densities and requirements in the Plan and implementing ordinances.

JUMP IN

HISTORY OF MCCALL

The history of McCall is entwined in the ebb and flow of four overlapping elements: recreation, mining, forestry, and commerce. Mining had an early and direct influence on the development of the area for settlement. With the discovery of gold in the Salmon River mountains, miners hurried along the hazardous Packer John and Warren trails that followed the west side of Payette Lake two miles north of the river outlet. At that time

there was no permanent settlement on the south shore of the lake, however the area near the outlet of the river had long been a communal fishing and hunting ground for Native American tribes in the summer months. The lake was a sacred and spiritual place where they could peacefully rendezvous with others.

In 1878, the only cabin was at the north end of the lake where the mail carrier could stop overnight on his travels from Meadows to Warren. However, the Chinook red and white fish were so abundant that several commercial fisheries operated above the lake at the time, sending fresh, salted, and dried fish to the mining camps and south to the Boise-Weiser areas.

The Meadows-to-Warren trail connection to the promising mining areas prompted the construction of the Warren Wagon Road. At the time, officials were anticipating a future highway linking southern and northern Idaho, and in 1891 the road was completed to Warren. Providing a southwest approach from Meadows to Payette Lake and the Salmon River mining communities set the stage for the southern lakeshore to become a vital commercial, recreational, forestry and agricultural center for central Idaho. These four elements became the basis for the creation and continued development and expansion of the unique community that is McCall.

Following in the tradition of the tribal rendezvous, the lake has been a recreational destination from the beginning. Several families, the first tourist



Early Village of McCall





“History is who we are and why we are the way we are.”

- David C. McCullough, Author and Historian

campers on record, came to the southwest shore in 1883 from Emmett and the nearby Marsh-Ireton Ranch. Fourteen people in all, they came in several covered wagons with four horse teams and saddle horses. Camp was made on the west side of the lake. They had no boats, but built a raft from which to fish.

In the following two decades, several commercial camps, hotels, private clubs, and church camps provided recreational opportunities for visitors, enhanced by scenic tours of the lake on “Jews Harp,” Jack Wyatt’s 30-foot steamboat. The Club Division (500 building sites), Ontario Club, Sylvan Beach, Pilgrim Cove, Shady Beach, Lakeview and Newcomb’s beaches all had their beginnings then, along with the construction of individual cabins along the lakeshore. The recreational aspect of McCall has since expanded into the four-season resort community of today.

The catalyst for creating the town of McCall was an emigrant family from Ohio and Missouri. Tom and Louisa McCall were nearing their 50s when they decided to strike out West for a new life. They knew farm life in all its hardships and harvests, and were looking forward to beginning again. Tom, Louisa, and their three sons, Ben, Dawson, and Ted, set off in the spring of 1889 for Long Valley with two wagons and teams plus 25 head of cattle, numerous chickens, and household supplies for their new home. Pulling in at the south end of Payette Lake in June they discovered a single resident, Sam Devers,



Early Village of McCall Looking Eastward

who had squatter's rights to 160 acres of prime shoreline property. He was eager to move on and agreed to trade his rights and cabin to Tom for a wagon, team, and harness. Other settlers soon proved up their land hugging the south shore and Tom plotted a town site of four blocks out of his original homestead.

In the early days, Tom McCall appropriated the abandoned Lardo U.S. Post Office, originally located ten miles south of the lake, and the area was briefly known as "Lardo." W.B. Boydston acquired the Lardo Post Office in 1903, and moved it and the name to his homestead west of the river. Honoring Tom as the father of the town, citizens changed the name to "McCall." The Village of McCall was officially incorporated on July 19, 1911 by the Boise County Commissioners.

The 40 years following 1890 were a time of rapid growth, and the McCall family and their colleagues established a firm foundation for the town's character. Tom bought the Warren Gold Dredging Company sawmill and established his lumber business a block west of his home on the lakeshore. This and subsequent mills supplied lumber for the burgeoning homes, hotels, and business buildings. With the arrival of the railroad in 1914 McCall

was established as a commercial center for the surrounding area.

Forestry became an important influence in McCall when Tom recognized the value of the new Payette Forest Reserve created in 1905 by President Theodore Roosevelt. At the time, the headquarters were at Meadows, but Tom managed to have it moved to McCall in 1908 by providing office space in his new building and paying the \$80 moving expenses for the supervisor and his family.

The Forest Service and its Smokejumper Base has maintained a prominent place throughout the history of McCall and continues to be a major contributor to daily life. The addition of an airport in 1926 not only served the smokejumper program but also provided easier access to backcountry landing strips.

Tom and Louisa also laid the foundation for the next generation of leadership. Carl and Ida Brown and their family managed to build the sawmill industry into a major contributor to the economy of the town and central Idaho. Originally from New England where his family owned an important sawmill and lumber business, and armed with a degree in business, Carl extended his reach beyond

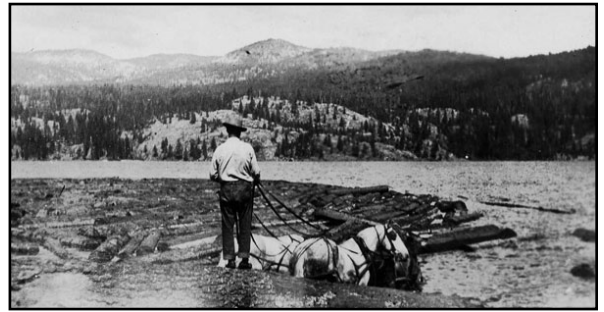
the community to serve as state senator, representing Valley County in the Idaho Legislature and later as an Idaho Democratic National Committeeman.

The Boise-Cascade Company acquired the mill in 1964 and closed operations in 1977, removing the “backbone” of McCall’s economy. The lumber business ceased to exist in McCall and the sawmill burned to the ground in 1984.

In 1905, several private lumber companies started a cooperative venture to protect the forests from fire and disease. Over the next ten years this developed into a formal organization: The Southern Idaho Timber Protective Association (SITPA). Members included private timber companies, the State of Idaho, the U.S. Forest Service, and the U.S. Department of Agriculture. In the 1930s, SITPA managed some of the Civilian Conservation Corps (CCC) camps in the McCall area. Among many building projects by the CCC was the headquarters compound for SITPA on State Street in McCall. Finn craftsmen from the valley supervised the construction of these log buildings following the Finnish techniques for construction. These buildings are on the National Historic Register and currently house the Central Idaho Historical Museum.

The ebb and flow of events in McCall have all been leveling influences on the growth and development of the area. It has maintained its village charm through the good times of progress, the excitement of MGM filming “Northwest Passage,” the addition of the Shore Lodge and the Yacht Club, to an already interesting town center, the discovery of a deep water creature in the lake named “Sharlie,” and a magic that touches all who come to its forests and shores. The increasing growth rate of Boise’s Treasure Valley has also resulted in more attention to McCall for resort and vacation home development in recent years. McCall has experienced many challenges related to cyclical growth; increasing housing costs, a need for workforce housing, continually improving infrastructure, and supporting the changing demographics of its residents.

Special thank you to the McCall Historic Preservation Commission for providing section text and the Central Idaho Historical Museum for images.



Horselogging on Payette Lake



Smokejumper Preparations



The McCall Sawmill

MCCALL

IN MOTION

McCall Area Comprehensive Plan

VISION

IN MOTION

VOLUME 3

*Image Credit: Whipple, C
McCall Recreation*

VISION

IN MOTION

McCall is a diverse, small town united to maintain a safe, clean, healthy, and attractive environment. It is a friendly, progressive community that is affordable and sustainable.

Vision *In Motion*, the community vision for the McCall Area (the City Limits and Impact Area) focuses on the creation and preservation of the area's character, economy, and connections. McCall's community is remarkably passionate and desires to be involved in many aspects of creating a great place to work, live, and play. McCall offers world-class recreation, an unmatched quality of life, and small town mountain character and charm. The Vision Statement and Themes found within this document demonstrate these unique qualities, and reaffirm a desire to preserve McCall's character with the onset of inevitable changes and future growth. It will be a valuable tool to maintain and update over the 20-year planning horizon.



VISION

IN MOTION

Over the past decade, the City of McCall has successfully planned and implemented community visioning. This is a process of developing consensus on the type of future the community seeks, and then deciding what is necessary to achieve the vision. A vision statement captures community members' values and provides a shared image of what they want their community to become. These vision statements inspire community members to work together to achieve the overall vision and common goals. Moreover, McCall can define the future course of development through a community supported vision.

When asked, "What do you love about McCall?" the overarching community responses included a sense of pride, heritage, and place. People acknowledged that this has resulted from being intentional and thoughtful about growth and development.

OUR COMMUNITY VISION

The process to develop a revised vision for McCall engaged thousands of residents over a year and a half, beginning with a kickoff event in January 2016. Through community forums, social media, surveys, small meetings, and special events, residents described their ideas for the area's future. Based on public input, the vision statement of the 2007 Comprehensive Plan was re-confirmed and will continue as the vision for the McCall area.



Sunset

Image Credit: Farnsworth, McCall Recreation

The vision includes three vision themes: Our Character, Our Economy, and Our Connections. Our Character and Our Economy are themes specific to the Comprehensive Plan, and Our Connections overlaps and connects the Comprehensive Plan to the Transportation Master Plan.

The vision statement embodies our commitment to preserving the best of McCall and changing those things that need to be changed. The vision answers the question, "What sort of city do we want McCall to be?" with a series of principles under each vision theme that address the overall well-being of the community.



HOW TO READ THIS VOLUME

A *Vision In Motion* is a written representation of the community's shared values and ideas for McCall's future. The following sections describe:

Our Vision - The community vision for *McCall In Motion*, including an overarching vision statement with three vision themes.

Our Process - Explains the overall public involvement process.

Building Our Vision - Aspects of McCall that influence the community vision largely agreed upon by the public. These include McCall's places and values.



Image Credit: Melissa Shelby Photography

VISION

IN MOTION

OUR VISION

McCall is a diverse, small town united to maintain a safe, clean, healthy, and attractive environment. It is a friendly, progressive community that is affordable and sustainable.



Image Credit: Schon, McCall Recreation

“No thing was ever achieved
without enthusiasm.”

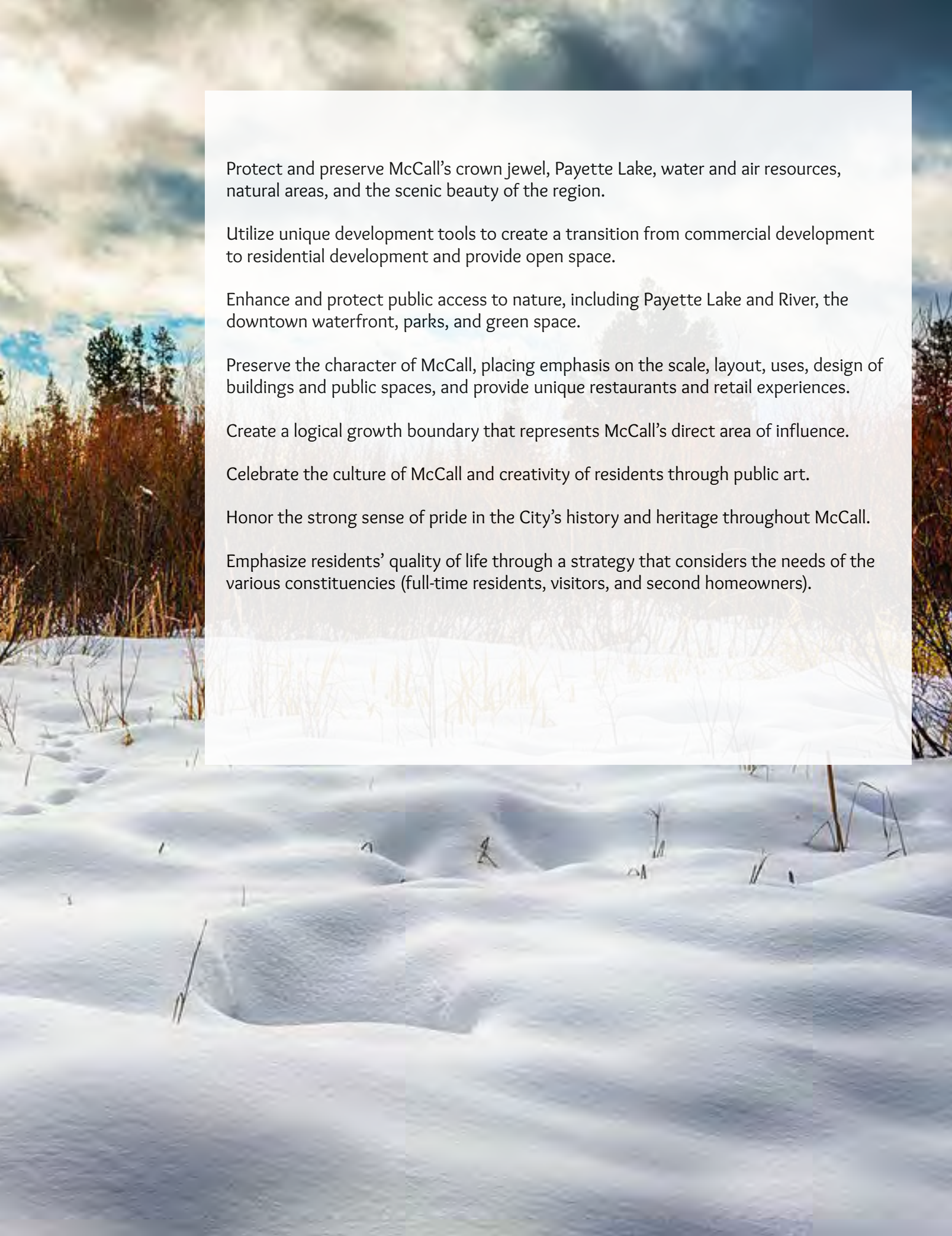
Ralph Waldo Emerson





OUR CHARACTER

Encourage the mountain character that is unique to McCall, representing a small town feel, while highlighting the natural setting and a quality built environment.



Protect and preserve McCall's crown jewel, Payette Lake, water and air resources, natural areas, and the scenic beauty of the region.

Utilize unique development tools to create a transition from commercial development to residential development and provide open space.

Enhance and protect public access to nature, including Payette Lake and River, the downtown waterfront, parks, and green space.

Preserve the character of McCall, placing emphasis on the scale, layout, uses, design of buildings and public spaces, and provide unique restaurants and retail experiences.

Create a logical growth boundary that represents McCall's direct area of influence.

Celebrate the culture of McCall and creativity of residents through public art.

Honor the strong sense of pride in the City's history and heritage throughout McCall.

Emphasize residents' quality of life through a strategy that considers the needs of the various constituencies (full-time residents, visitors, and second homeowners).

OUR ECONOMY

Support public agencies, local businesses, entrepreneurship, and recreational tourism, while providing a variety of housing types to meet varied income levels and stages of life.

Car Show

Image Credit: <http://mccallchamber.org/press-room/photo-gallery/>

Ensure a strong and sustainable year-round economy of local businesses.

Strengthen the year-round economy with the addition of conference facilities and boutique hotel venues. Anchor the economy with a healthy, vibrant downtown that supports the diverse economic and employment needs of local residents.

Create a cultural, civic, and transportation focal point at downtown's center to stimulate community pride, efficient community services, and economic vibrancy.

Develop a flourishing community of arts and culture through institutions, public installations, fairs/festivals, and an amphitheater.

Foster small businesses and emerging industries by developing incubator spaces.

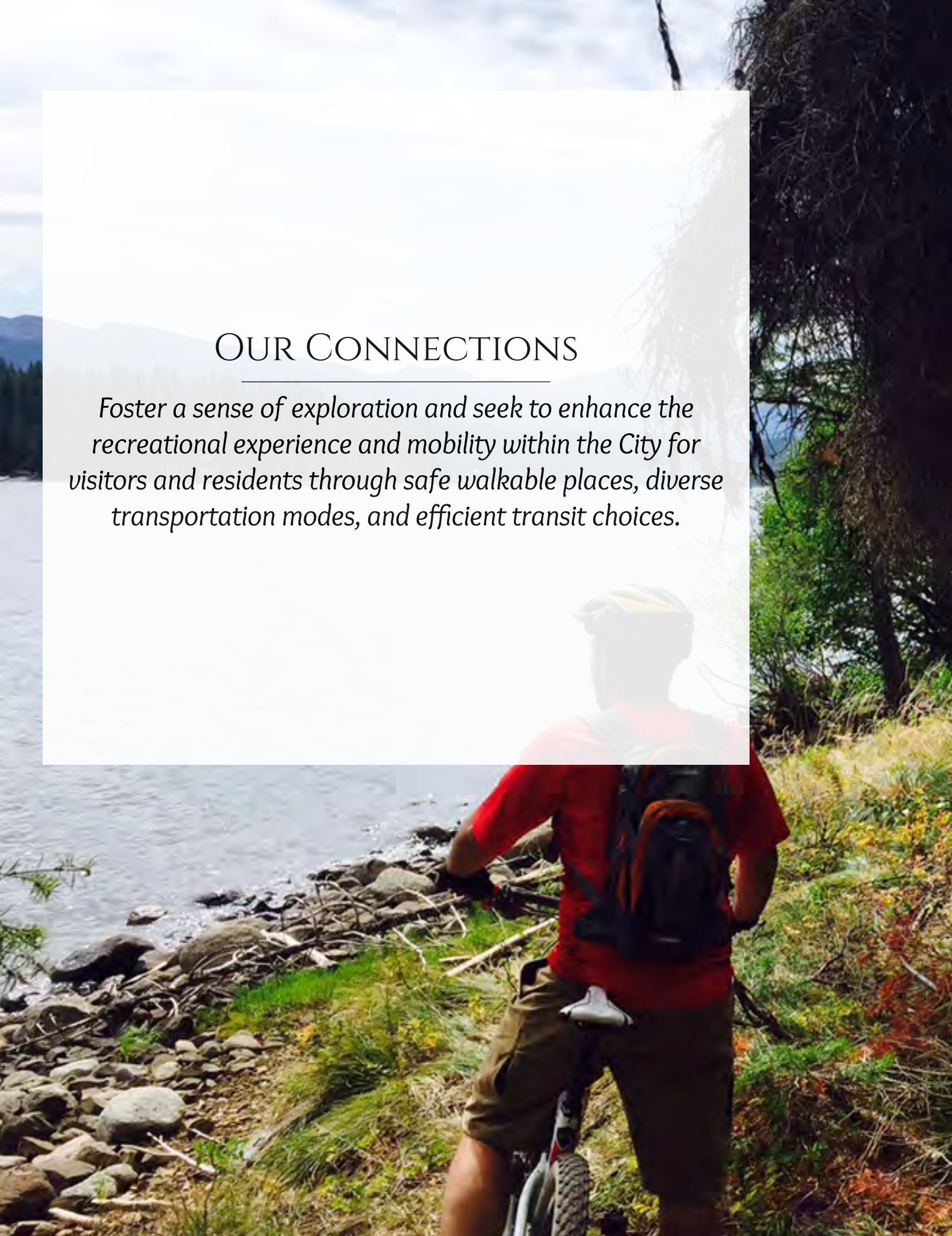
Increase broadband capacity to support existing businesses and to encourage new small business and telecommuting industries.

Support a variety of housing opportunities to allow people to live and work in McCall, and to provide affordable opportunities for low- to middle-income employees, seniors, and persons with special needs.

Advocate for the health and wellness of residents through continued, enhanced, and expanded access to healthcare, nutritious food, and active living.

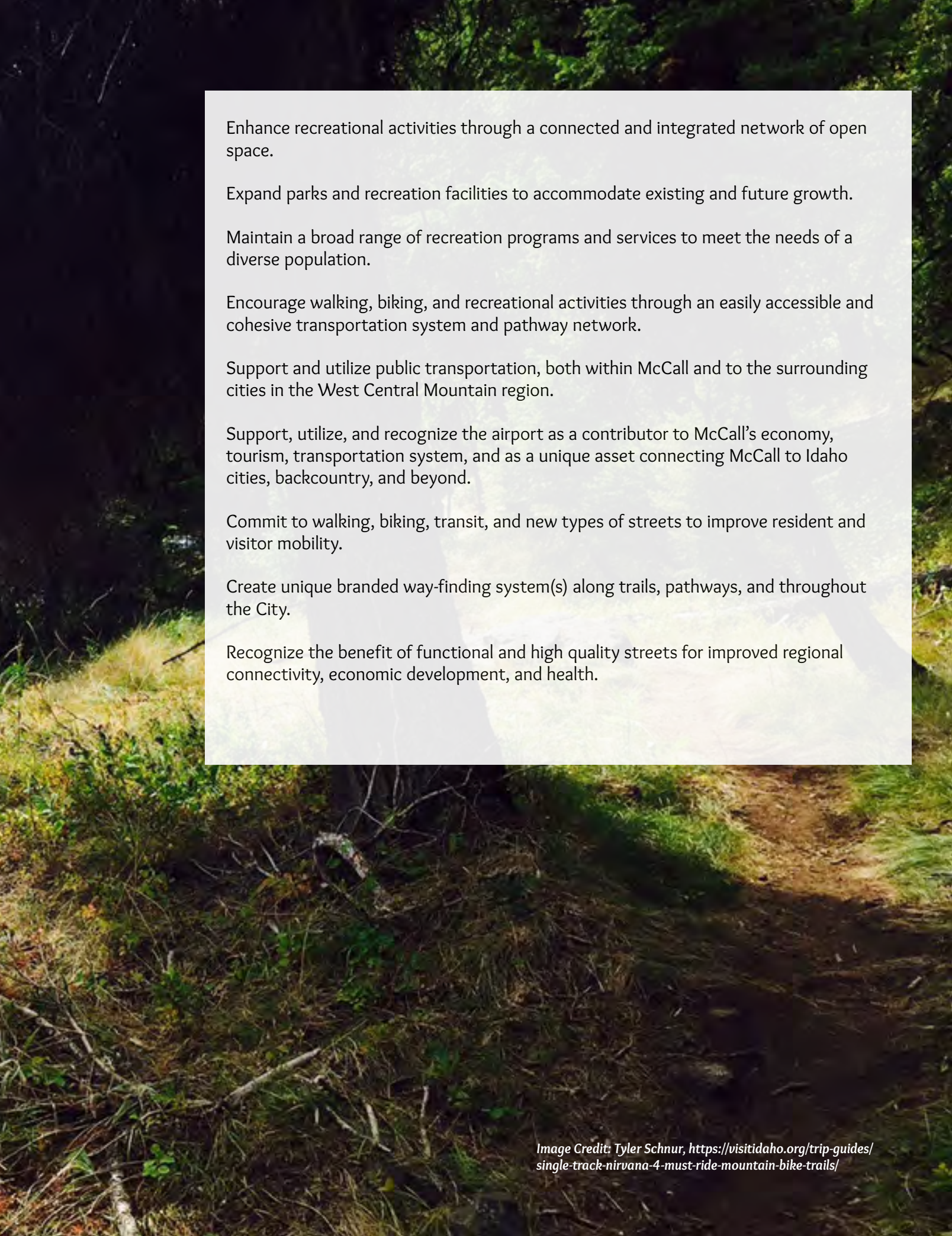
Expand educational enrichment programs for youth, and continuing education for adults and seniors, through partnerships with the library and educational institutions.



A person wearing a red shirt, olive green shorts, a black backpack, and a yellow helmet is riding a mountain bike on a dirt trail. The trail is rocky and covered with green grass and some dry leaves. To the left of the trail is a body of water, and to the right are tall evergreen trees. In the background, there are mountains under a cloudy sky. A large, semi-transparent white rectangle is overlaid on the upper half of the image, containing the title and a paragraph of text.

OUR CONNECTIONS

Foster a sense of exploration and seek to enhance the recreational experience and mobility within the City for visitors and residents through safe walkable places, diverse transportation modes, and efficient transit choices.



Enhance recreational activities through a connected and integrated network of open space.

Expand parks and recreation facilities to accommodate existing and future growth.

Maintain a broad range of recreation programs and services to meet the needs of a diverse population.

Encourage walking, biking, and recreational activities through an easily accessible and cohesive transportation system and pathway network.

Support and utilize public transportation, both within McCall and to the surrounding cities in the West Central Mountain region.

Support, utilize, and recognize the airport as a contributor to McCall's economy, tourism, transportation system, and as a unique asset connecting McCall to Idaho cities, backcountry, and beyond.

Commit to walking, biking, transit, and new types of streets to improve resident and visitor mobility.

Create unique branded way-finding system(s) along trails, pathways, and throughout the City.

Recognize the benefit of functional and high quality streets for improved regional connectivity, economic development, and health.

OUR PROCESS

The McCall *In Motion* process began with community input sessions. The following questions were asked:

- What do you love about McCall?
- What would you change?
- What are your big ideas for the future?

The responses were compiled to create a community-supported vision. A diverse variety of residents, businesses owners, public agencies, non-profits, second homeowners, community groups, and visitors engaged in the process. While many of the values identified in the 2007 Comprehensive Plan were reaffirmed, some new ideas emerged. The result of this phase included identification of key values. In tandem with each event or workshop there were supporting online surveys and questionnaires, which contributed to a response rate of over 3,000 participants.

The process provided an opportunity for the community and visitors to voice their values, describe pressing needs, and prioritize opportunities. Representation from different groups was balanced due to the number of outreach tools used. Key highlights of the outreach are described on the following pages.

Activities included attendance at numerous community events, presentations to schools, community groups, and committees, and personal interviews. The purpose of the McCall *In Motion* engagement was to be fun so participants were encouraged to be playful and open-minded. Giveaways such as frisbees, drink cozies, temporary tattoos, and brochures, all featuring the project logo and/or website, were distributed at community events. This inspired optimism and a freedom to unveil new and innovative ideas that may not have otherwise been suggested. The result was a series of statements that, when combined with McCall's values, helped create the foundation for the Comprehensive Plan Vision.

A COMMUNITY DRIVEN VISION

The process for McCall *In Motion* not only engaged the entire community, but embraced McCall's history, culture, and environment. The process strengthened the McCall community and built consensus among different groups.

McCall City Council presents their one-word vision for McCall



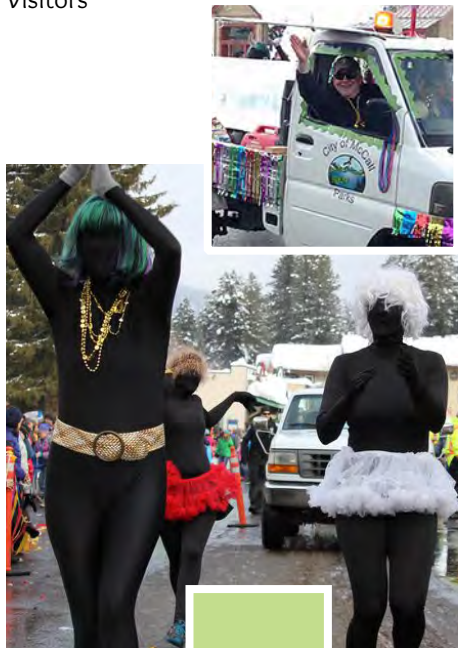
McCALL IN MOTION OUTREACH

Celebratory Kickoff Event

Both of the McCall Area Comprehensive Plan Update and Transportation Master Plan processes were launched at the Winter Carnival parade with the main purpose of raising awareness and excitement of the planning effort.

Location: Citywide

Intended audience: General Public, Visitors



Tagline Youth Contest

High School students participated in a contest to brand the Plan and develop a tagline.

Location: McCall-Donnelly HS

Intended Audience: High School Students

Community Listening Sessions

Over three days, the community had the opportunity to sign up for a one-on-one 30 minutes interview with the planning team. The intent was for the project team to get to know the community and identify common themes and preliminary values.

Location: The HUB, Public Library, Bistro 45

Intended Audience: Community Groups, Public Agencies, Decision Makers, Business Owners, Realtors, General Public



Rise and Share Committee Appreciation Breakfast

Members of City Committee and Governing Boards attended an appreciation breakfast focused on visioning and opportunities for McCall. Participants shared what they love about McCall and what they value for the future.

Location: City Hall

Intended Audience: City advisory groups, McCall Area Planning and Zoning, McCall Redevelopment Agency, City Council, and the County Commission



Chalk It Up, McCall – What Moves you About McCall?

Chalkboards were placed throughout McCall. The Chalkboards asked residents, “What moves you?” about McCall. The Chalk It Up outreach was intended to be fun and to reach people who may not otherwise participate.

Location: Citywide

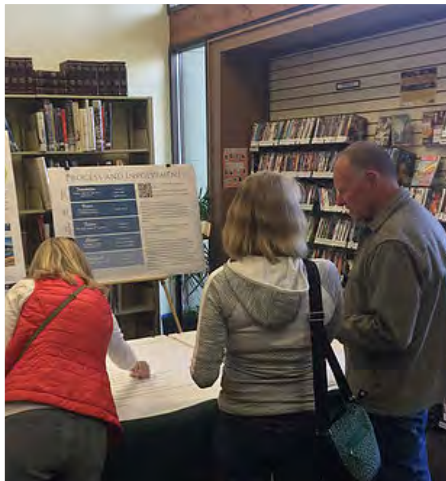
Intended Audience: General Public

Creating a Vision Open House

Community members visited with the project team at the McCall Public Library at two public open house events to refine the vision for McCall. Participants were asked what they love about McCall, reviewed draft vision statements, and shared their thoughts on preliminary big ideas and opportunities.

Location: Public Library

Intended Audience: General Public



Community Resource Fair

The project team set up at the Community Resource Fair to present preliminary vision themes and to confirm that each vision theme encompassed the community's values.

Location: Alpine Village

Intended Audience: Kids and Families



Targeted Outreach

Second-home owners were interviewed and invited to provide feedback throughout the process.

Location:

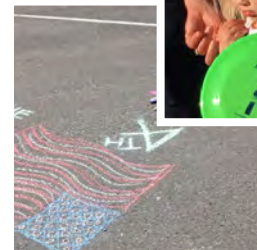
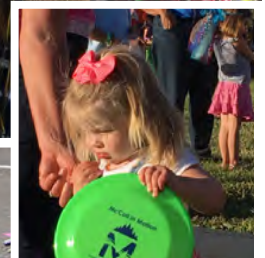
Intended Audience: Second-home owners

4th of July, Chalk It Up

The McCall *In Motion* Chalk It Up event, held in conjunction with the 4th of July McCall Lakeside Liberty Fest, provided attendees the opportunity to get creative with chalk art and related activities and continue to engage residents and visitors in the visioning process.

Location: Lakeside Liberty Festival

Intended Audience: General Public, Visitors



Roseberry Music Festival

The project team set up a tent at Roseberry Music Festival to present the Draft Vision and to confirm that each vision theme encompassed the community's values.

Location: Roseberry

Intended Audience: General Public, locals

Key Initiatives Workshop

A Key Initiatives meeting was held for organizations and community groups to share information on anticipated projects or initiatives in the McCall area. Although every initiative is important and generally supported by the community, it is crucial to prioritize and strategically coordinate initiatives rather than diluting resources to accomplish all projects at once.

Location: Forest Service Building

Intended Audience: Community organizations



Selfie Spots

Selfie Spots were placed in six locations around town. Participants were encouraged to find all six and tag themselves using the #McCallinMotion.

Location: Throughout the City

Intended Audience: Everyone

Big Ideas Workshops

Two workshops, as well as a corresponding online survey, were held to give interested members of the public an opportunity to review publicly generated big ideas for the McCall area, prioritize those big ideas, and answer key questions about each idea.

Location: Forest Service Building, High School

Intended Audience: Everyone



Big Ideas Boise Outreach

As part of the Big Ideas outreach, the project team set up a booth at the Boise Farmers' Market to gather input on the big ideas and to hand out postcards directing participants to an online survey. A selection of interested second-home owners were also interviewed at this stage.

Location: Boise Farmers Market

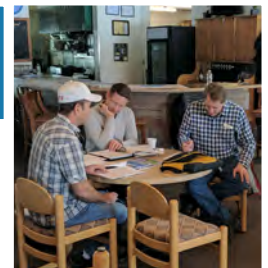
Intended Audience: Visitors

Deep Dive Focus Groups

A series of focus groups were set up to review preliminary goals and policies based on each plan subject. Interested participants were asked to review the goals and policies and provide input on where the project team should provide more detail, revise, or drop a goal or policy.

Location: McCall Golf Club

Intended Audience: Elected Officials, agency representatives, community group representatives, design communities, City of McCall employees, and the general public



Deep Dive Open House

An open house was held for the public to review preliminary goals and policies, as well as provide input on where the project team should provide more detail, revise, or drop a goal or policy. Results from the focus groups outreach were displayed.

Location: McCall Golf Club

Intended Audience: General Public

The “Wine” Down

A plan hub was set up at Bistro 45 for a full day in order to give a range of times for participants to stop by. Participants were asked to prioritize projects that they felt were most important to the Comprehensive Plan and Transportation Master Plan.

Location: Bistro 45

Intended Audience: General Public



Projects Mobile Outreach

The project team set up materials on Comprehensive Plan and Transportation Master Plan projects at three mobile stations throughout the City. Participants were encouraged to participate in the activity at that time, by jumping online, or by attending the Plan Hub.

Location: The Library, Ridley’s Market, and the Barbara Morgan Elementary School

Intended Audience: General Public

Informational Presentations

As a way to engage specific stakeholder groups, the project team gave presentations explaining the McCall *In Motion* process at key outreach milestones.

Location: City Hall

Intended Audience: Boards and Commissions, Stormwater Training attendees, Rotary Club, Payette Forest Coalition, McCall Area Chamber of Commerce ‘Business After Hours’, Airport Advisory Committee, and McCall Redevelopment Agency



Community Group Outreach

Locally active community groups were engaged, including the Rotary Club, the Chamber of Commerce, Arts and Humanities Council, and others.

Location: Varied

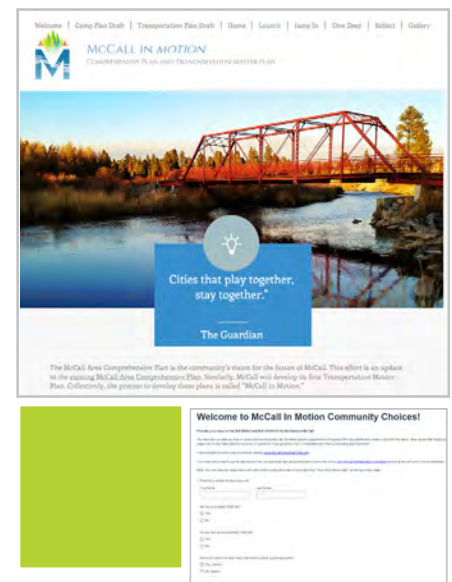
Intended Audience: Community Groups

Draft Plan Review Outreach

TBD

Location: TBD

Intended Audience: General Public, Planning & Zoning Commission, City Council, County Commissioners, business community



Other Outreach

Project updates and online outreach was facilitate through the City’s website, Facebook page, online surveys, emails, and City Source.

Location: Online

Intended Audience: Everyone

VISION

IN MOTION



Image Credit: Jewell, J, McCall Recreation



Image Credit: JP, McCall Recreation



BUILDING OUR VISION

The Community Vision was inspired by McCall's places and values and refined by the community. Protecting the intangible qualities that collectively encompass McCall and celebrating the City's historic significance was essential to the visioning effort. The goal was to create a vision of how McCall should look in future years, how the community moves and connects with the environment, how development will be managed to achieve that outlook, and how the City will evolve to meet future needs.



Image Credit: Top: Otak Planning and Design, Bottom: Accessed from: <http://mccallchamber.org/wp-content/gallery/scenic/Mountain-Stream.JPG>

OUR PLACES

Set between forested mountains and the shores of Payette Lake, McCall buzzes with activity as residents enjoy water sports, hiking, dining, skiing, and sunshine.

McCall is part of a magnificent landscape that is the backbone of the community. The combination of Payette Lake, the mountain and ridgeline horizons, forested hillsides, glacial moraines, Payette River, and other landscape features provide both a beautiful setting and strong identity to the area. McCall's natural places are a key component of what makes McCall great, and play a foundational role for the community vision.

Key places of significance highlighted by the public during McCall *In Motion* include:

Payette Lake and Shoreline - Commonly referred to as the “Crown Jewel” of McCall, Payette Lake is the centerpiece of activity. The first glimpse of Payette Lake when entering downtown McCall leaves a lasting impression on anyone who has visited. It has limitless recreation opportunities and memorable beauty. Numerous City waterfront parks like Davis Beach, Brown Park, Legacy Park, Art Roberts Park, Rotary Park, as well as Ponderosa State Park and regional trail systems are highlighted as areas of community importance.

Downtown - Known as “the heart” of the City, McCall's downtown is an essential component, providing a gathering place for the community and a sense of arrival for visitors. Downtown hosts a mix of activities including commercial, institutional, civic, and residential. McCall's unique downtown is bustling but quaint and still retains a small-town atmosphere. Many residents reported the desire to update downtown's buildings and services, while keeping the historic mountain town character.

Surrounding Wilderness - Beyond the McCall Area is a significant resource of forests, pristine river canyons, and rugged mountains. McCall is a gateway to the Frank Church River of No Return Wilderness—the second largest designated federal wilderness area in the Lower 48.

Payette River National Scenic Byway - The most renowned asset within the transportation system is the Payette River National Scenic Byway (SH55), a north/south trending highway running through the region that connects the Boise area to the West Central Mountains. The route, along with US Highway 95 in Meadows Valley, are critical not only to the regional transportation network, but for tourism.



Image Credit: Brundage Mountain, <http://brundage.com/41342/winter-carnival-101/>

OUR VALUES

The enthusiasm towards community engagement and passion of local residents was evident in the responses received during the community vision process. The following is a summary of residents and visitors shared values. It does not include every value mentioned, but attempts to summarize shared values that were mentioned most frequently.

MOUNTAIN CHARACTER AND SMALL TOWN FEEL

In the Community Choices survey, the number one value for residents and visitors is the mountain character and small town feel of McCall. The character is defined by the natural setting, open space, agricultural lands, good air and water quality, community events, a unique local business mix, and character of the built environment. These aspects are a priority for McCall residents to preserve and feature. Buildings, streets, and public places should exhibit creative, high quality design that exceeds code minimum standards and is appropriately scaled to McCall's small, mountain town setting.

ACCESS TO NATURAL RESOURCES AND ABUNDANCE OF RECREATION AMENITIES

Access to natural-based amenities and an abundance of recreational opportunities were ranked second and third in the top reported values for McCall. These features are part of what make McCall a thriving destination for visitors and place to live for residents. Although recreation activities and access to Payette Lake and River should be maintained, residents also value environmental protection. The community embraces environmental sustainability by managing its impact on the environment, including water and air quality, wildlife, soundscape, the natural landscape, and trees. The saying used by one resident to illustrate this point was, "Don't kill the goose that laid the golden egg."

A FAMILY-FRIENDLY PLACE

Residents and visitors think of McCall as a place for families, and value that quality for the future. Participants want to see family-friendly businesses, as well as additional recreational programming that accommodates families at local parks.

HEALTHY LIVING

McCall residents value a safe, clean, and healthy community. They support expanding health infrastructure, education, and wellbeing initiatives. According to a press release from the State of Idaho Central District Health Department, the population is active and healthy, ranking 6th in the nation in health outcomes. McCall residents are proud of the local healthcare system, noting that for such a small city, they have the healthcare services of a large metropolitan area.

AN INTELLECTUAL COMMUNITY

Participants value opportunities for personal fulfillment and programs for arts, entertainment, and skill development. Intellectual activities are important to the community moving forward. McCall has a renowned K-12 education system and it is important to residents that the education system is supported. The community desires to leverage partnerships with the University of Idaho McCall Outdoor Science School and state universities for continuing education.

The desire to expand the public library was frequently mentioned, as well as the need for a performing arts venue to house music and cultural events. Public art should be supported, and programs should continue to reach all ages and ability levels.

“The children who are here now are the future of McCall, and we would do well to make this town a place to stay, live, and raise their own families.”

- Vision Survey Participant



Image Credit: Top: <https://visitidaho.org/trip-guides/celebrate-4th-july-idaho/> Bottom: <http://mccallchamber.org/press-room/photo-gallery/>

VISION

IN MOTION

OPPORTUNITIES

PEDESTRIAN AMENITIES AND PATHWAYS

There is an overwhelmingly strong desire by the public to invest in pathway and sidewalk connections. Specific locations were mentioned and recorded, but the desire seems to encompass the entire McCall area.



ECONOMIC DIVERSIFICATION AND JOB GROWTH

Residents are concerned with the seasonality of the economy. Participants advocated for professional employment opportunities and year-round employment opportunities to stabilize the economy. Participants were keenly aware of the need to address increasing housing costs and community livability as part of a long term economic diversification strategy. It is important to residents that entrepreneurship is encouraged, and a strong local business presence is maintained and encouraged.

INFRASTRUCTURE AND TRANSPORTATION

Deficient infrastructure was a top concern reported by the public. Residents placed importance on having a streets, sidewalk, and municipal services network that will sustain the growing population. Solutions to traffic congestion, improving current roads, and ensuring safe driving conditions in all seasons were of particular importance to the community. Concerns ranged from the need to improve winter driving conditions to diverting truck traffic around downtown. Although many participants mentioned the need for traffic signals, the desire to keep transportation decisions in-line with community character was strong.

HOUSING

To support the sense of community in McCall, residents want those who work in the City to be able to afford to live in the City. The lack of diversified housing, in both type and price, was noted as a great concern for the McCall community. Currently, there is little affordable housing to support the local and seasonal workforce. Diversified housing options should support this demand.

MCCALL

IN MOTION —————

McCall Area Comprehensive Plan

EXISTING CONDITIONS

VOLUME 4

Image Credit: Baxter, McCall Recreation



EXISTING CONDITIONS

OUR CHARACTER

OUR ECONOMY

OUR CONNECTIONS

This segment presents a series of existing conditions or “snapshots” that provide an overview of baseline conditions and define how these conditions influence the policies, actions, and focus areas for the McCall-Area Comprehensive Plan and Transportation Master Plan Updates, known as McCall *In Motion*. The snapshots are not an exhaustive inventory, but focus on data to inform the Plans. Each section tells the story of McCall – now and the future trends.

EXISTING

CONDITIONS

VOLUME ORGANIZATION

Using the best available data from the City of McCall, Valley County, the State of Idaho, the U.S. Census Bureau, and other sources, data and trends were researched and synthesized into the three planning themes:

OUR CHARACTER

centers on the patterns of present and future land uses and community design.

OUR ECONOMY

covers primary assets of a livable community, housing, and economic sustainability.

OUR CONNECTIONS

focuses on travel connections in and around McCall through formal means, such as by vehicle and bicycle, but also connections to nature and play through McCall's parks and recreation system.





OUR CHARACTER

Community character is what draws people to McCall. The natural and physical features and historical development patterns have created a unique character that residents would like to preserve. Land use, today and in the future, is at the heart of community planning. Future land use decisions will affect all aspects of life in McCall, including traffic, noise and air quality, opportunities for jobs, housing and business development, community character and design, and the need for public facilities and services. As the City continues to grow, the community must decide how to capitalize on change while recognizing that its well-being is affected by the policies and decisions made today.

POPULATION GROWTH

According to the most recent census estimate available (2015), McCall’s population is approximately 3,106. The population is projected to slowly increase to 6,503 by 2040, as shown on Figure 4.1. These projections do not show anticipated increases in the visitor and second-home populations, which are growing at a much faster rate than the permanent residential population. From 2000 to 2014, the number of second-home housing units increased 128% while the number of permanent housing units decreased 6%.

Figure 4.1: Population Projections



EXISTING

CONDITIONS

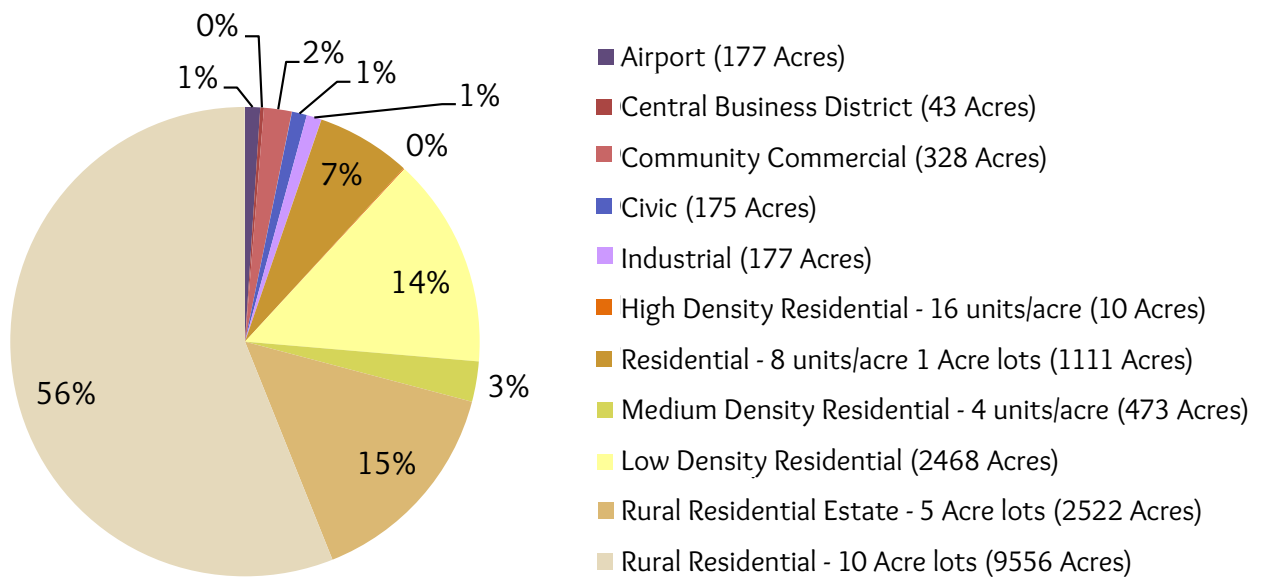
LAND USE AND DEVELOPMENT OVERVIEW

McCall is a mountain town community, offering primarily low-density residential development. Today, half of the City's developable land is occupied by, or is zoned for, single-family residential uses. The remaining land is divided among higher-density residential uses, the Central Business District, commercial and industrial uses, and public lands. In recent years, more mixed-use and multifamily residential projects have been built in the City, specifically downtown and along the Third Street Corridor. Outside City limits, land uses in the Area of Impact are primarily large-

lot rural and estate residences, master-planned communities, agriculture, and public lands.

Land in McCall's planning area, the City and surrounding Area of Impact, is broken down into the categories shown in Figures 4.2 below and Map 4.1 on page 61. Zoning designations specifically define what use is currently allowed on a specific parcel, allowed on a specific parcel, and outline design and development guidelines for those intended uses such as setbacks, minimum lot sizes, buffering and landscaping requirements.

Figure 4.2: Current Zoning in Area of Impact



By the Numbers

3,106

full time population
(2015 U.S. Census
Bureau)

3,481

total housing units

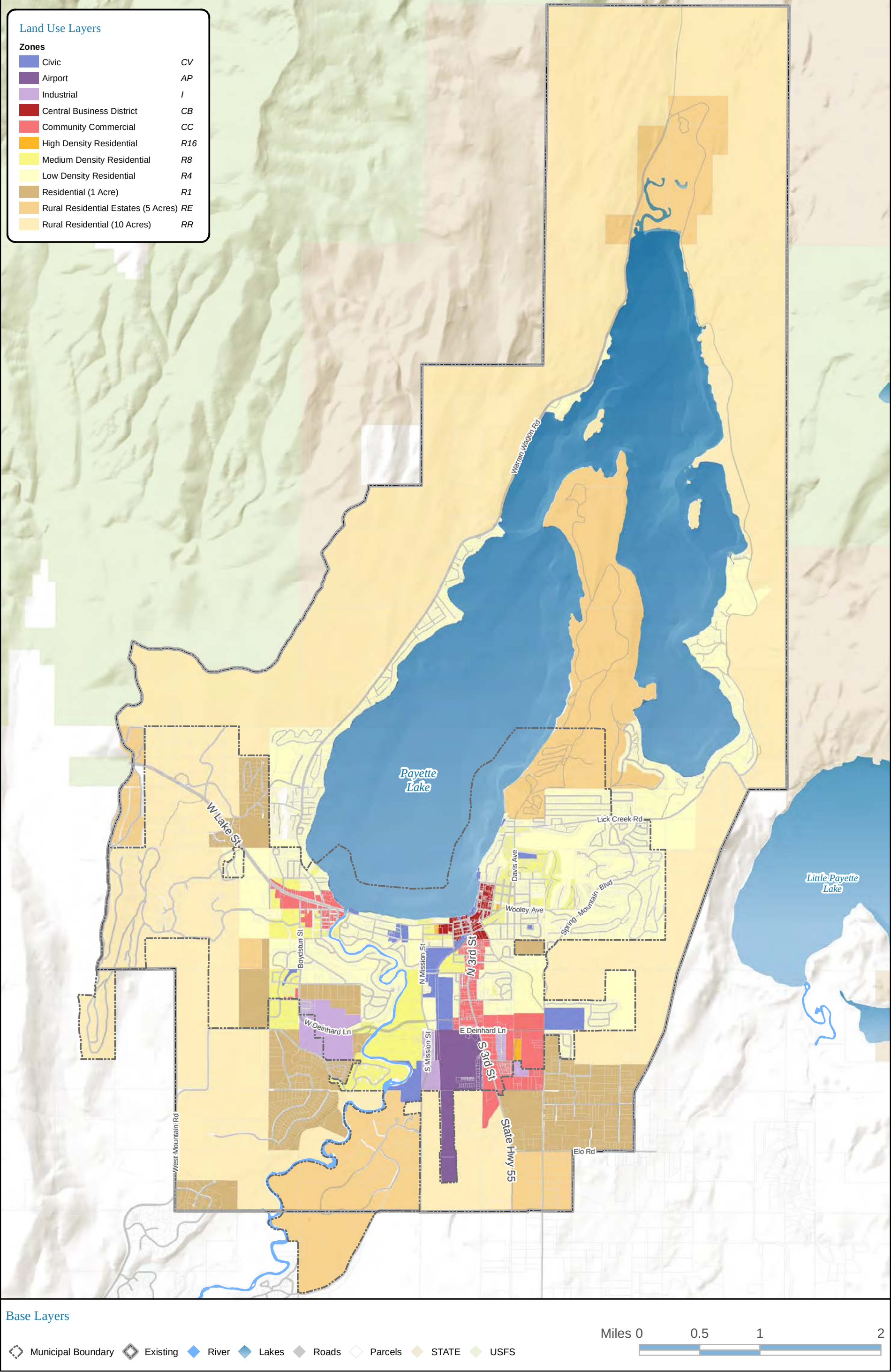
10

square miles in
the City of McCall

35

square miles in
the City and Area of
Impact

MAP 4.1: MCCALL AREA ZONING



EXISTING

CONDITIONS

DEVELOPMENT POTENTIAL

The McCall Area has substantial land available for additional growth¹. Developable lands are located within the City limits and in the Area of Impact², and development is also possible on adjacent Idaho state lands. These areas include vacant, undeveloped, or redevelopable residential lands.

One measure used to understand the potential for development in the future is a build-out analysis. While it is unlikely that every parcel within the planning area will be developed to its maximum potential, analyzing and understanding the extent of development potential is useful. Based on the current undeveloped land within each zoning district, the McCall Area (City limits and Impact Area) has capacity for an estimated additional 13,400 residential dwelling units (Table 4.1) that, based on

the 2015 American Community Survey average household size of 2.91, could accommodate approximately 38,000 additional people.

This is a scenario for planning purposes and is not an adopted policy. Even if these estimates are reduced, the analysis points to an obvious conclusion—there is available land for significant additional residential development within the McCall Area. This development potential affords the City an opportunity to create and maintain efficient land use patterns that reduce the need for inefficient roads and utility infrastructure. Strategically placed local services, retail, and recreation areas could also reduce the lengths of trips for residents and facilitate walking and bicycling as alternatives to auto use.

Table 4.1: Residential Development Build-out Analysis based on Current Zoning

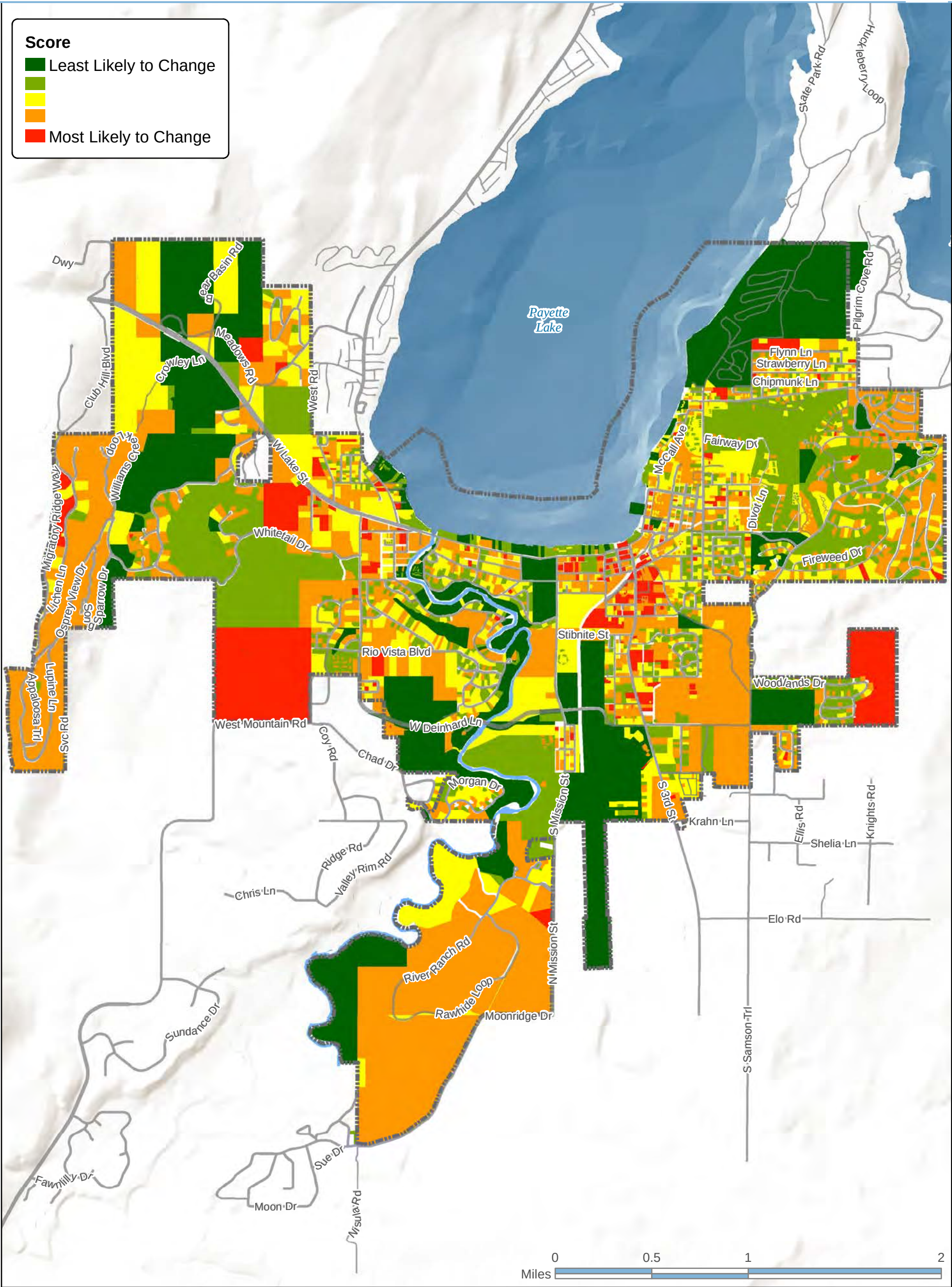
ZONING DISTRICT	Units per Acre	Acres of Developable Land	Additional Units at Maximum Build-out
R1 - Residential (1 Acre)	1 Units/Acre	1,277 Acres	1,277
R16 - High Density Residential	16 Units/Acre	0.75 Acres	12
R4 - Low Density Residential	4 Units/Acre	1,838 Acres	7,352
R8 - Medium Density Residential	8 Units/Acre	524 Acres	4,192
RE - Rural Residential Estates	.2 Units/Acre	1,509 Acres	301.8
RR - Rural Residential	.1 Units/Acre	2,656 Acres	265.6
TOTAL			13,400.4

Source: City of McCall

1 The vacant/developable land use designations discussed in this section are based on available information as of fall 2016 and were derived through an analysis of current parcel data (classified by Valley County property records) and zoning data.

2 Idaho State Statute requires that cities and counties establish areas of city impact to provide a way for cities to grow in a manner that is cost effective for its residence, to anticipate future infrastructure needs, and to encourage urban development within cities. The McCall Impact Area extends around Payette Lake, west to Club Hill Boulevard, and south of Elo Road. The City of McCall zoning requirements apply to properties within the McCall Impact Area and are subject to land use and development approval by the McCall Area Planning and Zoning Commission.

MAP 4.2: LIKELIHOOD OF CHANGE



Base Legend

- Roads
- Municipal Boundary
- Lakes
- Payette River

-- FOR PLANNING PURPOSES ONLY--

An analysis identified the likelihood of change to determine which areas in McCall may develop or redevelop sooner than others. The methodology defined conditions that would spur redevelopment or development and if the condition occurs on a parcel. Criteria included whether the parcel is vacant, located in the floodplain, year built, condition of buildings, if the current land use is non-compliant with Future Land Use, large lots of 100 acres or more, etc. The more criteria a given parcel met, the more likely it is anticipated to change. This map intends to provide a visual guide to where change might reasonably occur but is not predicting or advocating for change of any parcels.

EXISTING

CONDITIONS

*Approximately 80% of
Downtown commercial buildings
are 20 years old or older.*

DOWNTOWN MCCALL

According to the Downtown Master Plan (2013), there is currently 300,000 square feet of developed floor area in downtown McCall. The downtown's rather low density is a result of the relatively dispersed development pattern and numerous surface parking lots and other undeveloped areas present on some property. If all of the properties that are not built out today were to be developed to the current potential, this would provide an additional 384,000 square feet of developed floor area downtown, for a total of 684,000 square feet. There are not many vacant lots in the downtown. Only 127,000 square feet of the additional development possible would occur on vacant lots; the remainder would come from redevelopment of properties that have buildings 20 or more years old (approximately 80% of commercial buildings).

With mostly single-story buildings, McCall's existing downtown is less densely developed than typical highway commercial corridors, and much less densely developed than other mountain towns such as Jackson, Wyoming; Bozeman, Montana; or Durango, Colorado. According to the Downtown Master Plan, there is plenty of opportunity for additional development to accommodate future economic growth, providing great opportunities for placemaking efforts that will ultimately contribute to the success of McCall's economy.

Parcels along the shoreline of Payette Lake may be good locations for the development of recreation and lake-based businesses, and could further link downtown with Payette Lake and the area's natural amenities. The original downtown or "grid" area of downtown, 1st through 3rd Streets and Lake through Park Street, would be the most ideal location for further mixed use development with retail, restaurants, and housing. The downtown grid pattern lends itself to denser development and defines downtown as the social and commerce center of McCall.

INCREASING OPPORTUNITIES FOR INFILL DEVELOPMENT OR REDEVELOPMENT

As greenfield development slows, infill development and redevelopment will likely increase especially as buildings age and reach the end of their useful life-cycle. Typical timelines for redevelopment, renewal, and enhancements of different types of real estate are shown in Figure 4.3.

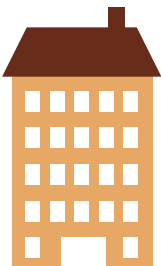
Today, McCall has approximately 1,111 (32%) housing units that are more than 40 years old, which may be candidates for reinvestment or renewal. These trends indicate that the community's structures are aging and that reinvestment, as well as historic preservation where necessary, become increasingly important to maintain the structures' quality.





Image Credit: <http://www.gonorthwest.com/Idaho/southwest/McCall/visitorinformation.htm>

Figure 4.3: Typical Timelines for Redevelopment

Retail Structures	Class A Offices	Class B or C Offices	Multifamily	Single Family
				
Rebuild, renewal, or enhancement every 20-30 Years	Rebuild, renewal, or enhancement every 20-40 Years	Rebuild, renewal, or enhancement	Rebuild, renewal, or enhancement every 20-40 Years	Rebuild, renewal, or enhancement every 25-50 Years

- Class A offices are high quality attractive buildings with a desirable location
- Class B buildings are well maintained buildings with a slightly less attractive location than class A with the possibility of restoration back to Class A quality
- Class C buildings are the lowest classification, with least desirable locations and often in need of extensive renovation

EXISTING

CONDITIONS

A NEW APPROACH TO FUTURE GROWTH

Though McCall has adequate land to satisfy the high demand for growth, the need to protect neighborhoods, green space, and natural assets constrains the City's growth potential and requires careful thought about how the community wants to take advantage of each opportunity for change. Protecting McCall's assets requires using land more efficiently, considerately, and strategically by emphasizing a more compact form and a greater mix of land uses. In addition, new housing options must be offered to meet the needs of growing demographic populations such as millennials, empty-nesters, and seniors, many of whom prefer to live in smaller, lower-maintenance houses in more compact and walkable environments. The needs of McCall's workforce and future residents who may not currently be able to afford housing in the City can also be met with smaller-lot, single-family housing options and multifamily units. Although the City's population surges during the workday, the City lacks the mix of uses—specifically housing and amenities to support a live-work environment that provides employees with the opportunity to live closer to where they work.

A significant portion of the municipal budget is affected by the pattern of development. McCall has over 40 miles of streets in the City and cannot support this network on property taxes alone. A large body of literature has examined the difference in costs associated with compact development versus dispersed development (often referred to as sprawl). The literature states that compact development is associated with lower public costs to provide public services. Table 4.2 shows that a low residential density of one house per one acre costs approximately 40% more to provide services and infrastructure than a higher residential density of 4.5 units per acre. This is primarily due to higher costs of building infrastructure when development is spread out (e.g., more miles of roadway, longer pipes for sewer and water service.) Operations and maintenance costs are also higher for dispersed development. In nearly every case, the analysis suggests that more compact development scenarios would have a significant positive net fiscal impact.

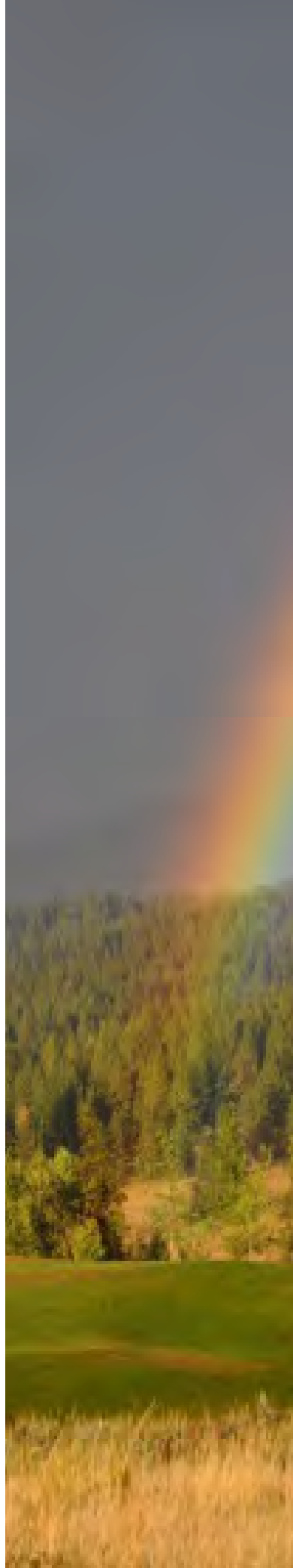
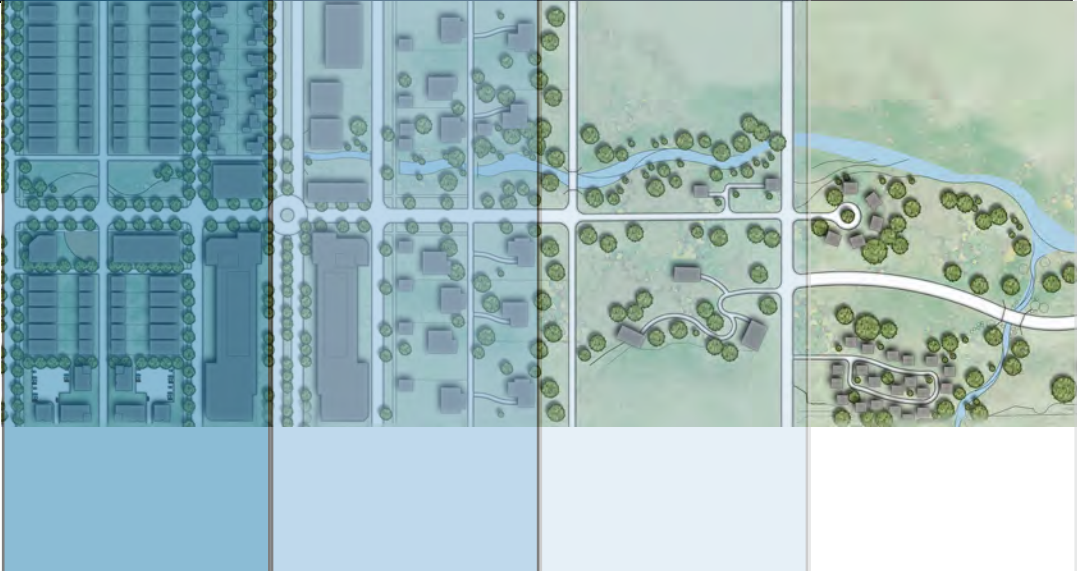


Table 4.2: Annualized Municipal Cost per Household for Different Densities

Costs	Higher Density	Medium Density	Rural Cluster	Rural Sprawl
Units/Acre	4.5	2.67	1	0.2
Schools	\$3,204	\$3,252	\$4,478	\$4,526
Roads	\$36	\$53	\$77	\$154
Utilities	\$336	\$364	\$497	\$992
Totals	\$3,576	\$3,669	\$5,052	\$4,672
% Cost Increase As Density is Reduced	Baseline 0%	3%	41%	58%



Source: Smythe, R. *Density-related Public Costs*, American Farmland Trust, 1986, *Per-household annual municipal costs increase with sprawl*, based on a community of 1,000 housing units, 3,260 people, 1,200 students.

EXISTING

CONDITIONS

OUR ECONOMY

HOUSING OVERVIEW

McCall is a major recreation hub, drawing visitors from all over Idaho and the world. As a recreation destination, the City must consider housing availability and economic development trends. The public involvement process revealed the top priorities are to provide more affordable and diverse housing options and support job growth for residents and workers.

Housing diversity and affordability help to build stable and resilient communities. Providing suitable housing options requires understanding both of the varied needs of the City's population and the changing trends, including an aging population, demographic shifts, and changing housing preferences. The Comprehensive Plan can encourage economic growth with land use policies designed to retain and expand existing businesses in locations that provide optimal benefits to the community and also to those visiting the area.

HOUSING CHARACTERISTICS

The rate of homeownership is an important characteristic of a community that can reveal demographic and resident characteristics such as life stage, income level, and duration of residence. Mountain town communities such as McCall tend to have relatively high vacancy rates due to a high proportion of recreational housing units. The vacancy rate is 73%, due to part-time occupancy of seasonal or recreational units and second homes (73%). Of the 978 housing units occupied by permanent residents, 55% are owner occupied while the other 45% are renter occupied.

Of McCall's 3,619 housing units, 2,641 are considered second homes. As shown in Figure 4.4, from 2000 to 2014, the number of second-home housing units increased 128% while the number of permanent housing units decreased 6%. The total number of housing units increased

By the Numbers

2.91

Average Household Size

22%

Population over 55 years of age

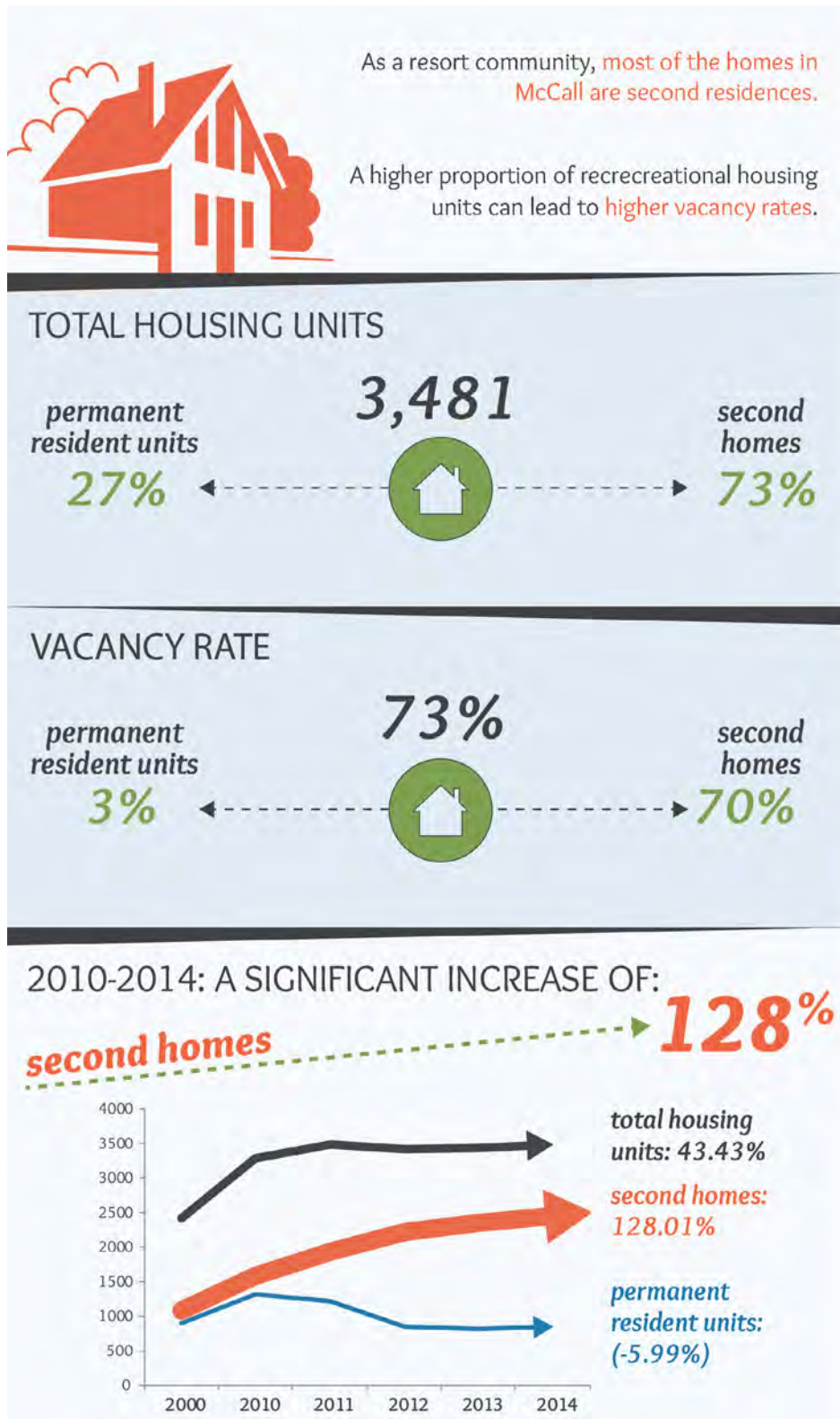
15%

Housing units that are owner-occupied by a full time resident.

\$206K

Median Housing Value

Figure 4.4: Population and Housing Growth Trends in the City of McCall



Source: American Community Survey, 2015

40%, which shows that although many new units were built, many previously permanently occupied residential units were converted to second homes during this period. The limited amount of new housing construction during this period means that these increasing “unoccupied” housing units have been drawn from housing supply that is otherwise available to McCall’s working households.

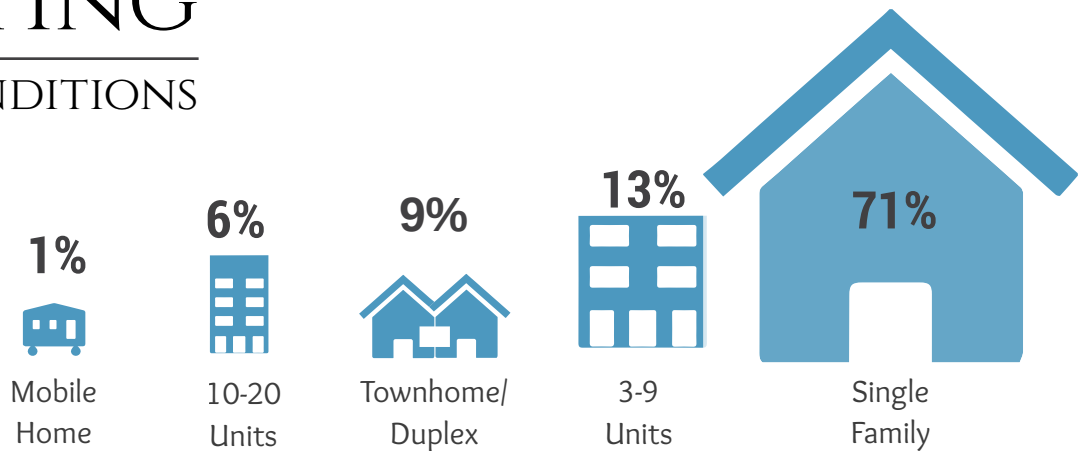
HOUSING SUPPLY

McCall’s housing supply consists mostly of single-family residences, as shown in Figure 4.5, though apartment and condominium development has moderately increased in recent years. McCall’s mix of residential housing types will continue to be primarily single-family residential, though the community clearly desires an increase in all available types of housing.

The McCall area residents and stakeholders have reported a shortage in housing. The lack of available housing in

EXISTING

CONDITIONS



Source: American Community Survey, 2015

Figure 4.5: Housing Type in McCall

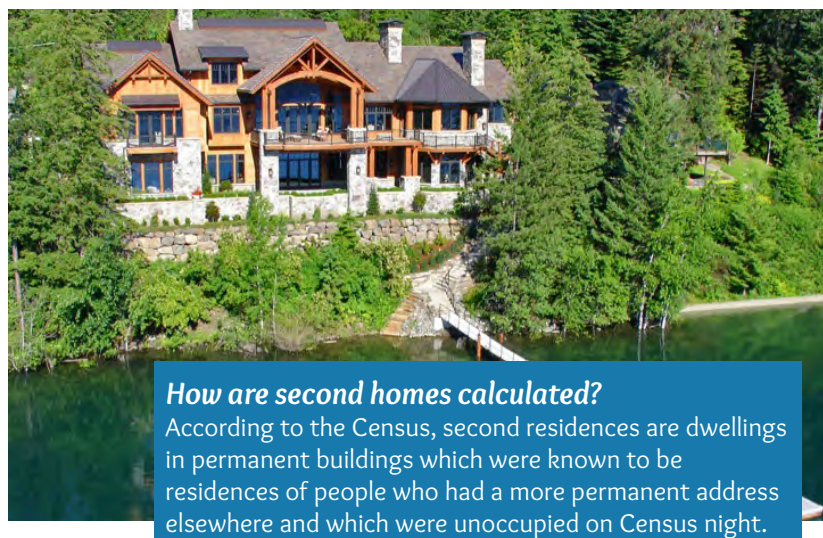
McCall means that many who work here cannot afford to live here. The split community profile of permanent residents and second-home owners is both a cause and effect of the current housing supply, which tends toward either expensive large-lot single-family homes or aging cabins. Additionally, many of McCall's housing units are used as short-term rentals, contributing to the low stock of housing available to permanent residents. As a result, McCall's current housing options are characterized by a "missing middle" – little of the housing stock is affordable, desirable, or available to middle-class earners who might wish to live in McCall, but find it unattainable due to the high cost or low desirability of the very limited available housing stock.

the year 2030, an increase of 23% from 2012.¹ This trend will impact housing demand as baby boomers look to downsize from their large homes to age in place, and as millennials seek to live in walkable environments. McCall will need to expand its housing options to accommodate the variation of housing preferences of residents at all stages of life. These trends mean a growing demand for smaller housing units in more compact forms, such as small-lot rental and homeownership of single-family and multifamily units.

¹ http://www.aoa.gov/AoA_Programs/HPW/Behavioral/docs2/Idaho.pdf

AGE

In the future, the population of McCall can expect an increase in the 65 years and older population as well as younger residents seeking seasonal employment. The proportion of Idaho's population that is over 60 is growing more rapidly than other age groups. The U.S. Census Bureau estimates that about 33% of Idaho's population will be over the age of 60 by



How are second homes calculated?

According to the Census, second residences are dwellings in permanent buildings which were known to be residences of people who had a more permanent address elsewhere and which were unoccupied on Census night.

HOUSING AFFORDABILITY AND ATTAINABILITY

The “affordability” or “attainability” of housing is based on the household income compared to the Area Median Income (AMI) as determined by the US Department of Housing and Urban Development (HUD). A barrier to affordable housing is high vacancy rates. The lack of housing availability puts continued pressure on already-high prices to own or rent in McCall.

While the perception that McCall is a fairly affluent community, only about 3% of McCall households earn more than 100% of AMI.

Table 4.3 depicts the distribution of McCall households by household income level. The ability for low- and moderate-income households to find affordable housing for sale is quite difficult. At present, McCall is not adequately accommodating opportunity for moderate- and low-income households to live in the City. Independent reports estimate that McCall needs over 200 low-income units today. With new developments, a proper balance of housing affordability should be encouraged.

McCall Median Household Income \$49,141

Table 4.3: Percent of Homes Affordable by AMI

	< 30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	> 100% AMI
Annual Income	\$16,988	\$28,300	\$45,300	\$56,625	>\$56,625
Max Home Price	\$17,093	\$72,205	\$155,024	\$210,197	>\$210,197
Total No. McCall Homes	32	127	576	540	1,925
Percent of McCall Homes	1%	4%	18%	17%	60%
Percent of McCall Households	12%	16%	18%	10%	44%
Difference	-11%	-12%	0%	7%	16%
Total No. Impact Area Homes	2	40	222	206	1,315
Percent of Impact Area Homes	0%	2%	12%	12%	74%
Total Homes	34	167	798	746	3,240
Percent of Total Homes	1%	3%	16%	15%	65%

Source: Zions Public Financing, Inc.

EXISTING

CONDITIONS

WORKFORCE HOUSING CONCERNS

While the tourism sector has rebounded from the Great Recession of 2008, overall economic indicators in McCall, including increases in new employment, have been less strong. While employment increased by about 2% between 2011 and 2016¹, many new and existing jobs were created in the lower wage categories of the service sector in which average earnings per employee in 2016 were less than \$30,000. There was a 17% increase during that time in the education sector employment, which is notable. Adding to the existing housing supply challenges, the new service-sector workers affiliated with expanding visitor-related businesses (lodging, food service, recreational services, etc.) will need housing. These housing-demand trends, along with supply constraints including development-cost-related constraints, have resulted in a weak rebound of the real estate sector in McCall. McCall needs more rental and ownership housing units to keep up with workforce needs. These housing-supply trends highlight the need to preserve the existing housing stock available to McCall's working families.

1 Idaho Department of Labor, Quarterly Report of Employment & Wages, May 26, 2017

WHAT DO SECOND HOMES MEAN FOR MCCALL?

Although there are many opinions about the impacts of second homes on a community, second-home owners are an integral part of the community and socioeconomic fabric of McCall. Seasonal, occasional, and recreational residents have traditionally provided a strong customer base for local businesses and organizations, and these part-time residents may become increasingly important to McCall as they retire or otherwise transition to become permanent residents.² Despite some challenges posed by large numbers of second homes in a community, these homeowners can support local communities through their spending and increasing involvement in the life of the community.

2 According to a University of Minnesota study of second-home owners, nearly 60% plan to transition permanently to their second home either in retirement or if telecommunication infrastructure improves to allow them to relocate their business (<http://www.extension.umn.edu/community/research/reports/docs/2014-2nd-Homeowners.pdf>). Additionally, according to Forbes Magazine, the trend of buying a second home before you retire to eventually live in when you retire is a certifiable trend (<http://www.forbes.com/sites/nextavenue/2014/08/04/buying-a-secondhome-youll-live-in-at-retirement/#135cd25131c8>).

Table 4.4: Percent of Homes Affordable by Primary Industries

	Accommodation and Food Service	Arts, Entertainment, and Rec	Education	All Industries
Annual Income	\$22,139.15	\$18,952.25	\$37,904.78	\$35,773.07
Max Home Price	\$42,190.75	\$26,664.99	\$118,996.85	\$108,611.73
Total McCall Homes	58	49	366	300
Percent of McCall Homes	2%	2%	11%	9%
Total Impact Area Homes	12	3	151	129
Percent of Impact Area Homes	1%	0%	8%	7%
Total Homes	70	52	517	429
Percent of Total Homes	1%	1%	10%	9%
Percent of Individuals in Category	23%	6%	6%	

Source: Zions Public Financing, Inc.

The social and economic impacts of second-homes on the communities are significant. The most recognizable effect of second-home development in resort communities is associated with housing and cost-of-living issues. Second homes tend to drive up real estate prices, which can lead to displacement of permanent residents and affordability challenges for resort workers.³ The replacement of permanent homes with second homes can lead to “cold bed” situations in which some houses in neighborhoods are uninhabited for portions of the year, adversely affecting local businesses and neighborhood appeal.

SHORT-TERM RENTALS

While vacation rentals have historically been part of the lodging supply in the McCall Area, their numbers have increased rapidly in recent years, mirroring national and international trends. With the new web-based platforms, homeowners can now make a spare room, an entire apartment, or a house available to potential visitors through websites such as Airbnb, Homeaway, Flipkey, and other vacation rental sites. Unlike a hotel, bed-and-breakfast inn, or traditional vacation rental unit, making residential space available for short-term rentals is a low-cost and flexible undertaking for a homeowner. As of February 2017, there were 328 short-term rentals within the City.

Numerous studies have been prepared in recent years to analyze the benefits and costs of the short-term rental market.⁴ As a benefit, the short-term rental market can (1) increase tourism and its related economic and fiscal benefits; (2) provide

additional income for hosts, particularly those who could not otherwise rent their home or rooms; and (3) extend the economic benefits of tourism (increased sales, etc.).

As a cost, the short-term rental market can (1) shift existing scarce local resident housing to the lodging sector; (2) encourage tenant evictions if a landlord concludes that they can earn more money from short-term rentals than from long-term tenants; (3) violate local zoning and other ordinances; (4) negatively affect the quality of life in residential areas due to nuisances caused by visitors; and (5) cause loss of household population. In McCall, the first two of these cost impacts are exacerbating the housing shortage because they are more lucrative alternatives to offering units in the long-term rental market.

McCall currently requires short-term rentals to pay a Local Option Tax (LOT), and to obtain a Conditional Use Permit for large vacation rentals of 20 or more people. The shift of workforce housing to vacation rentals that has already occurred, along with the expectation for the continued growth of the vacation rental industry in McCall, suggests that additional mitigation measures are needed to protect McCall’s housing supply for local working families. McCall should consider establishing mitigation efforts to offset the existing and future impacts of vacation rentals on housing supply. Providing City funding to programs that stimulate the production of local housing can offset housing losses that have occurred and that will occur in the future. Dedicating a portion of existing (or an additional increment of) transient occupancy taxes levied on vacation rentals in the City could provide such a funding source. For example, such a program could be created to prepay certain development costs (i.e., permit and development impact fees) and invest in measures that increase development readiness of designated housing sites.

3 Glorioso and Moss. 2007. Amenity Migration to Mountain Regions: Current knowledge and strategic construct for sustainable management. *Social Change* 37(1): 137-161.

4 Duffany, Brian, Economic & Planning Systems; Jessica Garrow, AICP, City of Aspen; and Phillip Supino, City of Durango, Housing, Lodging, and the Sharing Economy. April 2015



ECONOMY OVERVIEW

Economically, McCall is part of the larger West Central Mountain region and has a strong economic link to the Boise metro area market. The City is a gateway to many year-round visitor activities and attractions in the surrounding mountain region. Although McCall's visitor population peaks in the summer, winter visitation has increased in recent years. A 2012/2013 recreation survey completed by Guest Research showed that people do not come to McCall for a single activity but plan to take part in many activities while they visit.

The region's natural and human-made assets are attracting new businesses. Unemployment has reached pre-recession numbers, while an educated workforce provides the foundation for a sustainable and growing economy. There is now an opportunity to build on the region's assets, increase economic diversity, and sustain the historical industries and character that helped the McCall Area become one of the most desirable places to live, work, and play.

EDUCATION

McCall has a very educated population and thriving education system. Of the population over the age of 25, 41% have a bachelor's degree and 10% have received graduate or professional degrees. This is compared to the state of Idaho with only 17% receiving a bachelor's degree and 8% with a graduate degree or higher. With a total of 44% of McCall residents holding a bachelor's degree or higher, the McCall community has a more highly educated population than Boise, Valley County, or Idaho in general.

The McCall-Donnelly Joint School District serves approximately 989 students in two elementary schools, one middle school, one high school, and an alternative high school. In 2014, the McCall-Donnelly High School received a 5 star rating (the highest possible) from the Idaho Department of Education and was named as one of "Newsweek" Magazine's Best High Schools in America. McCall also has the McCall Outdoor Science School of the University of Idaho's College of Natural Resources. McCall's educated population and top rated education system is an asset to the economy and should continue to be fostered and enhanced.

INCOME

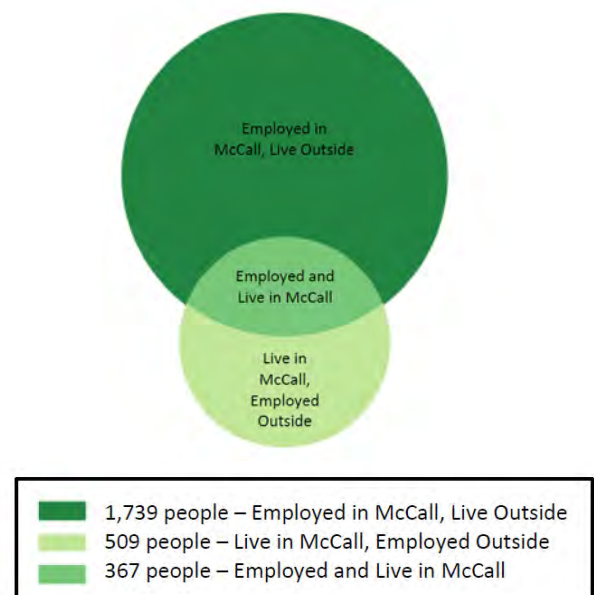
The 2015 median household income in McCall was \$49,141, higher than both Boise (\$44,238) and Idaho as a whole (\$47,583). However, 20% of McCall families had incomes below the poverty level in 2015, compared with 10.9% in Idaho and 10.6% in Boise. The most significant difference between McCall and the State of Idaho is female-head-of-households with no husband present. In McCall, 48.4% of that demographic group lives below the poverty line (compared with 33.5% in Idaho and 39.3% in Boise), which emphasizes the challenge of addressing diverse demographic needs.

JOBS-HOUSING BALANCE

Generally, comparing employment numbers with household data can be a good indicator of whether a community is a net importer or exporter of employment. A ratio of 1.0 suggests that there is one job per every household; therefore, ratios above 1.0 suggest that residents tend to work within the community, while ratios below 1.0 suggest that residents tend to work outside the community. According to 2014 U.S. census data for employment and households, McCall's jobs-to-housing ratio was 2.4, making it a regional employment center for Valley County, while also highlighting the lack of available housing within City limits to accommodate employment.

According to 2014 city data from the U.S. Census Bureau's Center for Economic Studies, 1,924 people commute into McCall for work and 562 people leave McCall for work. Only a small remainder—367 people—both live and work in McCall, as shown in Figure 4.6.

Figure 4.6: Workforce Trends, City of McCall, 2014

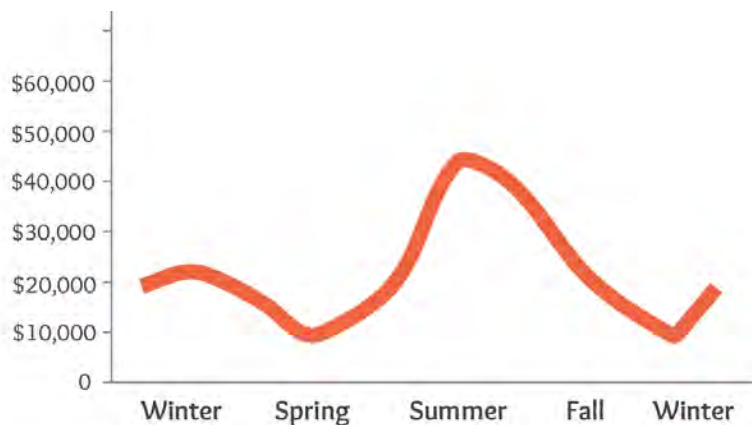


Source: McCall Commuter Data, OnTheMap.com

EXISTING

CONDITIONS

Figure 4.7: Seasonality Reflected in the Local Option Tax Revenues



MCCALL'S SEASONAL WORKFORCE

Over time, the economy of the McCall Area has transitioned from a resource base to a visitor base economy. Business owners and residents of McCall are increasingly aware that economic conditions in the region are changing. Resource-based manufacturing and goods-production industries that historically supported the economy are giving way to other industries. The recreation and tourism sectors are flourishing and depend on a seasonal workforce. The seasonal variation in visitors and workforce creates a substantial “peak and valley” pattern in economic activity. The seasonality of demand for goods and services in McCall is an important component of the economic context and is the biggest challenge for many businesses.

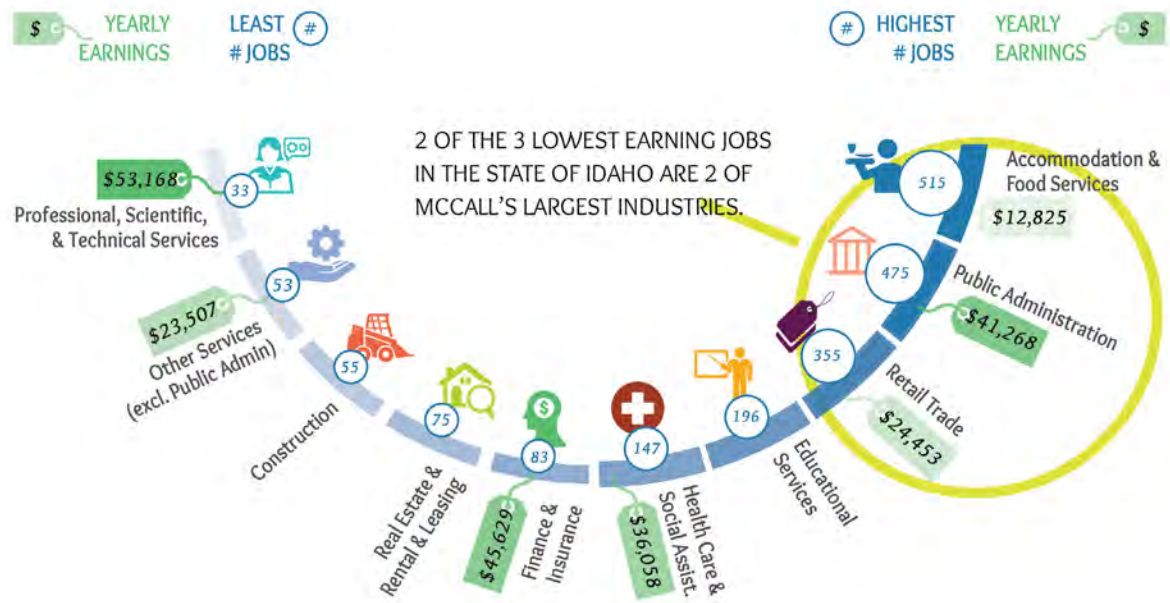
Figure 4.7 shows annual visitor-generated tax revenue for McCall. This revenue is a direct indicator of overnight visitation and stays in hotels, motels, and short-term rentals. It is a good indicator of the seasonality associated with tourism and visitation. Lodging tax revenues show that the peak summer season is in July

and, to a lesser extent, August and that the peak winter climbing season consists of a smaller peak through the holidays and a larger peak during the best winter recreation times and Winter Carnival in February. This indicator also shows that the distinct shoulder seasons are in the spring and fall. On average, 57% of LOT collections occur in June through September; December through February accounts for 23% of total collections; and the remaining 5 months account for 21% of total collections.

TOURISM-BASED ECONOMY CONSIDERATIONS

McCall gradually lost the traditional economic base (logging, milling, and crop-based agriculture) that drove local wealth in the 20th century. The region now imports most of its goods and services from the Boise metro area. It is paying for these imports with money brought in primarily by visitors, retirees, and the Forest Service. The current strong dependence on seasonal jobs translates into low average wages (ranked 27 out of 44 counties in

Figure 4.8: Top 10 Jobs by Industry in the City of McCall and their Average Yearly Earnings in the State of Idaho



Idaho) and poverty rates for families with young children that are among the highest in Idaho. According to the State of Idaho Department of Labor, in 2010, the average earnings for tourism-related employment was \$18,291.

Figure 4.8 shows average earnings per year by industry. Entertainment, Retail Sales, and Accommodation were the lowest three industries for average earnings. This figure also shows that 42% of McCall's jobs are within these three industries. As a result, 27% of McCall's jobs offer earnings less than \$1,250 per month.

TRADED-SECTOR VS. LOCAL-SECTOR JOBS

Distinguishing between traded and local job sectors is important because they have very different needs in terms of workforce and business location. They also require different types of City support and investments. These sectors are distinguished for clarification of future recommendations. Traded-sector businesses include industries and employers that produce goods and services which are consumed outside the region where they are

made and therefore bring in new income to the area (e.g., medical equipment, sporting goods, food).

As the traded sector increases employment and wages, it also enables entrepreneurs to develop skills and resources to foster innovation and start new businesses. Furthermore, certain traded-sector companies foster a supply-chain effect that creates the need for additional companies to supply components of a product that is manufactured.

Local-sector business are those that produce goods and services which are consumed locally in the region where they were made and, therefore, circulate existing income in the area (e.g., professional services, health care, and retail.) These businesses are important, because they make a community distinct and provide amenities to attract young professionals and families that will drive the economy in the future.

Figure 4.9 highlights the U.S. average wage difference between traded-sector jobs and local-sector jobs. Local-sector jobs typically have

EXISTING

CONDITIONS

lower wages, except for those in health care and construction. These industries are beneficial to the economic base by generating large numbers of mid- to high-wage jobs that have lower education requirements. However, these industries do not generate a significant supply-chain effect or foster an environment for innovative new companies to emerge that grow the economic base.

OPPORTUNITIES

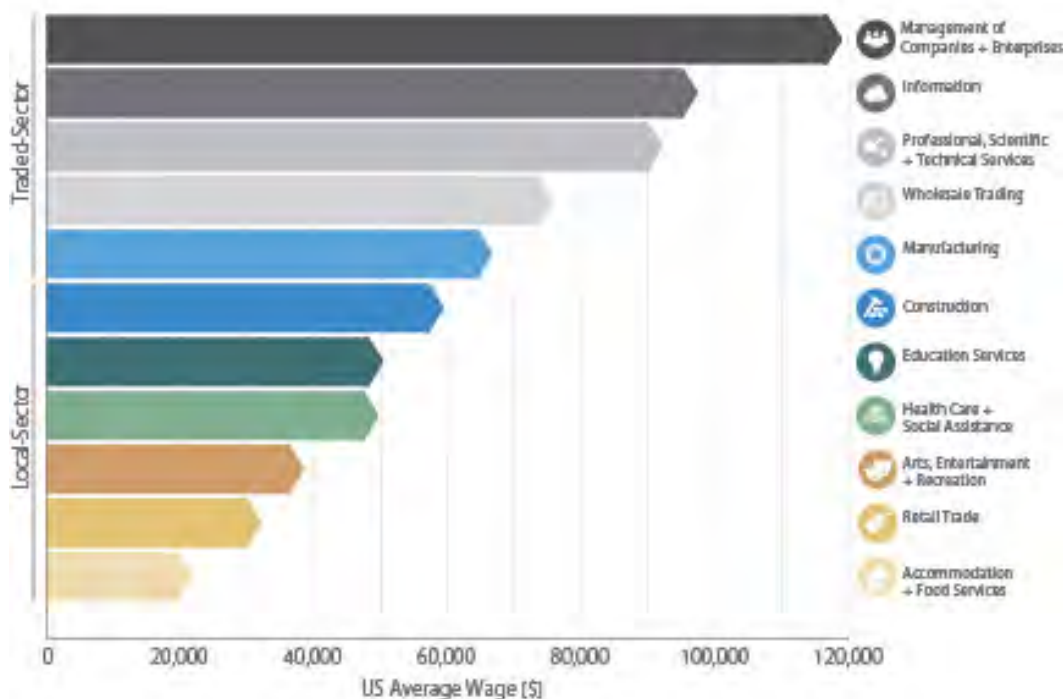
McCall would benefit from diversified employment opportunities. Overall, McCall has a retail surplus because it is a shopping destination for area residents and tourists. McCall residents support job growth and feel that supporting local businesses and business owners, as well as providing adequate housing, are the best ways to generate job growth. This focus is on building the economy from the inside and relying primarily on entrepreneurs, as opposed to recruiting businesses from other places.

For McCall to foster a traded-sector economy, it will need to support a start-up culture. New businesses

account for nearly all net new job creation and almost 20% of gross job creation. Furthermore, companies less than 1 year old have created an average of 1.5 million jobs per year nationally over the past three decades. People generally start businesses where they already live, and many of the resources they access are at the local or regional level.

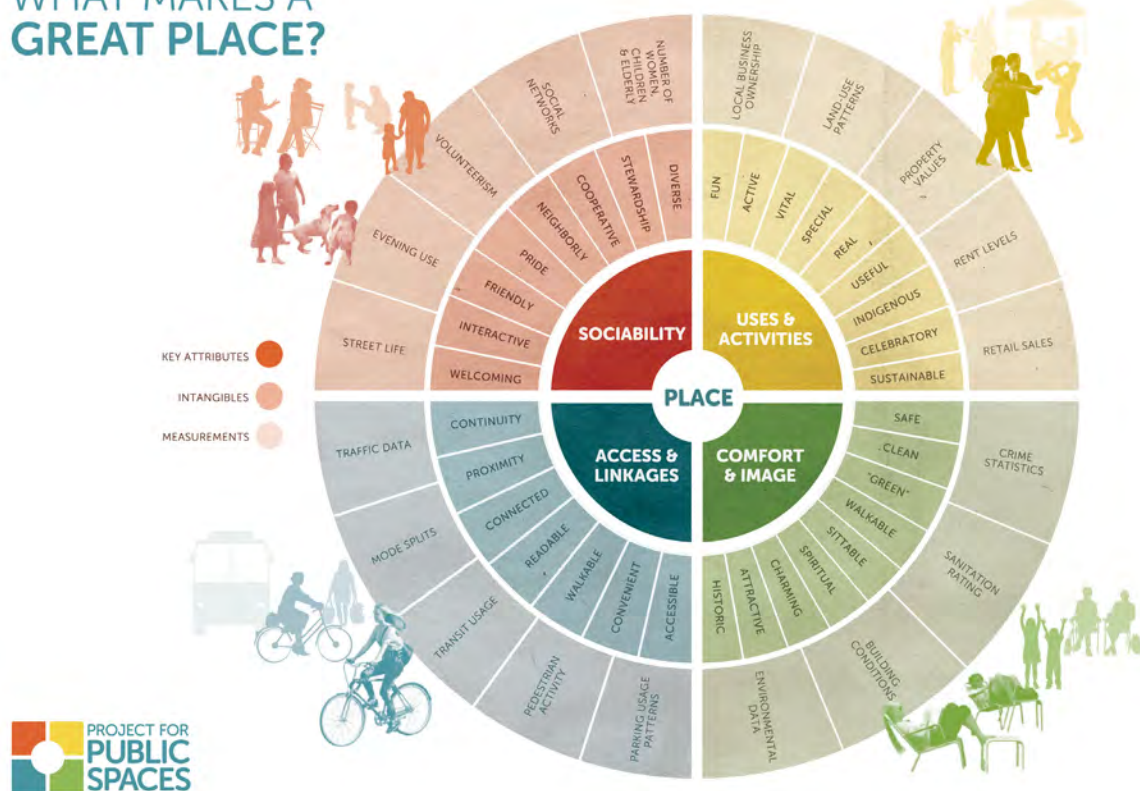
As McCall struggles with a limited labor pool and retaining young talent, recruiting new companies to the area or expanding companies already located in McCall is a challenge. To offset this challenge, fostering an environment that encourages companies to grow from the ground up is a critical strategy. Developing reliable broadband high-speed internet access is also critical to support employment.

Figure 4.9: Traded-Sector and Local-Sector US Average Wages



Source: NAICS

WHAT MAKES A GREAT PLACE?



RETAIL DEVELOPMENT POTENTIAL

A vibrant downtown core is important to local communities, especially as national trends show that employees increasingly want to live and work near good active transportation (including pedestrian and bikeway systems), restaurants, and leisure opportunities. At the same time, employees with families who may not live downtown still desire a unique environment for entertainment on the weekends and a vibrant environment during the week. This demand heavily influences the kinds of investments cities make in their downtowns. One important way to do this is through “placemaking”—making places where people and employers want to be. McCall has been forward thinking in placemaking, such as developing the waterfront parks and a public art program.

A buildout analysis shows that there is as much as 1 million square feet of additional floor area that could be developed in downtown alone, depending on the intensity of development. That is over three times the amount of the downtown’s existing development, which consists of about 300,000 square feet of floor area.



OUR CONNECTIONS

TRANSPORTATION OVERVIEW

An efficient, sustainable transportation network is essential to a successful community. Mobility in a community plays a large role in the standard of living, and a well-balanced, well-maintained transportation system is critical. Transportation preferences are shifting. Car ownership rates and vehicle miles traveled in the United States have decreased in recent years, while interest in alternatives such as bicycle commuting, car sharing, and transit ridership has experienced a significant increase. Investing in these alternatives gives McCall an opportunity to make the kinds of transportation system improvements that will appeal to residents and visitors as the community grows.





By the Numbers

42 miles of paved roads
and nine miles of unpaved
roads within the City of
McCall

5.5 miles of sidewalks
in the City of McCall

109 miles of
pathways in the McCall Area
of Impact

TRAVEL TO AND FROM MCCALL

McCall is located between several of the region's major employment and activity centers. The majority of travelers to McCall arrive by private vehicles on Highway 55, but access via the municipal McCall airport is also available through chartered and private flights. Commercial bus service to and from Treasure Valley and Lewiston also delivers some travelers to the area. The most popular element of the area transportation system is the Payette River National Scenic Byway (SH55), a north/south highway running through the region that connects the Boise area to the West Central Mountains. SH55 and US Highway 95 in Meadows Valley are critical not only to the regional transportation network, but to the tourism industry. These corridors offer motorists access to popular recreation destinations, and have several pull-offs for scenic viewing opportunities. Much of McCall's workforce commute to McCall from outside the City; 80% of the jobs in McCall are held by commuters that live outside the City limits.

WITHIN MCCALL

McCall envisions a balanced transportation system with multiple mode (vehicular, transit, pedestrian, and bicycle travel) and route choices available to serve its citizens and visitors. The transportation system should provide connectivity of

neighborhoods, employment centers, and the commercial core through a system of trails, bicycle paths, pedestrian facilities, and transit corridors, as well as arterials, collectors, and local streets. However, improvements to existing streets should not focus merely on accommodating additional vehicular capacity, but instead should improve linkages and available facilities for alternate modes of travel. The downtown core should be a vital, pedestrian-friendly district with a strong sidewalk network, safe crossings, and strong connectivity to adjacent neighborhoods, lakefront parks, and the pathway system. Sidewalks and pathway systems along SH55 should also be developed along commercial and civic properties.

Maintaining the existing roadway network is a challenge in McCall, as it is in nearly every city. According to a 2015 analysis, it will cost approximately \$1.6 million per year to maintain the existing paved roads to the baseline level that the City desires to achieve (year 2011 pavement conditions). Deferring maintenance could result in additional expenditures as road conditions worsen.

The City has made substantial transportation investments in recent years, and continues to do so. A major effort includes the Streets Local Option Tax. McCall residents voted to increase sales tax on purchases by 1% (excluding

EXISTING

CONDITIONS

Figure 4.10: 2015 Traffic Volumes on SH 55, Donnelly, ID



groceries) in an effort to generate revenue for the repair and rebuilding of roads. Revenue created from this local option tax is estimated at more than \$1.5 million dollars per year and is a substantial funding source for improving McCall roadways. The Streets Local Option Tax will be collected for the next ten years.

EXISTING TRAFFIC VOLUMES

Traffic volumes were collected on various segments throughout McCall Area by the Idaho Transportation Department (ITD). Counts were taken via roadway tube counters and manual turning movement counts. Due to McCall's attractiveness as a summertime destination, traffic volumes fluctuate widely from one time of the year to another. For instance, Figure 4.10 illustrates the monthly change in daily traffic volumes on SH 55, as reported by the automatic traffic recorder (ATR) located in Donnelly. In order to understand both high demand and more typical demand conditions, traffic counts were conducted during peak (i.e., from the 4th of July weekend to late August) and off-peak (i.e., April, May, early June, September, and October) times of the year.

DEALING WITH SEASONAL TRAFFIC

McCall's position as a destination means that problems with traffic and congestion are regional in nature as well as local. Traffic data indicates that congestion on the roadway system increases significantly during peak summer and winter seasons, and particularly during holiday weekends and special events. Although the existing transportation system adequately accommodates off peak demand, the City must accommodate large influxes of visitors and part-time residents, including recreation vehicle navigation and parking, which adds burden to local streets and worsens congestion at peak times. Building infrastructure based on peak demand is overly expensive, making it important to find alternative ways to accommodate seasonal demand through more efficient transportation modes (walking, biking, and transit).

Parking demand is also generally higher during the summer peak period, filling up public on-street parking, the parking structure, public surface parking lots, and private surface parking lots. There are currently two-hour time limits on all



EXISTING

CONDITIONS

street spaces to encourage turnover, but no fees associated with parking. The difference in parking use is particularly marked east of downtown, where the majority of public parking for recreational uses exists associated with Mile High Marina and Legacy Park. Analysis shows a need for more parking spaces to accommodate growth forecasts into 2040, during the peak period, though current parking levels will be sufficient for all non-peak periods.

COMPLETE STREETS

The increase of traffic congestion and the maintenance of existing roads are big concerns in McCall, especially as future development increases traffic. The Third Street/Lake Street (Highway 55) corridor serves as a vital link to the downtown and for travel through McCall. The community has expressed a desire to make this corridor a “complete street” that is designed for use by all modes of travel, including motorists, transit vehicles, bicyclists, and pedestrians. The Third Street corridor is envisioned to have three traffic lanes (including a center two-way-left-turn lane), bicycle lanes, sidewalks, landscaping, and on-street parallel parking as space permits.

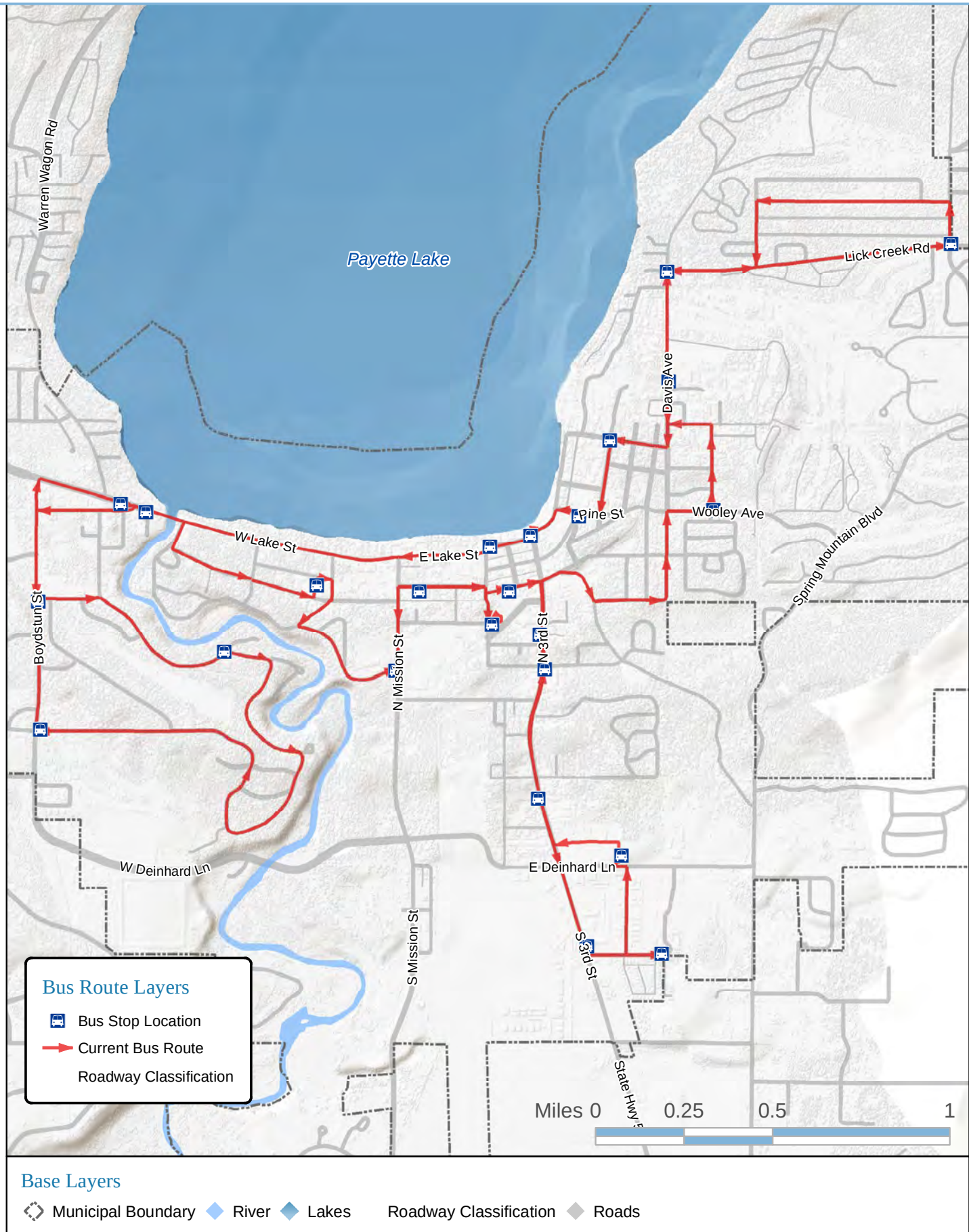
PUBLIC TRANSIT

McCall Transit, operated by Treasure Valley Transit (TVT) based in Nampa, ID, provides public transportation for the City of McCall from 7:00 am to 7:00 pm seven days a week. The service is open to the public and free to anyone. The fixed line route is a flag stop system, and anyone who needs to use the service may flag the bus anywhere along the route where it is safe to do so. Based on the most recent data available, there are over 51,000 riders annually. Several private-sector transit services also operate in the region, including Tamarack Resort, Brundage Mountain Resort, Harlow Bus Sales/Charter Services, A+ Specialty Transportation, and Northwest Stage Lines. On-demand transit service is also provided by the senior centers in McCall, New Meadows, Cascade, and Council.

Public and stakeholder comments have expressed the need to expand transit service in McCall. Although the desire is there, residents recognize that expanding the system requires a strong growth in ridership on the existing system, which will likely come as the population increases. Potential solutions mentioned by the public in the meantime included a peak season City shuttle service.



MAP 4.4: BUS ROUTES



EXISTING

CONDITIONS

BICYCLE AND PEDESTRIAN CONNECTIVITY

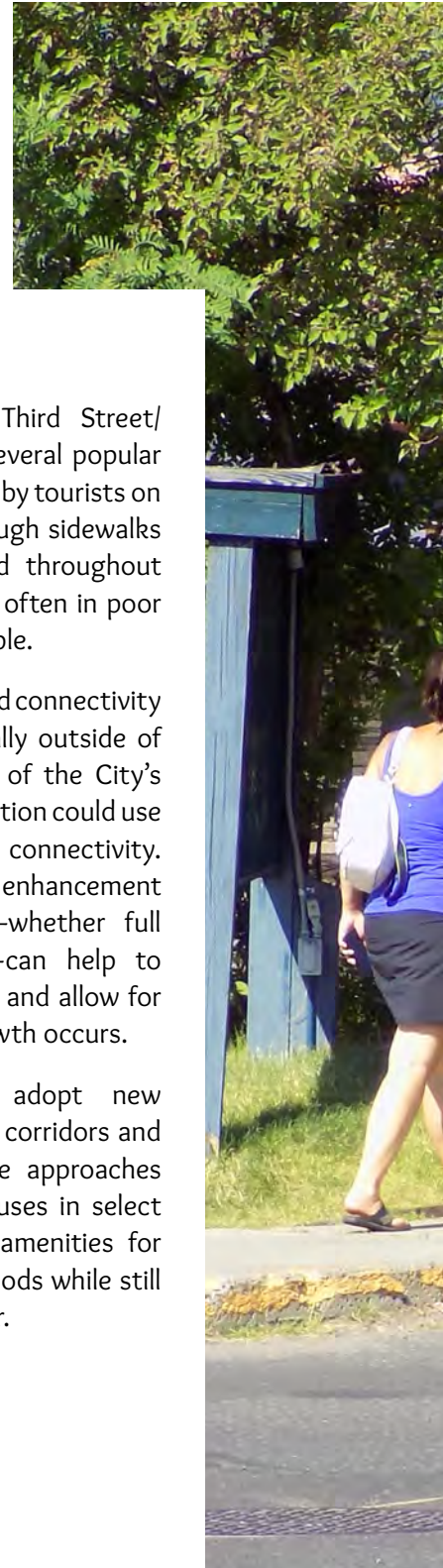
There are a number of benefits to developing a high quality pathway network. Pathways stimulate economic development, enhance quality of life, increase recreation opportunities, provide flexible and affordable transportation, improve public health, and reduce environmental impacts. The creation of bikeable and walkable communities stimulates economic benefits such as higher property values and higher net incomes for office, retail, and industrial businesses.

Several separated multiuse pathways exist in the area along Spring Mountain Boulevard, from Mission Street to downtown, along portions of 3rd Street, and along East Deinhard Lane. Bike lanes are present along West Deinhard Lane, Boydston Street, a portion of Warren Wagon Road, and a portion of Roosevelt Avenue. Designated “share the road” bike routes exist throughout town on several low volume residential streets. There are also several existing natural surface recreational trail systems in the area in Bear Basin (northwest of downtown) and Ponderosa State Park (northeast of downtown). McCall has built a number of pathways in the past decade that will eventually link to a cohesive regional pathway system with Cascade and Donnelly. The McCall Area Pathways Master Plan recommends a full bike network to cover much of the City, including most major roadways, to fill in gaps and connect residents to popular destinations.

The “Main Street” of McCall, Third Street/Lake Street (SH 55), is home to several popular destinations and is heavily traveled by tourists on foot, bike, and personal car. Although sidewalks exist in the downtown core and throughout several of the City parks, they are often in poor condition and are not ADA accessible.

There are opportunities for improved connectivity and non-motorized travel, especially outside of downtown. The areas with some of the City’s heaviest levels of traffic and congestion could use improved vehicle and pedestrian connectivity. These are places where continued enhancement of the transportation network—whether full streets or non-vehicular paths—can help to reduce reliance on the automobile and allow for future capacity as change and growth occurs.

McCall is well-positioned to adopt new approaches to managing its travel corridors and seasonal demand. Many of these approaches involve promoting a mix of land uses in select redevelopment areas to provide amenities for the City’s single-family neighborhoods while still preserving neighborhood character.





EXISTING

CONDITIONS

RECREATION OVERVIEW

The following inventory quantifies park space available in the City of McCall, as well as level of geographic access across the City as whole. These analyses allow us to benchmark current park access and identify potential service gaps or deficiencies.

McCall has ten parks covering approximately 63 acres. The largest, Riverfront Park, is primarily undeveloped. Further development is desired by the community to preserve public access to the river. The City also operates and maintains a municipal golf course.

In addition to the parks and facilities listed in Table 4.5, the following regional recreational resources are available to McCall residents and visitors:

- Big Payette Lake
- Little Payette Lake
- Payette River
- Payette National Forest (2.4 million-acre national forest with extensive recreational opportunities such as hiking, snowmobiling, mountain biking, fishing, camping, rafting, rock climbing, hunting, and etc.)
- Ponderosa State Park (1,630-acre park with campsites, cross-country ski trails, hiking, mountain biking, water sports, and more)
- Activity Barn (privately operated facility two miles south of McCall with lift for snow tubing, sleigh rides, and cross-country skiing)
- Destination Resorts and Developments (including Brundage Mountain, Tamarack Ski Area, and Jug Mountain all privately operated offering a variety of year-round activities including skiing, golf, hiking, mountain biking, tennis, and more)
- Bear Basin (Nordic skiing, mountain biking, snowshoeing)

PARK NEED

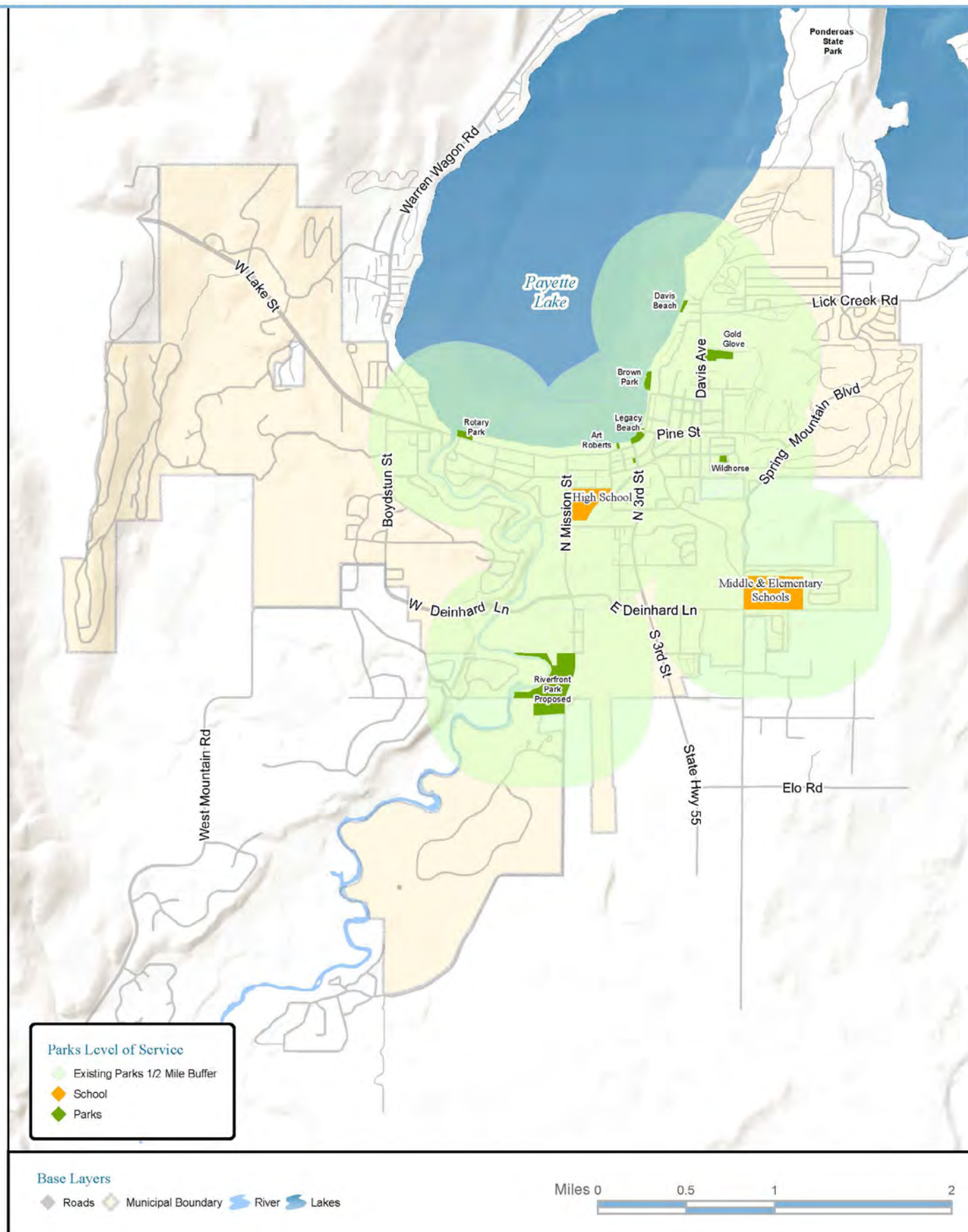
Full development of existing park lands will be a high priority for the next 5 - 6 years in McCall to ensure that the level of facilities available keeps pace with the community's growing needs. In addition to development of existing park lands, ongoing acquisition and development of neighborhood, pocket, and mini parks will be important to serve new development areas. Looking 20 years into the future, there will likely be a need for at least two new community parks in McCall. (Note: community parks typically range between 15 and 50 acres in size depending on the facilities offered.)

The City's Area of Impact has only 14 acres of parks to serve a population of approximately 3,500. Given the recommended standard of 14

Table 4.5: City Parks and Recreation Facilities

Name of Park/Facility	Acres
Riverfront Park	38.0
Rotary Park	2.0
Fairway Park	5.0
Brown Park	2.0
Veteran's Park	0.2
Art Roberts Park	0.5
Davis Beach	0.7
Legacy Park	2.3
Frisbee Golf Course	10.0
Harshman Skate Park	2.0
Total Parks and Open Space Area	63.0

MAP 4.5: PARK LEVEL OF SERVICE



EXISTING

CONDITIONS

acres per 1,000 people, approximately 49 acres of developed park area should be available to serve the permanent year-round resident population in the Impact Area. This places an immediate priority on full development of park improvements in the County, with the highest priority on completing the improvements at River Front Park which is the City’s only community park at present. It is also important to consider the needs of second-home residents and overnight visitors in McCall. These visitors seek recreational opportunities at the resorts where they are living or staying, ski areas, and other private facilities. If an estimated average annual growth rate of 3% is assumed for McCall, by 2025 there will be a need for at least 100 acres of developed park land at the community and neighborhood level to serve the year-round permanent resident population.

RECREATION PROGRAMS

The City offers a wide variety of recreation programs and has been working to increase those numbers in response to popularity and demand.

Table 4.6: City Parks and Recreation Programs

	2011	2012	2013	2014	2015
Properties Maintained	28	28	28	30	30
Recreation Program Participants	1428	1358	1457	1410	1445
Rec Programs Offered		24	25	29	35

OPEN SPACE AND VALUED PLACES SURROUND MCCALL

Public lands in the area are managed by state and federal agencies including the Bureau of Land Management (BLM) and United States Forest Service (USFS). The Payette National Forest surrounds McCall to the north and portions of it lie in both the Area of Impact and study area. This forest is composed of extremely diversified terrain

including rugged mountains, high meadows, lakes, and rivers. The USFS manages the Frank Church River of No Return Wilderness, a popular summer location with hiking and fishing opportunities, hot springs, historic homesteads, and Native American cultural resources.

Payette Lake is referred to as the “crown jewel” of McCall and is the major attractor of the area. Important to residents from a recreational and economical standpoint, it also supplies the area’s potable water. It is vital to preserve the quality of the lake’s water and shoreline. Other valued places include the dual purpose Little Payette Lake, which allows motorized boating from one boat ramp, and Ponderosa State Park. There are no developed campgrounds on the lake.

Open space areas within McCall are undeveloped natural areas. The designated open space within and adjoining the City provides an opportunity for native plant and animal species to flourish in their natural environment with limited resident use. The mountain environment provides a home to a variety of wildlife, birds, and native plants. These spaces are a community asset that provide a diverse array of benefits for residents including the creation of community buffers, the protection of scenic views and archaeological resources, and the enhancement of recreational opportunities.

Vegetation within the City’s Area of Impact varies from heavily forested areas to open grass lands, pastures, shrub hollows, and wetlands. Existing forested area include a mix of conifer forest species such as Ponderosa Pine, Douglas fir, Grand Fir, Engelmann Spruce, and Lodge pole Pine. Open lands consist of cropland, pasture, grasses, herbs, shrubs, and vines. Wetland vegetation is mostly made up of sedges, rushes, red top, tufted hair grass, and willows.



The vegetation around McCall provides habitat for a variety of wildlife. Forested regions and grasslands support wildlife species such as grouse, squirrel, snowshoe hare, songbirds, hawk, fox, coyote, skunk, weasel, bear, deer, and elk. The region's wetlands provides habitat for species including snowshoe hare, squirrel, songbirds, fish, mink, muskrat, beaver, hawk, fox, skunk, and weasel. The area's abundant wildlife resources attract nature viewers and photographers throughout the year.

TREES

The City of McCall is committed to natural resource stewardship and a healthy and sustainable tree canopy. McCall's significant trees provide habitat, stormwater quality enhancement, and a buffer from noise and visual pollution. Trees and vegetation provide a multitude of benefits, which include clean water, and air, enhanced quality of life, and improved property values.

The City of McCall maintains an inventory of trees located in the City that tracks tree species, location, and details such as trunk condition and height. There are nearly 6,000 trees included in the inventory. To maintain McCall's heritage trees, policies should reflect the community benefit these trees play in establishing character, as well as economic and environmental benefits.

TRAILS

The McCall Area has more than 500 miles of public motorized and non-motorized trails for every hiker, rider, or driver. Advanced and beginner trails, lift-serviced trails, single track trails, and highly technical trails accommodate a variety of users. Although summertime is the most popular time for trail use, wintertime trails offer recreation activities for snowmobiles, fat-bikes, and nordic skiers.

There are 46 miles of trails within the Area of Impact, with 16.5 miles within the City boundary.

EXISTING

CONDITIONS

In 2015, the McCall Area became a designated Silver Ride Center by the International Mountain Bicycling Association (IMBA). This designation is based on the variety of mountain bike facilities offered that provide options for every ability level and riding style. It places the region on the map as a mountain biking destination, as bikers worldwide review IMBA designations to plan vacations.

Ponderosa State Park includes 14.3 miles of groomed Nordic ski trails ranging in difficulty from recreational to competitive and 3.4 miles of designated snowshoe trails. All of these trails are open for hiking during the rest of the year. Several regional trails exist to connect McCall to the regional area. A favorite includes the North Valley Rail Trail, which runs for more than five miles through land once used as summer pasture for livestock from southwestern Idaho's Treasure Valley. Closer to McCall, the trail is paved (with a short on-road section near McCall Municipal Airport), but the southern half of the trail features a natural surface kinder to equestrian users. A short disconnected segment heads north from Lake Fork Road but dead ends at private farmland. Restaurants, shops, and a historic hotel can be found along East Lake Street in McCall, just two blocks north of the North Valley Rail Trail's trailhead. The Golf Course is a popular walking trail network when not in golf season.



Image Credit: Top: McGree, McCall Recreation

MCCALL

IN MOTION —

DIVE
DEEP

VOLUME 5

McCall Area Comprehensive Plan

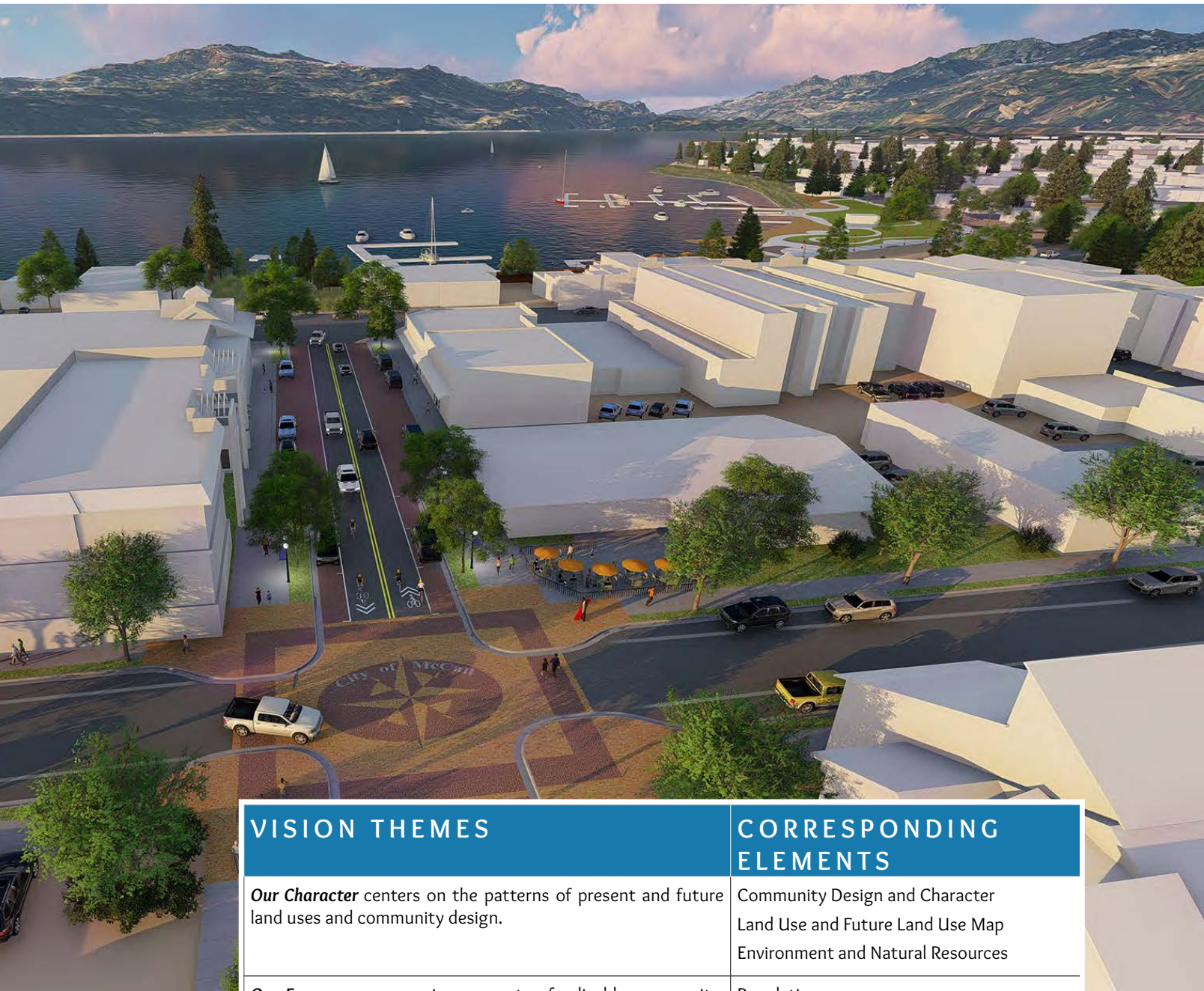
DIVE DEEP

Creating a complete community requires more than a vision statement. While the vision can describe the type of place McCall should become, it does not identify the steps to make it happen. The framework for realizing the vision is contained in the plan elements and their goals, policies, and projects, as well as the Future Land Use Plan Map.

»» **Elements.** *The building blocks of the Plan separated into vision themes that contain broad-ranging goals and policies to guide the vision. For information on implementation measures see Volume 6.*

»» **Future Land Use Map.** *The Future Land Use Plan Map (Map 5.1) applies the vision statement to the McCall Area's physical development. Generated through the public process, it informs how we plan to accommodate new residents, jobs, mixed use areas, open space, and transportation infrastructure over the next 20 years.*





VISION THEMES	CORRESPONDING ELEMENTS
<i>Our Character</i> centers on the patterns of present and future land uses and community design.	Community Design and Character Land Use and Future Land Use Map Environment and Natural Resources
<i>Our Economy</i> covers primary assets of a livable community, housing, and economic sustainability.	Population Housing Economic Development Public Facilities, Utilities, and Services Schools
<i>Our Connections</i> focuses on travel connections in and around McCall through formal means, such as by vehicle and bicycle, but also connections to nature and play through McCall's parks and recreation system.	Transportation Parks and Recreation Trails and Pathways Airport Facilities

OUR CHARACTER

COMMUNITY CHARACTER AND DESIGN GOALS + POLICIES

Goal 1: Commit to green design, efficient energy use, wise water use, and high-performing buildings and landscapes that pay tribute to McCall's beautiful surroundings.

Policy 1.1

Integrate green infrastructure elements such as the urban forest, gardens, urban agriculture, LEED (Leadership in Energy and Environmental Design) rated buildings¹ or other code programs, recycling and composting programs, and green streets² into the urban design of the City.

Policy 1.2

Use efficient energy techniques in new and retrofitted construction. Development should be energy-efficient, emphasize the use of durable and environmentally responsible materials, and implement best practices in site design and construction.

Policy 1.3

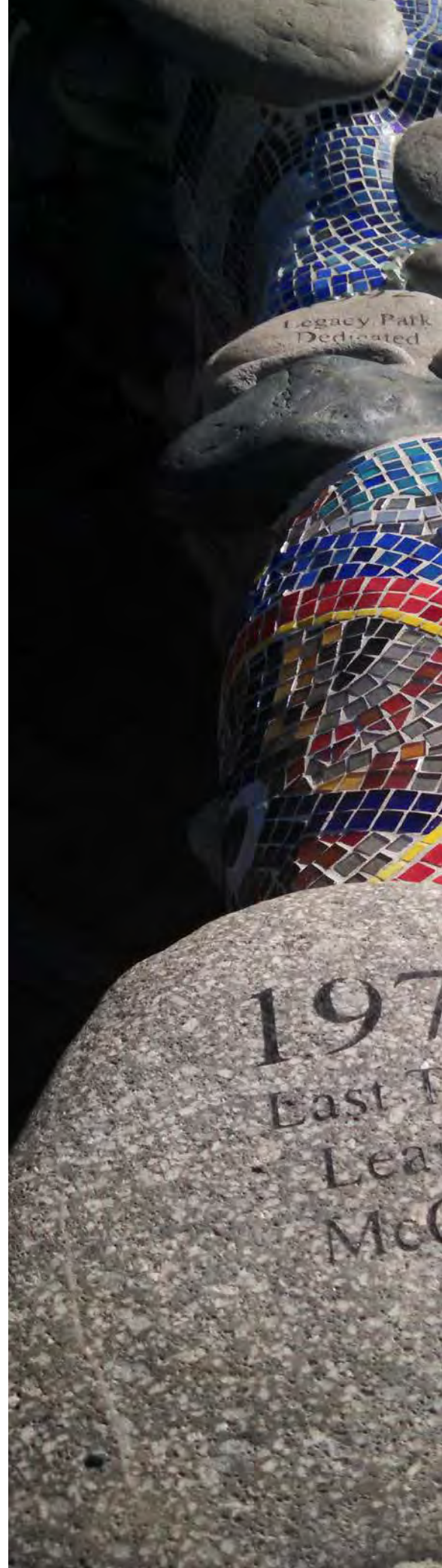
Encourage high-performing building and landscape design for new development or redevelopment projects that reduces energy and water consumption.

Policy 1.4

Ensure high-quality and sustainable design for public buildings and outdoor spaces. New public buildings should be attractive and meet the highest performance standards for energy and water conservation.

¹ LEED-certification refers to the Leadership in Energy and Environmental Design rating system created by the United States Green Building Council (USGBC).

² Green streets are designed to capture rainwater at its source, where rain falls.





Goal 2: Preserve and maintain a community character defined by the surrounding natural environment. Ensure that McCall's built environment complements McCall's natural environment, scenic mountain setting, and small town character.

Policy 2.1

Promote and encourage site-specific developments that use energy efficient design and materials that complement the natural environment and mountain town setting.

Policy 2.2

Ensure appropriately-scaled development in McCall's natural and mountain town setting.

Policy 2.3

Protect and enhance McCall's treasured public places such as parks, plazas, and streetscapes. Where needed, enhance areas that lack distinctive visual character or where the character has faded.

Policy 2.4

Limit formula businesses, restaurants, and retail to preserve the unique character of McCall.

Goal 3: Promote context appropriate public art—such as memorials, historical monuments, installations, murals, sculptures, mosaics, decorative features, and functional elements—as an important element of the vibrancy, place-making, and celebration of McCall's character.

Policy 3.1

Continue to weave public art into McCall's streetscape fabric along roadways and in such places as parks, plazas, bridges, and other public gathering places.

Policy 3.2

Encourage a concentration of art in downtown to enhance the livability and walkability of the City and to reinforce the perception of McCall as an arts destination.

Policy 3.3

Encourage the integration of art as an important component of good design and as a way to incorporate art into the daily lives of residents, workers, and visitors.

Policy 3.4

Build on McCall's growing identity as a cultural center and destination by increasing the visibility of the arts and cultural activities in the community through marketing, venues, and facilities.

Policy 3.5

Continue to recognize the relationship between art, active living, the environment, and economic vibrancy.

DIVE

DEEP

Goal 4: Ensure that new development protects the treasured views of Payette Lake and adjacent landscapes from roadways, frequented public areas, community gateways, downtown, and other public places.



Policy 4.1

Protect key view corridors throughout McCall, including views from Lake Street and northerly views along Mission Street and 3rd Street, 2nd Street, and 1st Streets.

Policy 4.2

Restore view corridors by supporting redevelopment of underutilized buildings and creating visual breaks between buildings adjacent to Payette Lake.

Policy 4.3

Protect and enhance the views of the surrounding natural landscape and the Payette Lake by reducing, removing, or under-grounding visual obstacles such as utility lines and equipment.

Policy 4.4

Continue to protect the surrounding natural landscape and the edges of the City by using a variety of techniques such as requiring clustering, creating conservation easements, or purchasing private property.

Policy 4.5

Protect and incorporate natural features into newly developing areas. Conserve the natural patterns and function of streams, ridgelines, topography, riparian areas, and wildlife habitat areas.

Goal 5: Encourage civic and cultural activities in the community through festivals, events and performances, interactive classes and workshops, and a variety of other community-building activities.

Policy 5.1

Support the McCall Arts and Humanities Council, the McCall Area Chamber of Commerce, the McCall Public Library, and other organizations responsible for coordinating and executing public events in the McCall Area.

Policy 5.2

Continue to support cultural facilities, indoor and outdoor event spaces, and programs that provide a diverse range of performing and visual arts activities.

Goal 6: Cultivate attractive gateways to McCall that highlight the natural character of the area.

Policy 6.1

Within the 3rd Street and Lake Street scenic route overlay zones, encourage high quality developments that create an appropriate gateway sequence for visitors entering and leaving McCall and that minimize and discourage visually intrusive development at gateways to McCall.

Goal 7: Preserve, promote, and enhance McCall's history and heritage.

Policy 7.1

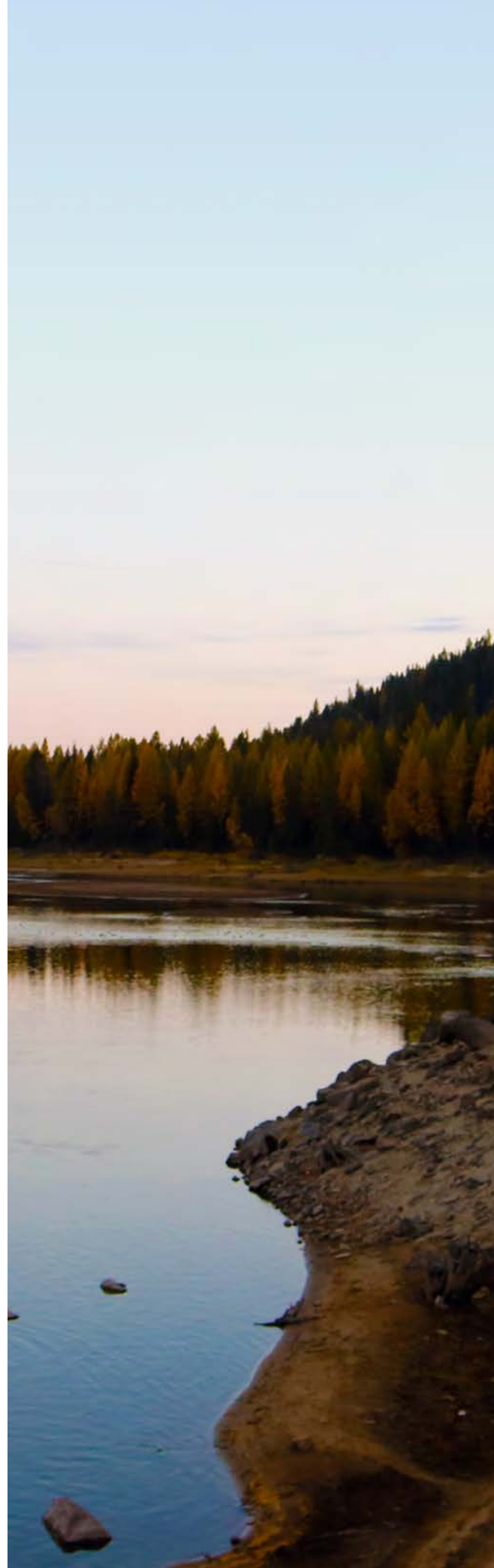
Pursue opportunities that promote historic, cultural, and heritage-based events.

Policy 7.2

Preserve and interpret historic resources (objects, buildings, structures, sites, or places with historic, cultural, or aesthetic significance) in McCall for residents and visitors.

Policy 7.3

Identify key landmark features to integrate into future gateway and corridor design including key natural features and buildings.



DIVE

DEEP

LAND USE

FUTURE LAND USE PLAN

The Future Land Use Map (Map 5.1) is a tool that takes the ideas from the vision, goals, and policies and illustrates how they work on a land use basis. The Future Land Use Map is not a zoning map, and it does not establish regulatory requirements for new development. The Future Land Use Plan Map

guides regulation for rezones within the City and Impact Area, making it an important tool for land use decisions. The Development Code is the tool that regulates development standards such as building height, setbacks, parking, and density requirements.

The future land uses of McCall should:

»» Direct local housing and employment growth to downtown, commercial activity centers, and transportation corridors, preserving existing and integrating new local housing where possible.

»» Concentrate a majority of housing near our existing activity centers while dispersing a variety of local housing throughout McCall.

»» Encourage residential infill in appropriate areas.

»» Support a connected open space network and wildlife corridors.

»» Plan for business parks and light industry to support economic diversification and local jobs in McCall.

»» Capitalize on the airport as an economic catalyst.

»» Locate industry, warehousing, logistics, manufacturing, and other similar uses in proximity to adequate transportation and utility infrastructure.

»» Transition residential uses from highest-density in downtown to lowest-density at the City edges to rural within the Impact Area and beyond.

»» Create an urban growth boundary that surrounds the McCall Area and preserve open space with conservation easements.





What is the difference between the Future Land Use Map and Zoning?

Both depict how land can be used and developed over time, using a set of “designations” and “zones” (shown as colors on the maps).

The Future Land Use Map is about the future...

The Future Land Use Map (Map 5.1) depicts a long-term vision of how and where the city will grow and change over the next 20 years. The Future Land Use Map allows for various zoning districts within a given Future Land Use designation. The appropriate zoning shall be determined based on a number of criteria identified within the City’s Zoning Code.

The Zoning Map is about what is allowed today...

The City’s Zoning Map tells us how land can be used and what can be built on any given property today. Zones are more specific than the Future Land Use designations and come with a set of rules (included in the City’s Zoning Code) that clarify what uses are allowed (e.g., residences, businesses, manufacturing), and how buildings may be developed or changed (e.g., maximum heights and required setbacks from property lines).

FUTURE LAND USE DESIGNATIONS

All land within the City and Area of Impact has been categorized under one of 12 land use designations. These land use categories cover the full range of different land use types and should serve as the basis for development review and approval and future zoning amendments. The land use categories are described briefly below:

High Density Residential. This land use designation is intended to provide the development of neighborhoods with multiple-family dwelling units and is intended to encourage a variety of housing opportunities. *Implementing Zoning Districts: R-16*

Medium Density Residential. This land use designation supports the development of medium density single-family housing and is intended to maintain traditional residential neighborhoods. *R-8*

Low Density Residential. This land use designation is intended to provide for the development of low-density single-family residential neighborhoods. These neighborhoods consist of larger home sites. *Implementing Zoning Districts: R-4*

Large Residential. This land use designation permits the development of large lot, single-family residential areas, and is intended to establish a rural setting and encourage preservation of open space and recreation areas. *Implementing Zoning Districts: R-1, RE*

Ag-Forest Conservation. This designation is applied to land that is part of the Payette National Forest and also within the Impact Area. It is located north and west of the City. *Implementing Zoning Districts: RR*

Central Business District. This land use designation is intended to preserve and enhance the McCall downtown area as the heart of McCall, and the primary tourist and pedestrian activity area of the community. A variety of retail, service, and mixed use establishments associated with the traditional main street environment are permitted. *Implementing Zoning Districts: CB*

Mixed Use. This land use designation supports general commercial uses that serve the greater community of McCall. These retail, service, and mixed use establishments may be automobile-oriented and require a larger lot area than typical in the downtown, provided that they are

designed to safely and comfortably accommodate those arriving by foot, bicycle, or transit. *Implementing Zoning Districts: CC, I, BP*

Airport. This land use designation is intended for use by the McCall Municipal Airport and the surrounding related facilities and properties. It is applied to the current airport property and an adjacent strip of land to the east, identified for airport related facilities in the Airport Master Plan. *Implementing Zoning Districts: AP*

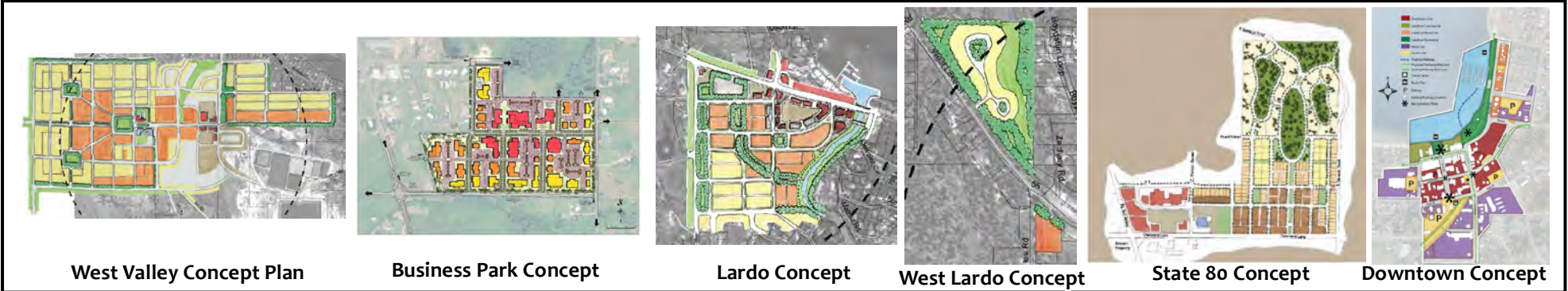
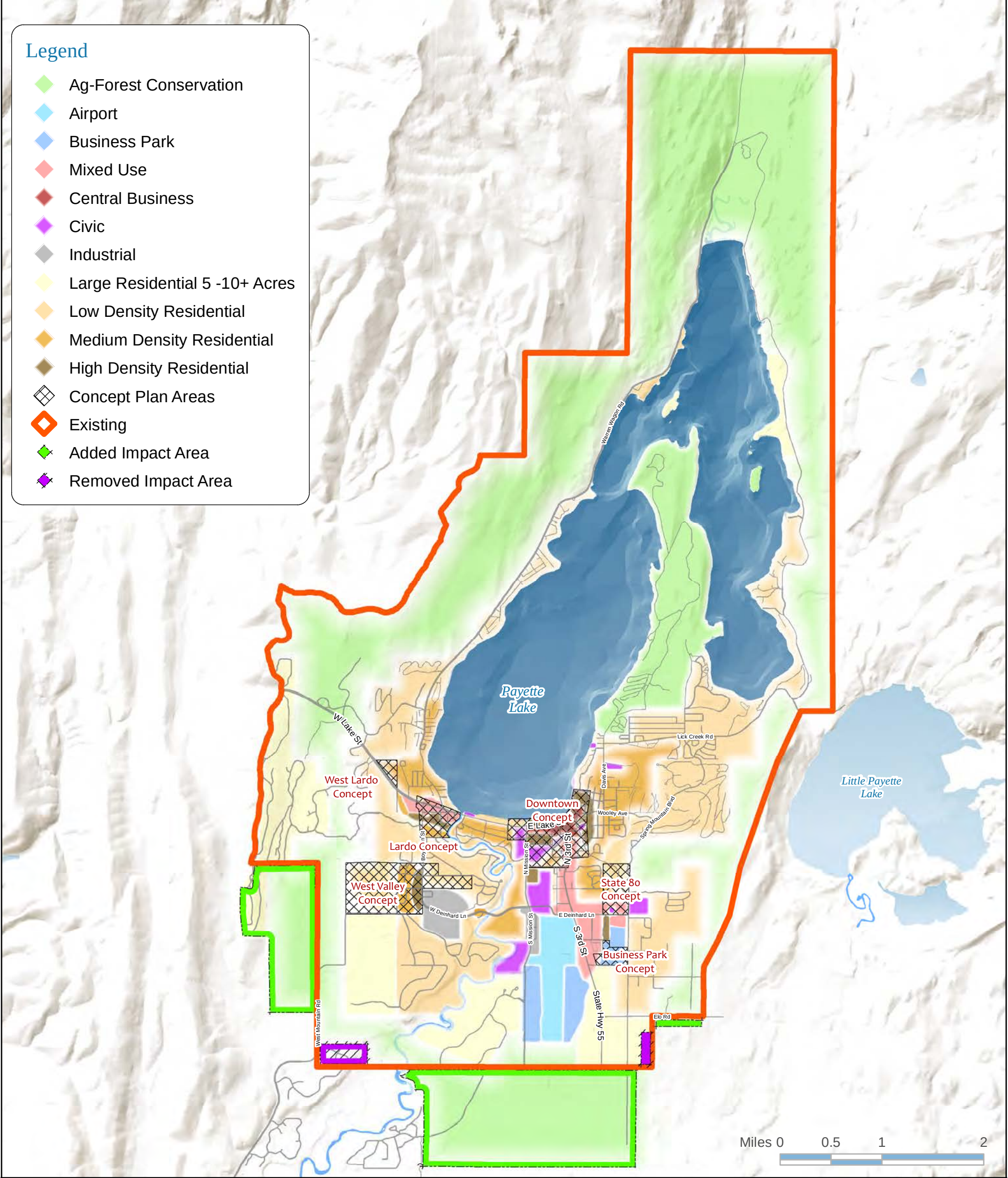
Business Park. This land use designation is intended to provide for office, light industrial, and other employment facilities. A mix of uses is allowed. BP is applied to properties with land characteristics suitable for business parks (e.g. good access, flat, can be buffered from adjacent uses). *Implementing Zoning Districts: RE, CC*

Civic. This land use designation is intended to provide for governmental offices and other civic facilities including governmental, cultural, and recreational facilities. Mixed use is allowed in combination with public uses. On the Future Land Use Map, it is applied to schools, parks, the hospital, and other selected public properties. *Implementing Zoning Districts: CV*

Industrial. The Industrial land use designation is intended to provide for general industrial uses that will support a growing economy and yet are not detrimental to any abutting uses. Furthermore, industrial activities shall not interfere with the operation of the airport or any transportation facility. Industrial is an existing zone. *Implementing Zoning Districts: I*

Concept Plans. This designation is applied to lands which have undergone a special planning study for a subarea of McCall. Concept Plans will be used as the basis for land use reviews. These plans provide the conceptual “zoning” for an area, as well as requirements for transportation, public amenities, urban design, and other elements.

MAP 5.1: FUTURE LAND USE



-- FOR PLANNING PURPOSES ONLY--

OVERLAY DESIGNATIONS

Overlays are flexible designations that are intended to be applied in conjunction with the underlying land use designations. Current and proposed overlays are described below and shown on Map 5.2. This does not include every overlay zone in the City of McCall.

Cluster Overlay. Proposed. This designation is applied to lands that have clustering and/or village-style design that will implement the objectives of the Comprehensive Plan. It is used as a flexible designation to achieve multiple benefits.

Highway Corridor Overlay. Proposed. This designation is applied to lands shown on Map 5.2 and described below with the intent of supporting appropriate design and land use. General characteristics of each tier include:

South: Higher degree of open space, clustering of buildings, panoramic vistas, openness and distinct separation of urban and rural areas. Higher degree of setback and meandering pathways separating buildings from roadway.

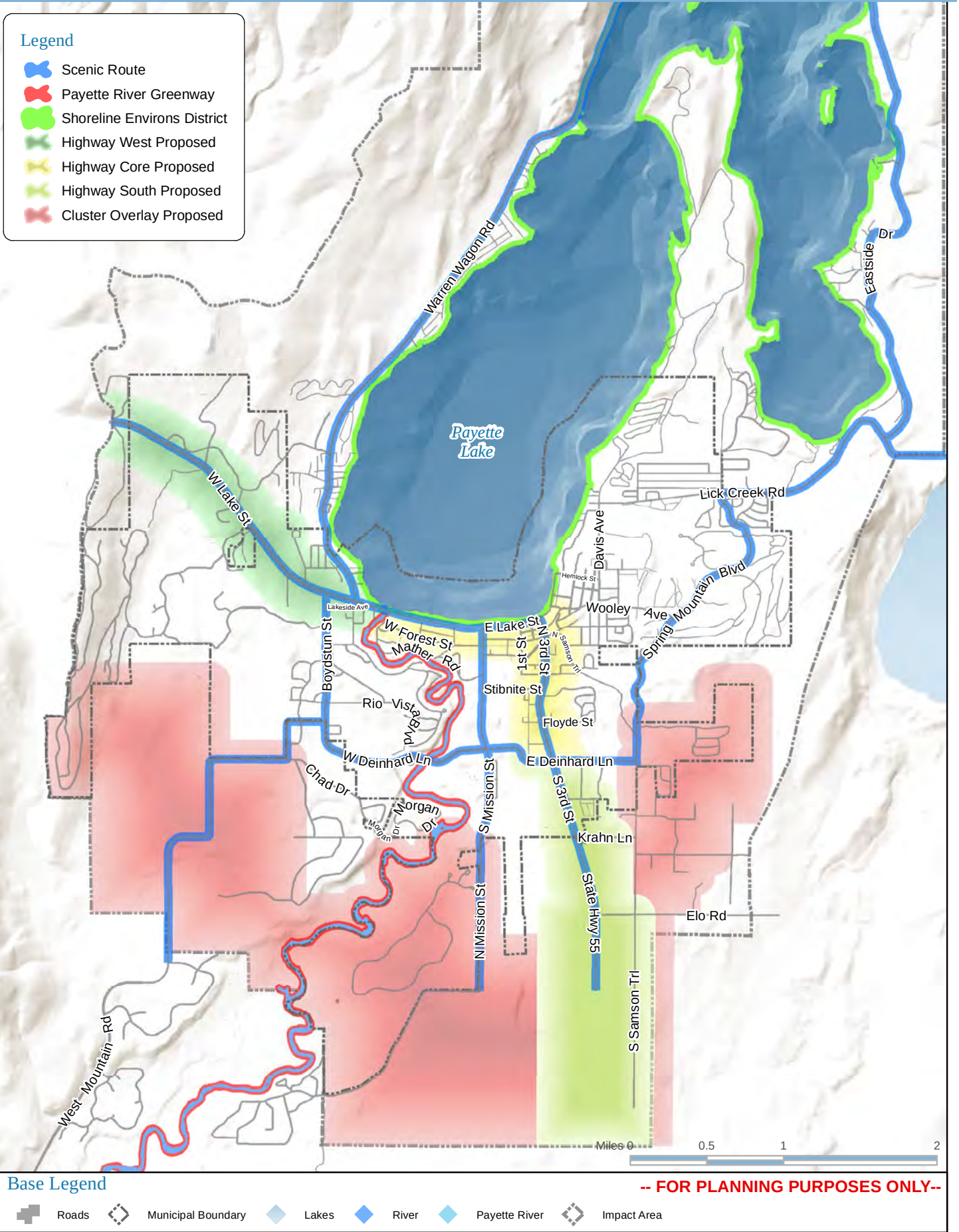
Core: Higher emphasis on preserving viewsheds, lake access, and parks that emulate the natural character. Buildings are positioned closer to the road with parallel parking in front to create an active pedestrian environment.

North: Higher degree of open space between clusters of buildings. Higher degree setback and meandering pathway separating buildings from roadway.

Scenic Route Overlay. Existing. The purpose of the scenic route overlay is to preserve, maintain, and improve visual access from public collector and arterial streets, improve the visual quality of existing streets and adjacent uses, and control the visual quality of future development.

River and Shoreline Overlay. Existing. This overlay is designed to protect the water quality of Payette Lake and the North Fork of the Payette River, as well as the aesthetic views. The most significant part of the overlay ordinance establishes a 50-ft development setback from the lake and river, which helps protect the water resources, and has a positive aesthetic effect on the environment.

MAP 5.2: OVERLAYS



LAND USE

GOALS + POLICIES

Goal 1: Plan for phased and contiguous future growth in the Impact Area.

Policy 1.1

Implement the Annexation Plan to support efficient provision of services. (See Map 5.3)

Policy 1.2

Encourage Valley County to develop incentives for clustering development and preserve open space and working agriculture land.

Goal 2: Invest in and enhance existing urbanized areas and discourage sprawl.

Policy 2.1

Implement a tiered growth pattern that will transition from a dense urban core out to less dense neighborhoods, the City limits, the annexation area, and the Impact Area.

Policy 2.2

Promote compact, walkable development patterns that support transit, connect neighborhoods, and discourage development patterns that rely solely on vehicles for transportation in urban areas of the community.

Policy 2.3

Support infill and redevelopment in the City limits, commercial areas, major activity areas, and specific areas that can easily connect to services. Appropriate types of infill include new residential units on vacant lots/areas, additions to existing units, accessory dwelling units, and residential units with businesses. (See Economy Policy 2.2 and Map 5.6)



Goal 3: Support development within a new urban renewal district to support housing, economic development, and mobility.

Policy 3.1

Encourage and incentivize development within a new urban renewal district to increase vibrancy in the downtown area. The new district includes: the original four blocks of downtown, the commercial/civic waterfront, along 3rd Street south to Floyde Street, and west to First Street. (See Map 5.4)



Goal 4: Protect and enhance public access along Payette Lake and the character of the shoreline.

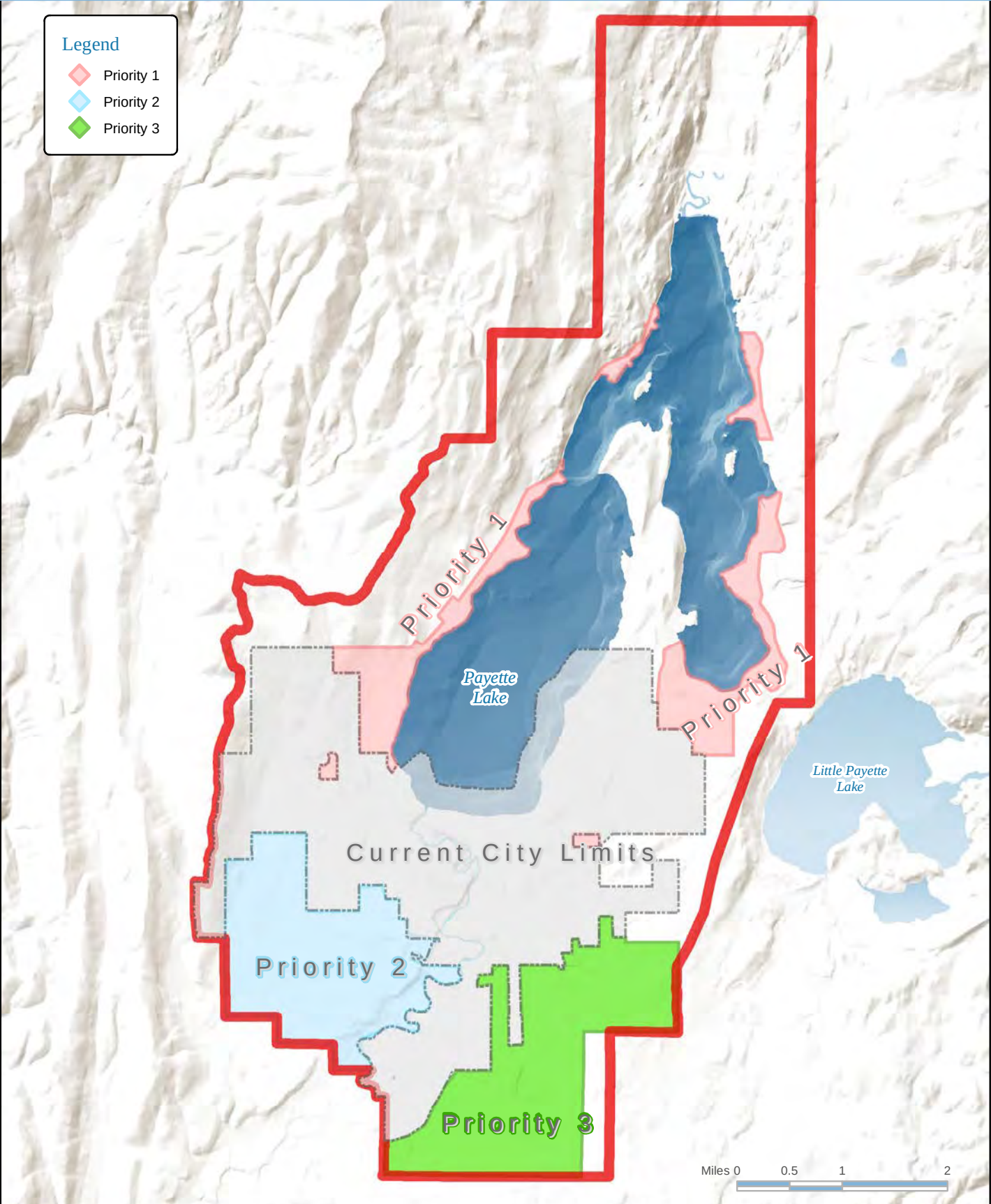
Policy 4.1

Protect the view of the shoreline from Payette Lake by regulating new shoreline development, removing key obstructions, and supporting the redevelopment of underutilized properties to add public spaces and create visual breaks.

Policy 4.2

Protect and enhance public access to Payette Lake through the acquisition of additional public lands, development of access points, and new lakefront pathway segments.

MAP 5.3: ANNEXATION PLAN



Legend

- Municipal Boundary
- Proposed Impact Area
- Lakes
- Payette River

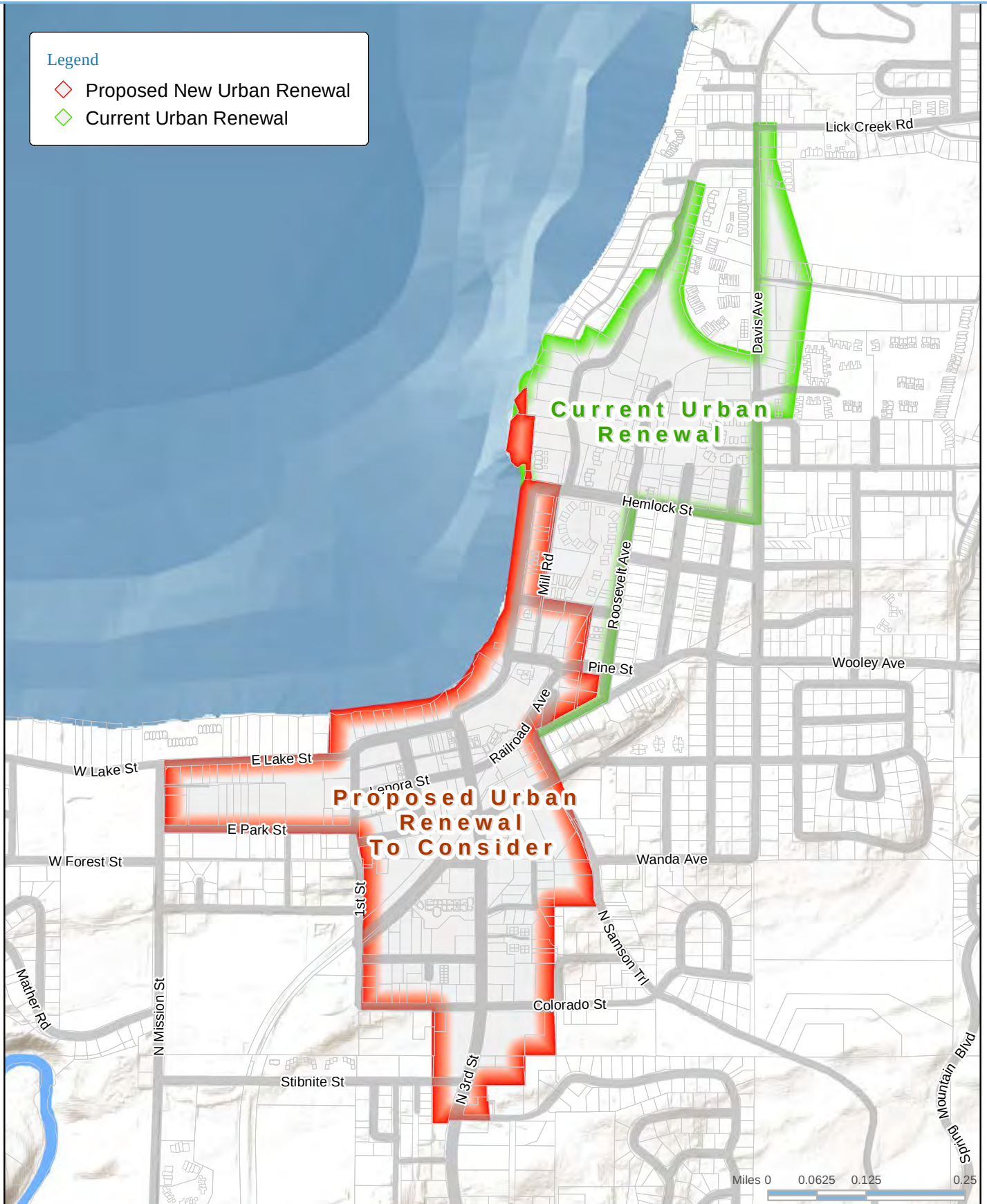
-- FOR PLANNING PURPOSES ONLY--
Any future annexation would need to follow Idaho Code, Title 50 Chapter 2.
Any change to Impact Area boundary must follow Idaho Statutes 67-6526.

MAP 5.4: URBAN RENEWAL DISTRICTS



Legend

- ◊ Proposed New Urban Renewal
- ◊ Current Urban Renewal



Base Legend

- Roads
- Lakes
- River

-- FOR PLANNING PURPOSES ONLY--

DIVE

DEEP

Goal 5: Leverage the inherent relationship between land use and transportation to align decision-making and planning efforts.

Policy 5.1

Plan for commercial development that creates mixed use centers and/or mixed use transportation corridors including building-forward design, parking in the rear or sides, sidewalks, and streetscape.

Policy 5.2

Promote infill and new development in the Central Business District and along corridors that connect to transit and are designed to encourage walking and bicycling and can therefore reduce costs associated with healthcare, local housing, and transportation.

Policy 5.3

Create a healthy and family-friendly community through development that includes a mix of land uses and housing types, affords realistic opportunities for transit, bicycle, and pedestrian travel, and provides community gathering spaces, neighborhood gardens, parks, and safe outdoor play areas for children.

Policy 5.4

Develop a plan to create a multimodal corridor on Hwy 55 that recognizes the importance of the commercial corridor and the linkage between transportation and infrastructure investment, and commercial and residential areas.

Policy 5.5

Encourage local housing options and create walkable and connected residential areas.

Goal 6: Preserve agricultural and open lands in the McCall Area.

Policy 6.1

Support protection and enhancement of the open space surrounding the City within its Impact Area.

Such protection is not limited to the physical protection of land, but includes the retention and development of working farms and participating in state and federal planning.

Policy 6.2

Consolidate development to preserve agricultural and open lands. Developments on rural land should be compact, and should result in the conservation of unbuilt land.

Policy 6.3

Require clustered residential developments with smaller building lots and larger areas of open space for larger parcel sizes in designated areas.

Policy 6.4

Permanently protect and retain open space and environmentally sensitive areas through platting, conservation easements, or other appropriate tools.



Goal 7: Promote and support the local food system and expand the market for local and sustainable food.

Policy 7.1

Incorporate urban agriculture uses into long-range planning efforts by supporting urban agricultural activities, farmers markets, and cottage industries.

Policy 7.2

Support the creation and improvement of community gardens, community kitchens, and farmers' markets that sell locally and regionally grown foods.

Goal 9: Develop accessible community gathering places that encourage interaction and provide places for people of all ages to visit and relax.

Policy 9.1

Emphasize and promote public and private parks, plazas, the McCall Public Library, and open spaces in land use planning, particularly within activity centers and along activity corridors.

Policy 9.2

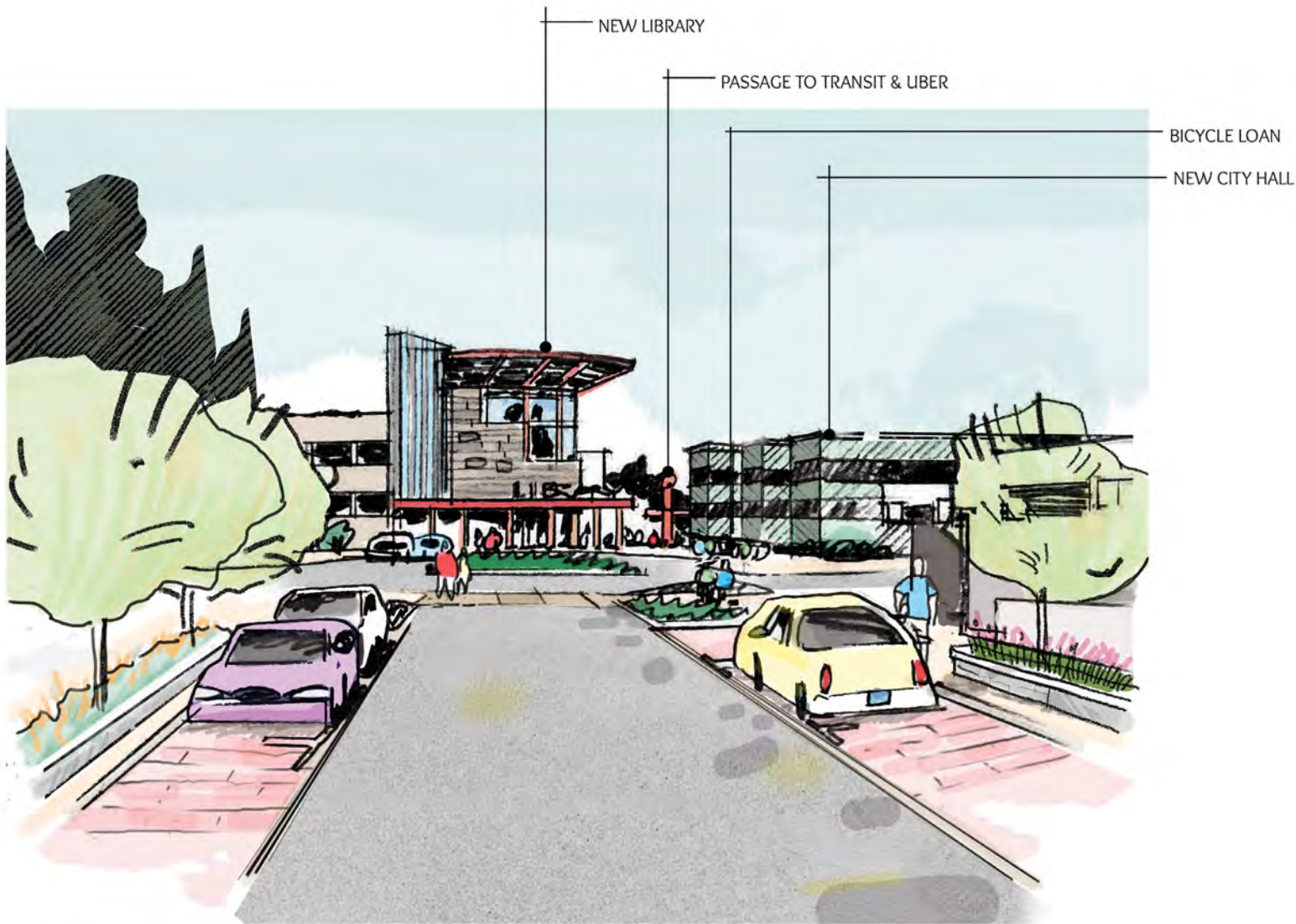
Ensure that public streets, alleyways, and other spaces are available for public events.

Goal 8: Plan and develop the Central Business District in McCall as the heart of the community, pursuant to the Downtown Master Plan.

Policy 8.1

Foster a highly pedestrian-oriented commercial center in downtown.





Goal 10: Emphasize and promote civic facilities in land use planning.

Policy 10.1

Retain and expand civic uses downtown, according to the Downtown Master Plan.

Policy 10.2

Accommodate a mix of uses on the downtown City campus.

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ENVIRONMENT AND NATURAL RESOURCES

GOALS + POLICIES

Goal 1: Preserve, enhance, and celebrate Payette Lake and surrounding adjacent property as the “crown jewel.”

Policy 1.1

Work with governmental and community partners to coordinate the management of Payette Lake.

Policy 1.2

Protect and balance the recreational experience of Payette Lake for a diversity of users, both motorized and non-motorized.

Goal 2: Improve and protect the water quality of Payette Lake.

Policy 2.1

Pursue a program to construct swales or improve natural swales in the more rural areas around the lake to intercept storm water flows outside of the development areas.

Policy 2.2.

Provide for the planning, design, and construction of more advanced and attractive retention and detention facilities to minimize off-site storm water impacts due to developments.

Policy 2.3

Preserve and create natural riparian vegetation along the shoreline.

Policy 2.4

Limit the application of herbicides and fertilizers on manicured sod/lawn along shoreline.





Goal 3: Promote, encourage, and maintain the highest standards for air quality.

Policy 3.1

Promote the use of alternative modes of transportation such as ridesharing, bicycling, walking, and transit.

Policy 3.2

Encourage new development to employ energy and sustainability standards that reduce energy demand for heating and cooling, resulting in fewer air emissions.

Policy 3.3

Promote the use of modes of transportation other than single occupancy vehicles, such as bus or ride shares, between Boise and McCall to reduce per capita vehicle miles traveled.

Policy 3.4

Promote reductions in air pollution to minimize impact to human health, sustain or improve the local economy, improve air quality, and reduce the impact of greenhouse gases.

Goal 4: Protect neighborhoods and commercial areas from detrimental noise pollution.

Policy 4.1

Ensure that new development is compatible with the surrounding environment by using noise/land use compatibility standards as a guide for future planning and development decisions.

Goal 5: Protect the night sky from light pollution in order to preserve the area's rural character.

Policy 5.1

Review, educate, and enforce codes for dark-sky lighting compliance.

Goal 6: Conserve significant natural areas and encourage the creation of new natural areas that increase the variety and quantity of fish and wildlife throughout the urban area in a manner compatible with other urban development and activities.

Policy 6.1

Regulate activities in natural resource areas that are deemed to be detrimental to the provision of food, water, and cover for fish and wildlife.

Policy 6.2

Require site evaluation for habitat, wildlife corridors, and other natural features prior to development design.

Policy 6.3

Protect habitats of sensitive species.

Policy 6.4

Encourage flexibility in the division of land, the siting and design of buildings, and other improvements to reduce the impact of development on environmentally sensitive areas.



Image Credit: Hodson, J, McCall Recreation

Goal 7: Embrace and practice sustainable government and community development that promotes McCall as a green community. For this goal, sustainability refers to meeting the needs of the present without compromising the ability of future generations to meet their needs.

Policy 7.1.

Promote community participation in environmental stewardship practices.

Policy 7.2

Utilize incentives, education, and public/private collaboration to increase energy conservation efforts throughout the community, including use of technological solutions and a reduction in consumption.

Policy 7.3

The City will serve as a role model to the community by utilizing new and emerging technologies for renewable energy.

Policy 7.4

Continue to monitor relevant federal, state, regional, and local environmental laws, standards, policies, and goals with the understanding that these will evolve with updates in scientific findings and technological development.

Goal 8: Maintain and increase McCall's urban forest as a key component of the green infrastructure network with economic and social benefits.

Policy 8.1

Achieve no net loss¹ of tree canopy coverage and strive to increase the overall tree canopy to reduce storm runoff, absorb air pollutants, reduce noise, stabilize soil, and provide habitat.

Policy 8.2

Maintain McCall's heritage trees.

Policy 8.3.

Preserve, to the extent reasonable, native vegetation consistent with ensuring wildland fire defensible space.

Policy 8.4

Strengthen incentives and requirements for tree preservation for new development.

Goal 9: Encourage approaches to development that will enhance the ability of people, wildlife, natural systems, and property to withstand and recover from natural disasters and other major disturbances.

Policy 9.1

Facilitate effective disaster mitigation by providing recommended updates to policies, programs and regulations as warranted, in preparation for natural disasters.

¹ No Net Loss refers to the balance of tree canopy loss with new canopy growth so that the total amount of tree canopy does not decrease, but remains constant or increases over time.



Image Credit: Lundgren, L, McCall Recreation

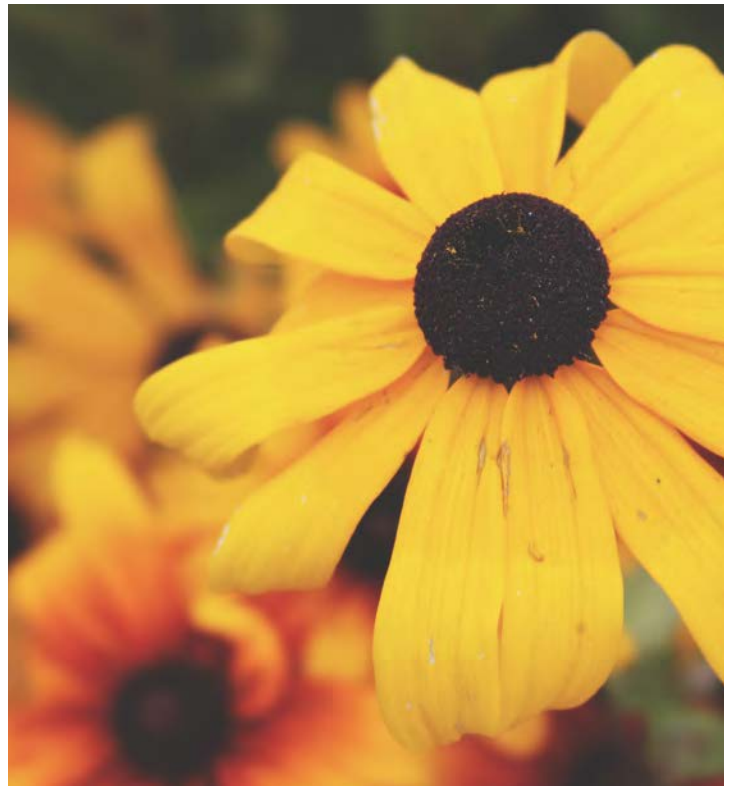


Image Credit: Whipple, C, McCall Recreation

OUR ECONOMY

POPULATION GOALS + POLICIES

Goal 1: Encourage a managed population increase, avoiding significant fluctuations in population change.

Policy 1.1

Cultivate housing and employment opportunities for full-time residents. Utilize a population guideline of 40 percent full-time residents as a basis to monitor population trends.

Policy 1.2

Consider the populations of neighboring communities, such as Lake Fork, Donnelly, and New Meadows, and develop a long-term plan for sharing commerce and population growth.

Policy 1.3

Develop and employ population growth management tools to maintain a healthy but manageable average annual population growth rate of 2%.

Goal 2: Promote and develop a generationally and culturally diverse population.

Policy 2.1

Expand McCall's image to more fully embrace its diversity of people, opportunities, and experiences.

Policy 2.2

Provide assistance, housing, and support services for the elderly so they may lead fulfilling lives and be effective participants in the community.

Goal 3: Build a stable year-round population in McCall.

Policy 3.1

Encourage young adults to stay in McCall and seek to attract young families and retirees by providing quality of life amenities, work opportunities, transportation choices, recreation opportunities, convenient healthcare, broadband, and a vibrant downtown.

Policy 3.2

Support stable employment opportunities in McCall by strengthening existing businesses and further expanding our startup, technology, medical, recreation, environmental, healthcare, and educational business sectors.



HOUSING

GOALS + POLICIES

Goal 1: Promote a variety of quality housing types for current and future residents.

Policy 1.1

Promote a diversity of local housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.

Policy 1.2

Distribute a variety of housing types throughout the City to expand the choices available to meet the financial and lifestyle needs of McCall's diverse population.

Policy 1.3

Protect neighborhood character by preserving older homes and neighborhoods.

Goal 2: Support a local housing program as part of the vision for a diverse and year-round economy.

Policy 2.1

Develop a comprehensive local housing strategy with public/private partnerships to provide housing for a diversity of incomes.

Policy 2.2

Connect local housing to jobs, child care, schools, retail, and other amenities and services needed on a daily basis.

Policy 2.3

Manage short-term rentals to mitigate adverse impacts to the McCall community.

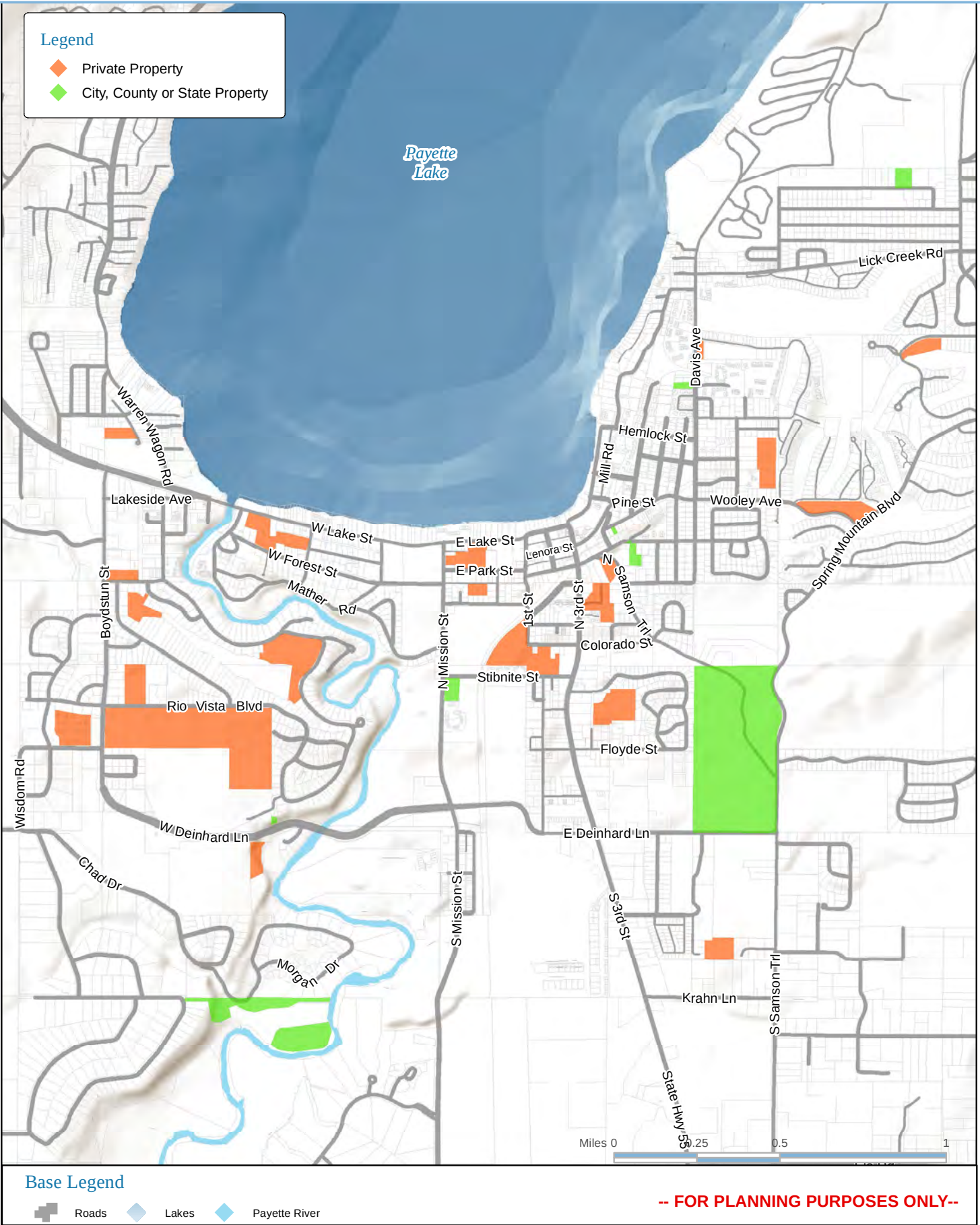
Goal 3: Support multi-faceted strategies to address local housing opportunities.

Policy 3.1

Expand the availability of local housing throughout McCall by preserving existing housing and incentivizing development to provide attainable housing.



MAP 5.5: POTENTIAL LOCAL HOUSING LOCATIONS







ECONOMIC DEVELOPMENT

GOALS + POLICIES

Goal 1: Promote quality of life ‘place-making’ as the overarching economic development strategy for McCall.

Policy 1.1

Promote public art, pathways, parks, events, festivals, and other place-making strategies.

Policy 1.2

Use environmental sustainability as an economic development strategy. (See Environment Goal 7: Sustainability on page 116)

Policy 1.3

Create unique gathering places.

Place-making: The term “place-making” refers to a wide range of community improvement strategies and initiatives that help create vibrant, safe, and friendly places by capitalizing on a McCall’s unique assets—including its history, natural resources, or public spaces, and buildings. It can include efforts to preserve the scenic or historic character of a place, provide wayfinding and trail connections, expand the affordability or type of housing choices, increase the visibility of public art, provide festivals and events, or provide broadband connections in all public places. Place-making offers many ways to build on local strengths to improve community vitality and sense of place.

DIVE

DEEP

Goal 2: Balance and diversify the local economy while maintaining environmental compatibility.

Policy 2.1

Promote, attract, and retain businesses that provide a diverse base of employment opportunities and are not subject to wide seasonal fluctuations.

Policy 2.2

Support development and redevelopment in appropriate areas, located on Map 5.6. (See Land Use Policy 2.3 on page 106)

Policy 2.3

Promote and utilize the airport, public parks, pathways, waterfronts, the McCall Public Library, and the golf course as economic assets and incentives for business/property development and redevelopment.

Policy 2.4

Provide a flexible, efficient, innovative, responsive regulatory environment.

Policy 2.5

Improve broadband and fiber-optic capacity within the city to enable improved telecommuting opportunities, cottage industries, and attraction of businesses that require high speeds of connectivity.

Goal 3: Stabilize the economy with year-round employment and job wages that match the cost of living.

Policy 3.1

Encourage development of business sectors that are compatible with the McCall Area and offer wages that allow for employees to live near where they work.

Policy 3.2

Create and support an innovative, entrepreneurial environment that encourages business investment and increased employment opportunities with higher wage opportunities, increased local tax base, and other public benefits.

Goal 4: Support McCall's economy by investing in our workforce, education systems, entrepreneurs and local businesses.

Policy 4.1

Continue to train, attract, and retain a highly skilled, educated, and flexible workforce.

Policy 4.2

Promote and provide resources and incentives for business development, recruitment, and expansion.

Policy 4.3

Prepare our workforce for jobs through education and training in strategic sectors and emerging markets through curriculum alignment, expanded technology resources, skills development, partnerships, and career development opportunities.

Policy 4.4

Ensure that zoning and land use regulations support the development of live-work space in a variety of settings around the City.

Policy 4.5

Support and continue to work with regional economic development organizations, such as the West Central Mountains Economic Development Council.

Goal 5: Promote the Central Business District as the center of commercial activity and economic growth.

Policy 5.1

Provide necessary infrastructure for redevelopment and encourage private investment within Downtown.

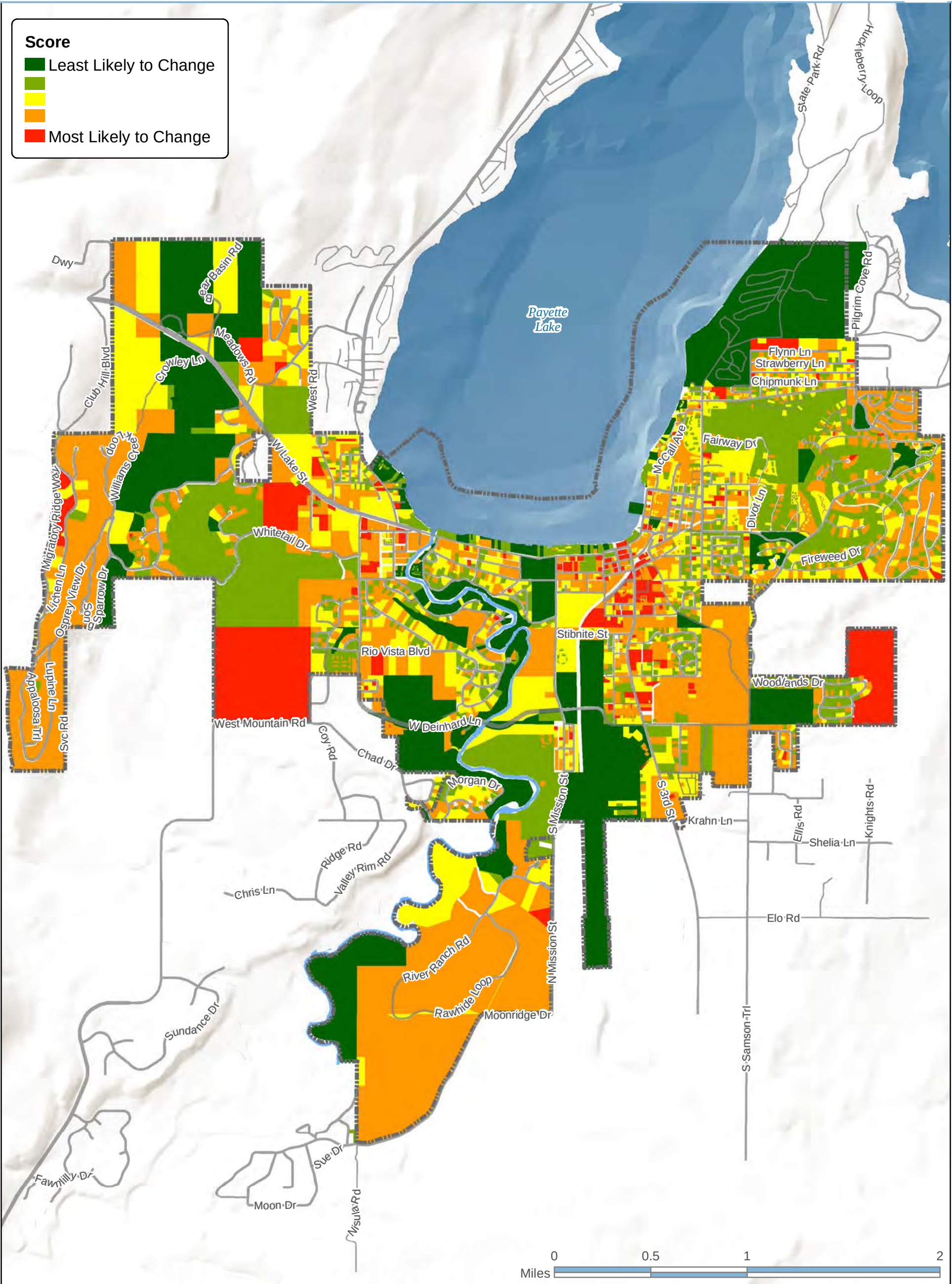
Policy 5.2

Encourage private investment to develop vacant or underutilized buildings and sites.

Policy 5.3

Provide the necessary beautification improvements to attract and encourage private investment.

MAP 5.6: LIKELIHOOD OF CHANGE



An analysis identified the likelihood of change to determine which areas in McCall may develop or redevelop sooner than others. The methodology defined conditions that would spur redevelopment or development and if the condition occurs on a parcel. Criteria included whether the parcel is vacant, located in the floodplain, year built, condition of buildings, if the current land use is non-compliant with Future Land Use, large lots of 100 acres or more, etc. The more criteria a given parcel met, the more likely it is anticipated to change. This map intends to provide a visual guide to where change might reasonably occur but is not predicting or advocating for change of any parcels.

PUBLIC FACILITIES, UTILITIES, AND SERVICES

GOALS + POLICIES

Goal 1: Encourage new development to locate in areas where sewer and water services are present.

Policy 1.1

Require that adequate central sewer and water services are available as a condition of approval of all future developments.

Goal 2: Ensure that public facilities, utilities, services, and municipal buildings are managed to last their intended life, provide for the requirements of the community, and be responsive to identified social, physical, economic, and environmental constraints.

Policy 2.2

Ensure that the City's civic campus is a key anchor of the downtown.

Policy 2.3

Encourage development of a community-supported public or non-profit performing arts center.

Policy 2.4

Continue to support MCPAWS Regional Animal Shelter as a vital part of the McCall community.

Goal 3: Maintain outstanding public safety facilities and services, including hazard and disaster planning.

Policy 3.1

Support fire, safety, and police services.





For new residential development, consider alternative fee policies for new capital facilities or the expansion of existing facilities.

Bin: Food Scraps + Yard Trim

YOUR GREEN BIN FOR WEEKLY PICK-UP

By recycling food scraps we could each remove approximately 100 pounds of garbage from the landfill and cut down on global warming pollution.

All food scraps, plate scrapings and food-soiled paper are accepted in your Green Bin. By recycling our food scraps, we can reduce the amount of garbage going to the landfill and cut down on global warming pollution.

RECYCLE YOUR FOOD IN THREE SIMPLE STEPS:

1. Collect your food scraps in a kitchen container. Wrap in newspaper, put them in a bag or line your kitchen with newspaper to reduce mess.
2. Empty the contents of the container into your food scraps + yard bin.
3. Set out your Green Bin collection, even if it's raining.

Please remember: even those labeled compostable.

Identify general criteria for appropriate locations through a Telecommunications Master Plan. Preference should be given to public locations.

Explore ways of expanding high speed internet and fiber optic access to public buildings, businesses, and residences throughout the McCall Area.

Support the siting of health care facilities and services in appropriate and accessible locations within the City.

In partnership with Valley County, provide an adequate and cost-effective solid waste collection and disposal system that includes recycling, land reclamation, and composting.



Image Credit: www.mdsd.org

SCHOOLS

GOALS + POLICIES

Goal 1: Increase the scope and quality of education for McCall residents.

Policy 1.1

Develop program(s) to bridge students and the community with opportunities for internships, mentors, and career paths.

Policy 1.2

Supplement recreation facilities and sports fields that are provided by the school system. Continue to coordinate and partner with the school district on management and maintenance of shared recreation facilities.

Policy 1.3

Assist in the recruitment of a branch of public college campus, arts or cultural institution, and/or vocational college. Strive for a connection to major Idaho colleges for satellite campuses, such as MOSS, but that are more grounded in general studies or remote classes.

Policy 1.4

Continue to coordinate facilities, materials, and continuing education programs between the Public Library and the school libraries.

Policy 1.5

Encourage and utilize year-round use of the Public Library as an educational entity, especially in the summer when the school libraries are not open.

Goal 2: Continue to support and expand the Public Library's educational programming for all ages.

Policy 1.6

Continue to provide access to materials and programming from the Public Library for those who are home-bound or otherwise unable to move freely about the community.

Policy 1.7

Enhance and better publicize the Proctoring Program from the Public Library to encourage continuing education for distance learners or online educational programs.

Policy 1.8

Encourage and support partnerships with private schools in the McCall Area to assist in educational partnerships within the community.



OUR CONNECTIONS

TRANSPORTATION

GOALS + POLICIES

Goal 1: Foster a transportation system for current and future year-round needs that is safe, convenient, accessible, economical, and consistent with McCall's character.

Policy 1.1

Recognize the seasonal change in McCall traffic and prioritize strategies and projects that manage peak demand (e.g., enhancing transit service, walking and bicycling facilities, carpooling and employee incentives, parking management) over major capacity-enhancing roadway projects (e.g., road widening, intersection widening, and signalization).

Policy 1.2

When major roadway projects are implemented, opportunities to link them with other goals (e.g., green infrastructure, gateway treatments, public art) should be explored and incorporated when possible.

Policy 1.3

Develop streets that are designed and operate to be safe, comfortable, and convenient for all users, including people walking, bicycling, driving, and riding transit.



IMPROVED FACADES, ROOF LINES, CORNER ARCHITECTURE



EXTEND CURB
W/ PLANTING, SEATWALLS,
PAVING

BOULDER BARRIERS

RAISED (6") CROSSING PLAZA

DIVE

DEEP

Goal 2: Ensure critical framework streets provide safe access and circulation for all modes of travel in the City, while establishing a sense of place.

Policy 2.1

Implement streets sections that are consistent with the area's surrounding land use.

Policy 2.2

Enhance safety and efficiency of roadways and the transportation systems.

Policy 2.3

Include street enhancements during the land development process. Achieve the recommendation of the Transportation Master Plan in part through private development contributions.

Policy 2.4

Encourage a connected street network and do not approve new development of permanent dead-end streets.

Policy 2.5

Encourage coordination of road construction and maintenance decisions between the various agencies with jurisdiction.

Goal 3: Increase mode choices (bike, walking, Nordic) and route choices (connectivity of routes) to increase travel options and reduce reliance on automobile travel.

Policy 3.1

In future developments, plan for sidewalks, trails, and bicycle infrastructure that connect with the City's existing systems.

Policy 3.2

Complete and improve the pathway and sidewalk network in the City.

Goal 4: Continue to support safe and efficient transit within McCall, the Impact Area, and between other cities and communities.

Policy 4.1

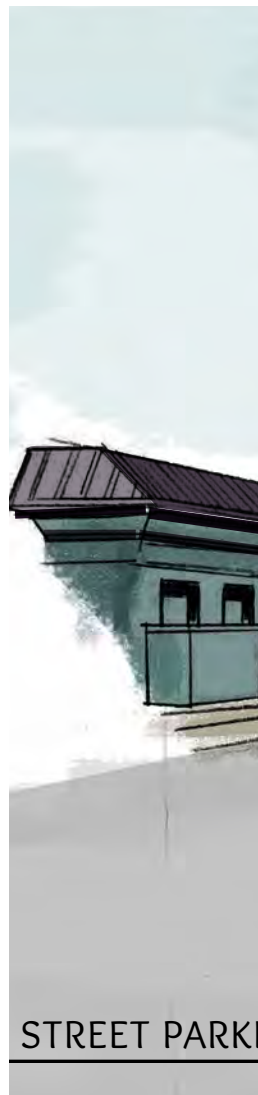
Plan development to support investment in transit options for City residents. Plan higher intensity development with access to major transit stops to support transit investment and long-term ridership.

Policy 4.2

Provide expanded, reliable transit service to mixed-use areas, business parks, medium and high-density housing, educational facilities (and similar institutions), tourist destinations, and other transit supportive land uses.

Policy 4.3

Increase marketing and information of transit services (routes and schedule) as well as the local free-pass program.



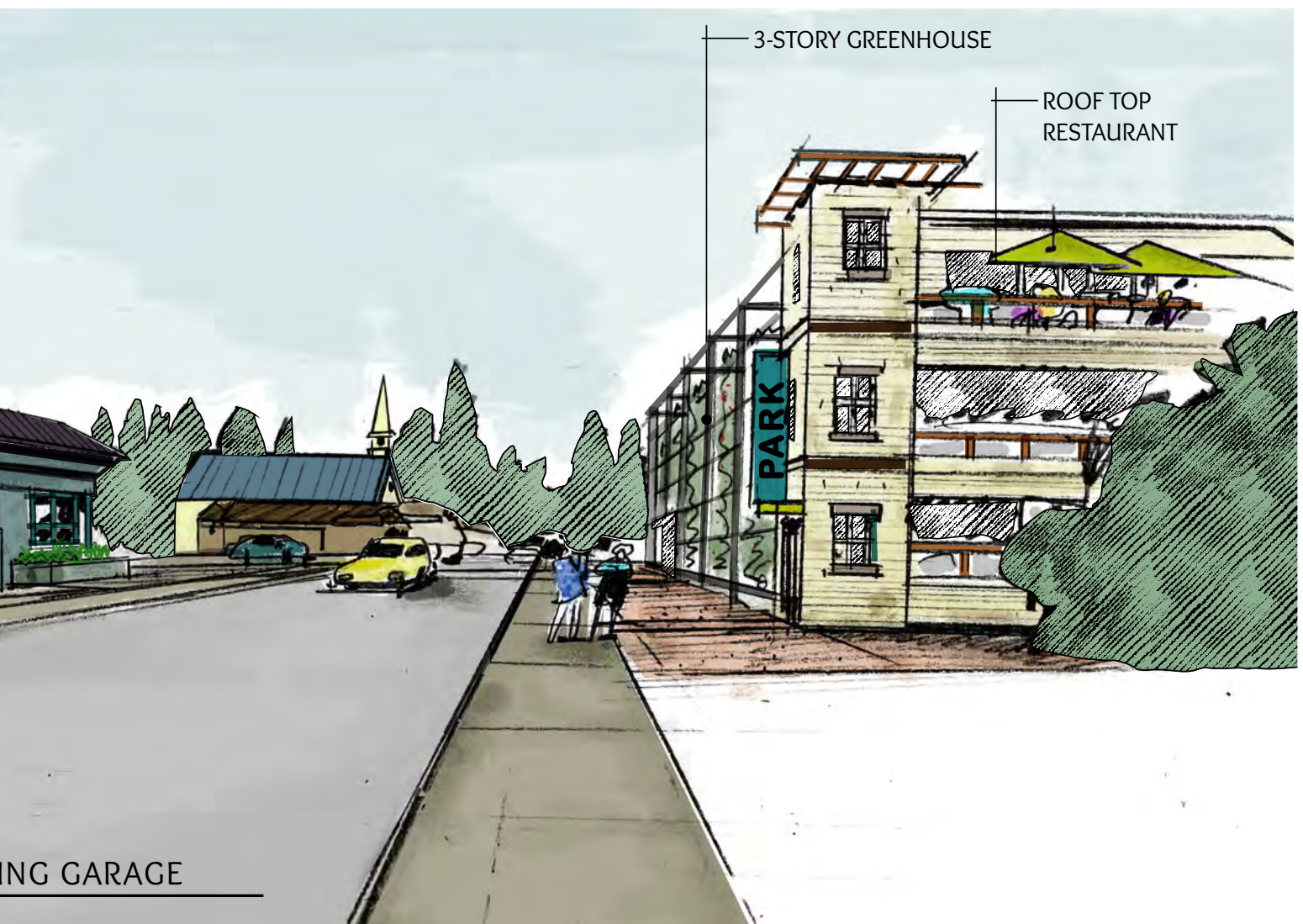


Image Credit: Albany Walk Your City

Goal 4: Evaluate and make needed revisions to parking regulations to ensure both adequate, efficient parking and attractive commercial areas.

Policy 4.1

Focus on efficiency of existing parking supply as a higher priority than increasing parking supply.

Policy 4.2

Furnish adequate and accessible parking to support the economic and pedestrian vitality of the downtown and other key public and commercial areas.

Policy 4.3

Manage recreational vehicle and trailer parking. Allow trailer/RV parking in appropriate areas.

TRAILS AND PATHWAYS

GOALS + POLICIES

Goal 1: Establish McCall as a community known for its excellent bike and trail system.

Policy 1.1

Increase connectivity, including year-round connectivity where possible, between neighborhoods and from neighborhoods to parks and greenways through the use of sidewalks, bicycle lanes, multi-use paths, and trails.

Goal 2: Extend existing trail and greenway projects to create an interconnected green infrastructure network that links all parts of McCall with parks, trails, stream corridors, recreation corridors, green streets, greenways, and agricultural lands.

Policy 2.1

Explore opportunities to connect parks, recreational facilities, trail heads, and open spaces through private property easements.

Policy 2.2

Develop a strategy to create the Payette River Greenway within the City of McCall that includes public access points.

Goal 3: Plan, design, and develop a pedestrian system that includes pedestrian trails and pathways interconnected throughout McCall and surrounding areas.

Policy 3.1

Complete the Valley County Pathway to connect the cities of McCall, Donnelly, and Cascade.

Policy 3.2

Prioritize completing the pathway system in future planning.

Policy 3.3

Prioritize short and long-term maintenance of pathways, including snow removal, so people can commute and recreate all year.

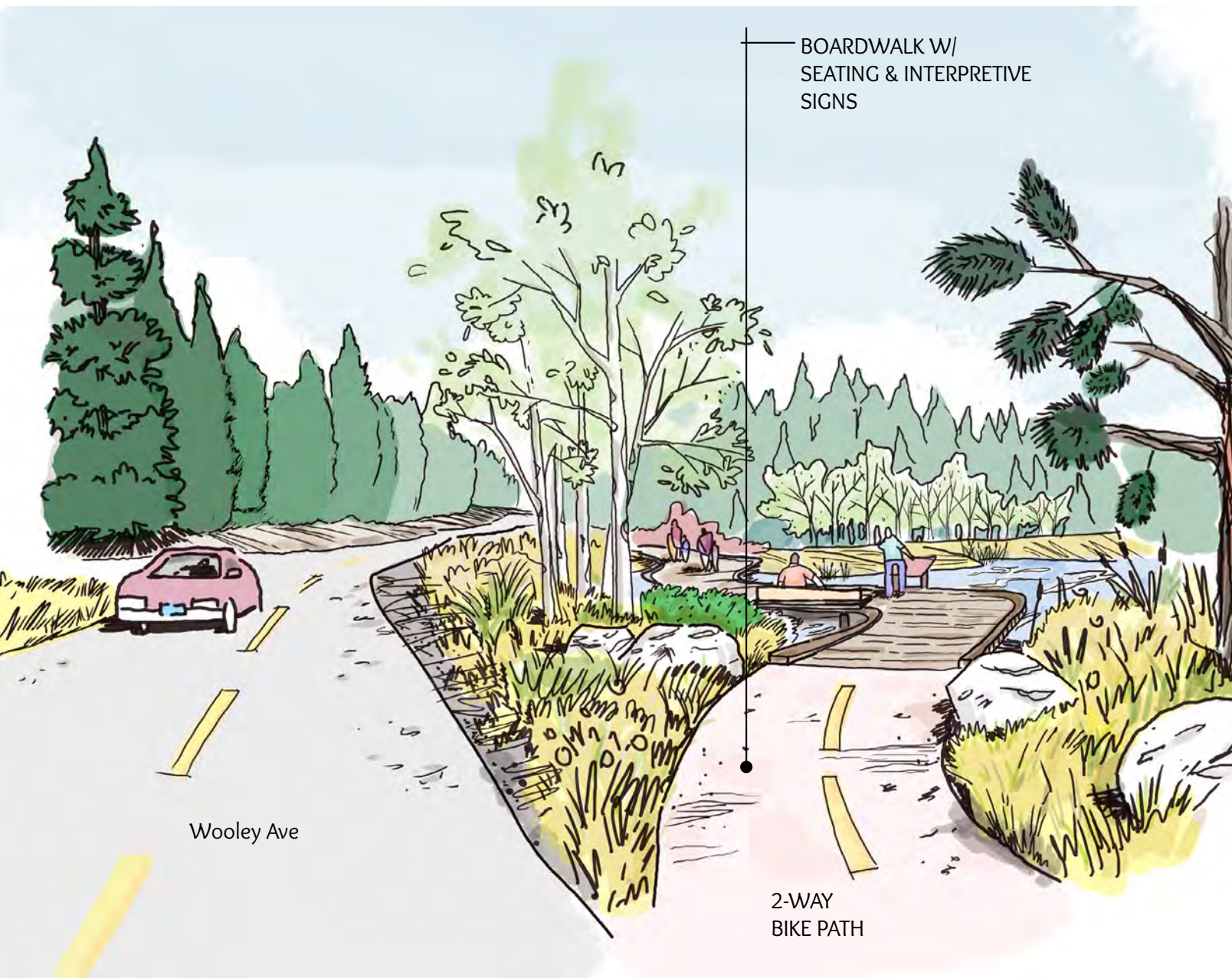
Policy 3.4

Pursue community “bike friendly” certifications and designations from organizations such as the League of American Bicycle Communities.



Priority pathways, sidewalks, and bike lanes identified in this 2017 Comprehensive Plan process include:

1. Pathway around Payette Lake
2. Wooley Avenue
3. Spring Mt. Boulevard
4. Warren Wagon Road
5. Davis Avenue
6. Third Street
7. Bear Basin Road
8. Sampson Trail
9. Lake Street



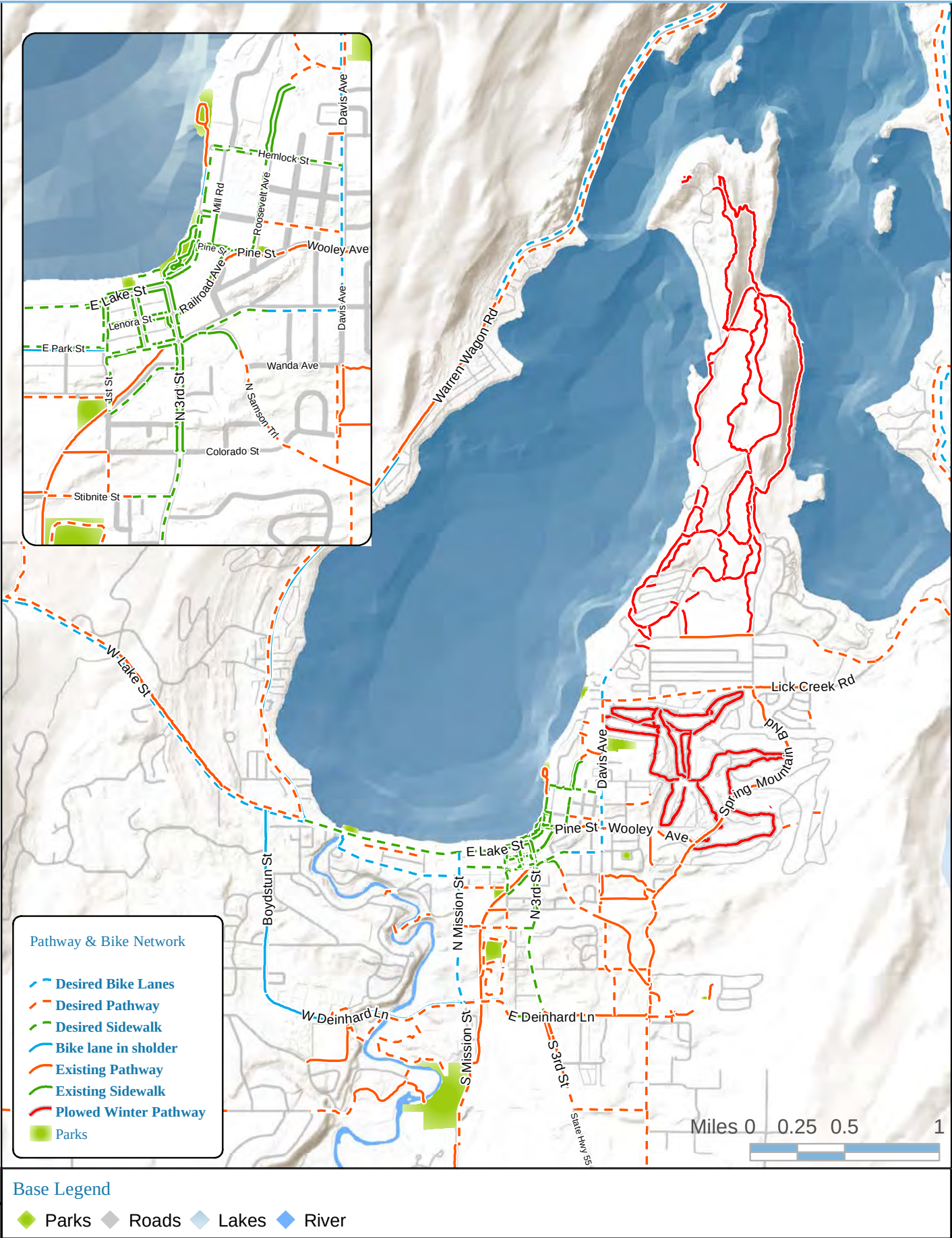
Wooley Ave

BOARDWALK W/
SEATING & INTERPRETIVE
SIGNS

2-WAY
BIKE PATH

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MAP 5.7: PLANNED WALKWAY AND BIKEWAY NETWORK





PARKS AND RECREATION

GOALS + POLICIES

Goal 1: Enhance quality of life for all ages of residents and visitors through recreation programs, public parks, open space, and facilities.

Policy 1.1

Encourage innovation and best practices in development and design of parks, park facilities, and programming.

Policy 1.2

Establish rules and policies for drones to ensure safety and privacy needs are met.

Policy 1.3

Continue to explore a range of funding opportunities and partnerships for parks and recreation improvements and programs. Recognize the necessity of partnerships to provide parks and recreation facilities and programs.

Policy 1.4

Acquire, maintain, and improve public open space, wildlife natural areas, and parks.

Policy 1.5

Promote the City golf course as a diverse open area that can be used for range of activities, including places for golfing, walking, cross country skiing, and snowshoeing, as well as a dog park space.

Policy 1.6

Increase recreational programming to more effectively reach seniors, low income individuals, and teens.



Goal 2: Preserve the quality of and enhance access to Payette Lake and Payette River.

Policy 2.1

Foster the use of water ways for access, public recreation, and enjoyment in a manner that maintains and protects their natural character.

Policy 2.2

Create partnerships between the State, Valley County, the City of McCall, and other groups to develop guidelines for uses of Payette Lake and the surrounding lands, including state lands around the lake, and increase private education.

Policy 2.3

Fully utilize the lakeside and riverfront City property and public access points.

Policy 2.4

Address motorized and non-motorized uses of the lake and points of access to the lake.

Policy 2.5.

Acquire more lakeside and riverfront property for public access.

PUBLIC AIRPORT FACILITIES

GOALS + POLICIES

Goal 1: Continue to proactively protect the health, safety, and general welfare of both airport users and surrounding neighbors.

Policy 1.1

Operate, maintain, and develop the McCall Municipal Airport to ensure safe and efficient aeronautical facilities for all aviation users per City and FAA standards and requirements.

Policy 1.2

Operate and develop the airport in such a manner that it remains a safe and good neighbor by establishing compatible land uses around the airport.

Goal 2: Maintain and improve air service at the airport.

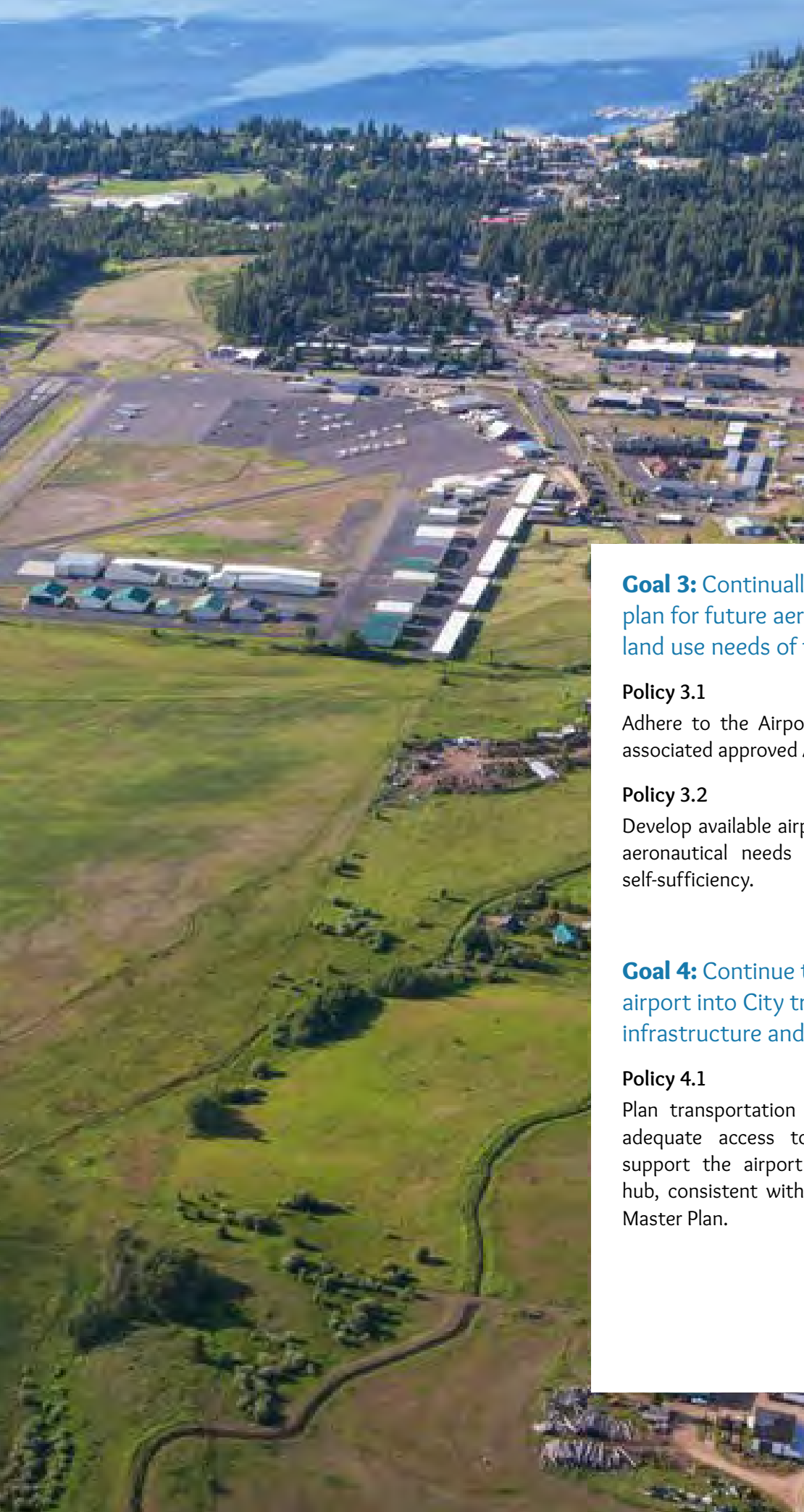
Policy 2.1

Continue proactive efforts with commercial operators and the community to maintain and improve air service options.

Policy 2.2

Continue planning and development of the airport to provide facilities that support services such as aerial firefighting, life flight, and business activity that are valued by the community.





Goal 3: Continually monitor and plan for future aeronautical and land use needs of the airport.

Policy 3.1

Adhere to the Airport Master Plan and associated approved Airport Layout Plan.

Policy 3.2

Develop available airport space based on aeronautical needs to support airport self-sufficiency.

Goal 4: Continue to integrate the airport into City transportation infrastructure and planning.

Policy 4.1

Plan transportation facilities to ensure adequate access to the airport and support the airport as an inter-modal hub, consistent with the Transportation Master Plan.

Goal 5: Plan land uses near the airport so that they are compatible with airport functions, compliant with FAA regulations, and do not negatively impact the safety and operations of the airport. Require aviation easements where needed.

Policy 5.1

Purchase (in fee simple) lands as recommended in Chapter 6 of the Airport Master Plan, Alternative Airport Concepts, and as shown on the Airport Layout Plan.

Policy 5.2

Maintain existing agricultural ground and open space in the vicinity of the airport, especially in key areas off the runway approach and departure corridors to reduce the safety risks for people and property on the ground and in the air.

Policy 5.3

Discourage high-density residential development and encourage commercial and industrial uses in the proximity of the airport that benefit from and do not conflict with aircraft operations.

Policy 5.4

Require Fair Disclosure Notification for new or substantial redevelopment of lots, buildings, structures, and certain activities near the airport notifying developers of the potential of low overhead flights, noise, dust, fumes, and other potential aviation impacts.

Goal 6: Account for the current and future economic benefit to the community when planning and developing on and around the airport.

Policy 6.1

Recognize the airport as an essential service and major contributing factor to economic development in McCall.

Policy 6.2

Encourage aviation related economic development opportunities in appropriate locations on or surrounding the airport.

Policy 6.3

In general, allow uses on and around the airport that promote the efficient mobility of goods and services consistent with regional economic development and transportation goals.

Policy 6.4

Connect the airport to downtown and commercial areas with safe, multimodal transportation options.

Goal 7: Continue to integrate the airport into the local McCall community.

Policy 7.1

Utilize the airport by hosting tours and events for the community.

Policy 7.2

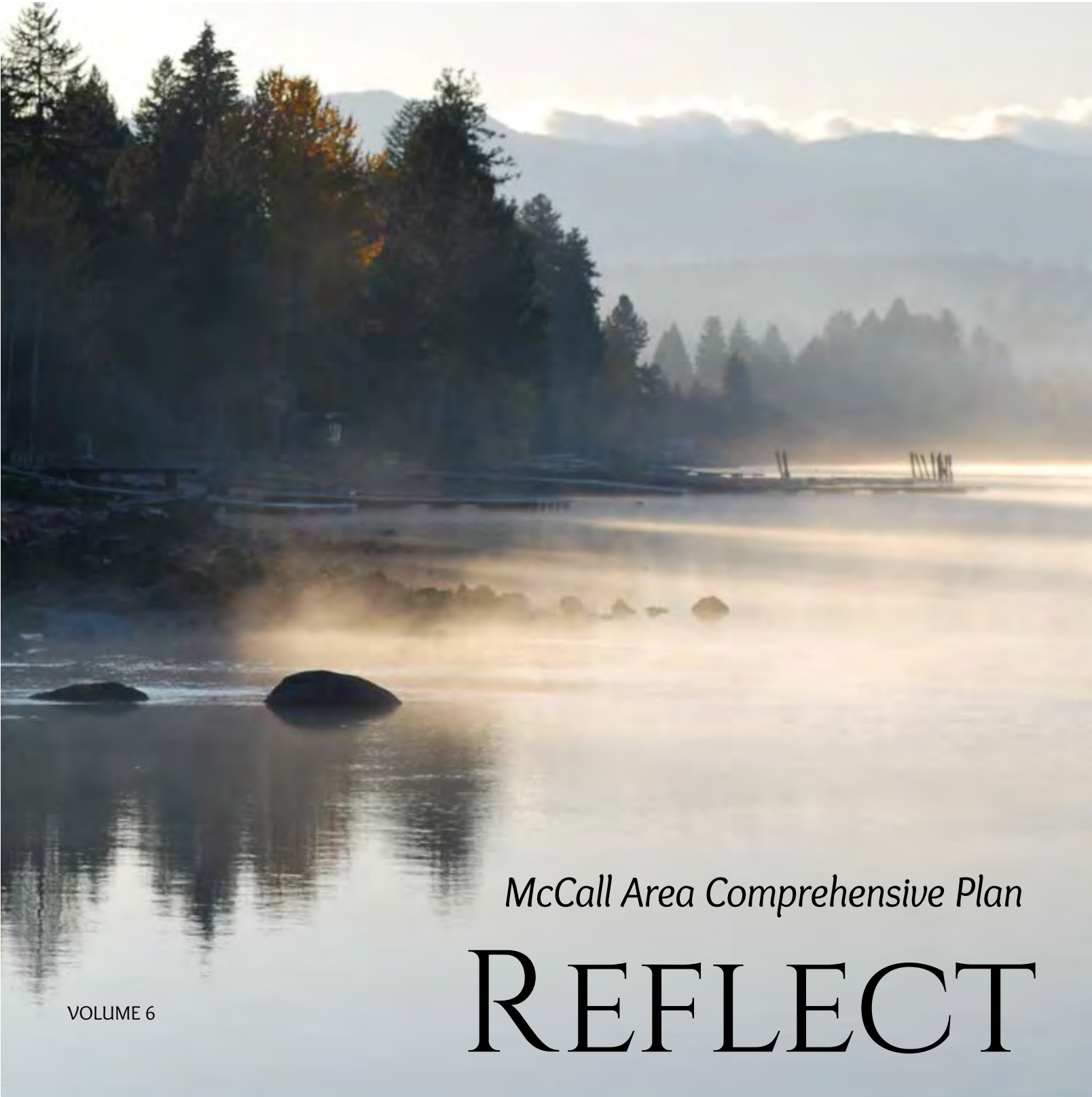
Partner with the McCall-Donnelly School District to provide opportunities for Science, Technology, Engineering, and Math (STEM) education and instruction.

Policy 7.3

Promote a public education campaign to publicize what services the airport offers.

MCCALL

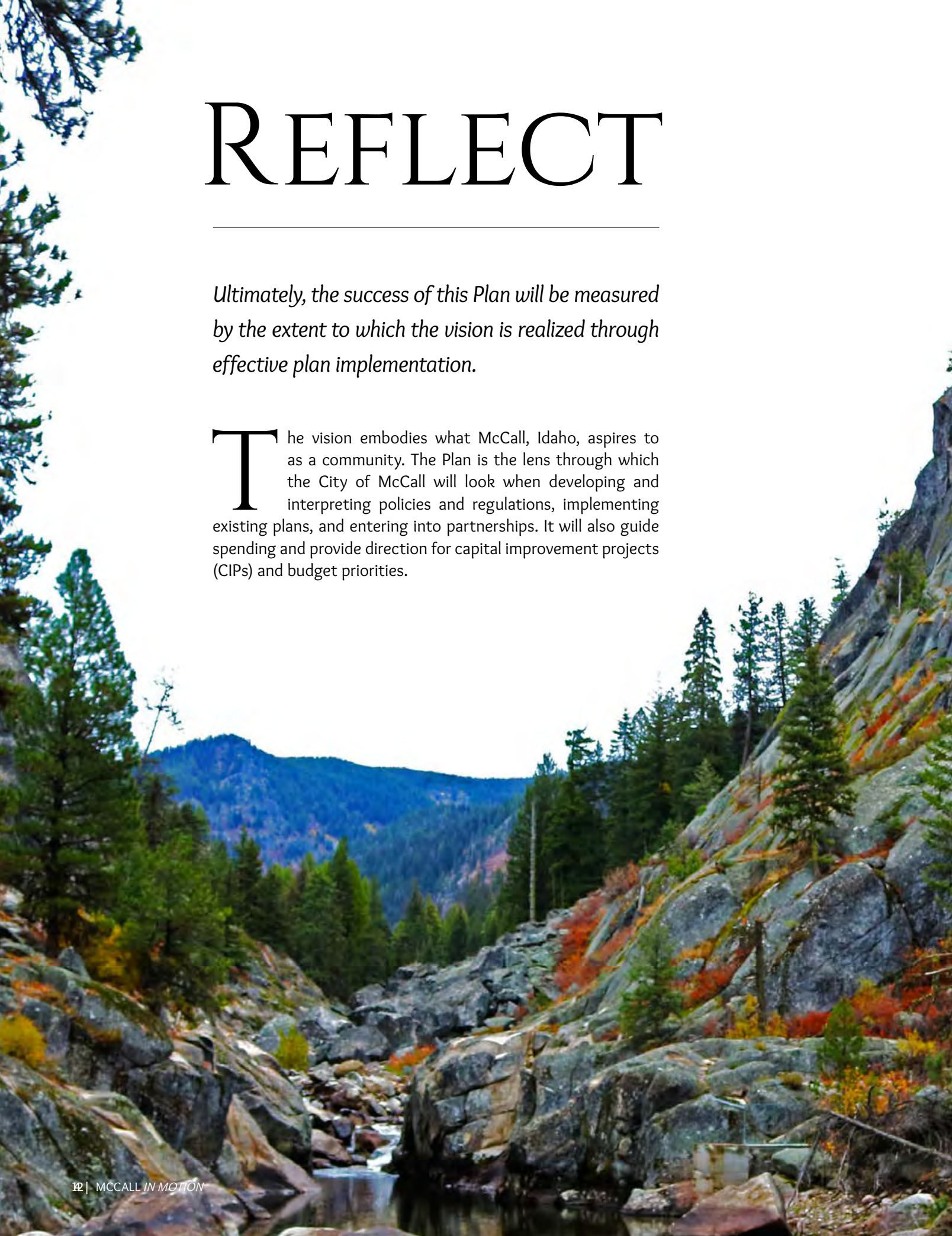
IN MOTION —————



McCall Area Comprehensive Plan

REFLECT

VOLUME 6



REFLECT

Ultimately, the success of this Plan will be measured by the extent to which the vision is realized through effective plan implementation.

The vision embodies what McCall, Idaho, aspires to as a community. The Plan is the lens through which the City of McCall will look when developing and interpreting policies and regulations, implementing existing plans, and entering into partnerships. It will also guide spending and provide direction for capital improvement projects (CIPs) and budget priorities.



REFLECT

Transforming vision into reality through implementation will require incremental steps over time. Seven priority projects provide the structure and direction to implement the Plan's policies and Future Land Use Map and actions.

The public's priority projects are:

- Revise the McCall's Design Guidelines and Standards
- Review development standards (building height, size, scale, intensity and parking requirements)
- Implement practices and policies to protect water quality of Payette Lake as the source of drinking water
- Develop a sustainability program with curbside recycling
- Incentivize housing for local year-round residents
- Turn additional lake front properties into public spaces and enhance lake access
- Explore options for a Payette River pathway
- Provide sustainable year-round employment

IMPLEMENTATION FRAMEWORK

WORK PLAN AND STRATEGIC PLAN

Each year, the McCall Area Planning Commission and staff should develop a work plan that selects components of the Comprehensive Plan programs and establishes how they will be implemented that year. This process should include reviewing the Action Matrix to identify potential actions for new or expanded programs.

The Comprehensive Plan projects should also be analyzed each year using the City of McCall 5-Year Capital Improvement Plan. Capital improvement projects will be rated based on nine scoring criteria described in the Capital Improvement Plan Development booklet. Higher scores will have a higher priority for the City to fund and implement. Non-capital improvement projects are prioritized as described below.

DEVELOPMENT CODE

An important tool for implementation of the McCall Area Comprehensive Plan is the City's building and land development regulatory program (Development Code). Three titles of the McCall City Codes relate to building, planning and zoning, and subdivision/development. Four major initiatives of the Comprehensive Plan will be implemented

*Image Credit: Brewster,
McCall Recreation*



Implementation is where the words and maps in the Plan meet the real world.

through updating and revising the McCall Area development codes. They include protecting McCall's natural environment; managing McCall's built environment to enhance livability and complement the natural environment; protecting McCall's scenic resources and small town character; and supporting a sustainable economy. In addition, the development codes will be revised to offer options and flexibility in compliance; clarify code requirements; and streamline the review and approval processes.

PARTNERSHIPS

Many of the projects rely on partnerships to be successfully implemented. The City and County will need to enter into partnerships with public, private, and non-profit organizations and develop coalitions with regional neighbors to address mutual concerns.

New and existing partnerships, particularly with non-profit organizations, may require capacity building through grants or other direct assistance to develop training, leadership, programs, and revenue generation and community engagement strategies. Cooperation also increases government efficiency and reduces costs through resource sharing, increased coordination, and consolidation of duplicative services.

ACTION MATRIX

During the planning process, a number of projects were identified to achieve the goals and policies established in Volume 5. Many of the identified projects, such as updating the City's codes, are designed to accomplish more than one goal or policy. The following Action Matrix organizes implementation projects among the three main themes of the Comprehensive Plan: Our Character, Our Economy, and Our Connections. Within each theme, projects are organized by the goals and policies each project is intended to implement. The matrix contains some redundancy and repeats projects that accomplish more than one goal or policy.

PRIORITIZATION CRITERIA

Of the nine scoring criteria described in the Capital Improvement Plan Development booklet, several are useful in evaluating the relative priority of the implementation projects identified in this Comprehensive Plan, including:

- The extent to which the project will help to achieve the City's Council-adopted plans and goals;
- The extent to which the public will use and benefit from the project;
- The extent to which the project has documented public support;
- The extent to which non-City funds in the form of grants, matching funds, or private donations are likely to be available to fund the project; and
- The estimated extent to which the project will stimulate desired economic development/growth within the City.

Projects are categorized based on technical analysis of a logical order of implementation, and on the extent to which the project can achieve multiple goals or policies. The relative level of immediacy of demand for the project, as expressed by plan participants, was also considered in establishing relative priorities.

Near-Term Priority Projects (0 - 5 years)

For most near-term priority projects, the relevant prioritization criteria included:

- ✓ *achievement of multiple plan goals;*
- ✓ *documented public support;*
- ✓ *stimulates desired economic development/growth;*
- ✓ *relative immediacy of the need for the project; and*
- ✓ *supports a logical implementation sequence*

Mid-Term Priority Projects (6 -15 years)

For most mid-term priority projects, the prioritization criteria included:

- ✓ *achievement of a plan goal;*
- ✓ *public use and benefit;*
- ✓ *opportunities for use of non-City funding; and*
- ✓ *lower relative immediacy of the need for the project*

The Action Matrix lists each project and identifies its priority for implementation. The resulting prioritization categories are meant to serve as general guidelines for when the projects may be funded by the City and a general prioritization of how the City should order improvement as funding becomes available. Prioritization levels may change based on changing funding levels and/or sources (e.g., grant funding that has to be used for a certain type of project); new opportunities for partnerships; and the emergence of new private development projects.

OUR CHARACTER

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
Community Character and Design						
CC&D Project 1	Revise the McCall Design Guidelines and Standards to preserve and promote the character of the McCall Area. Review the development code and revise as needed to promote or require energy efficiency, green infrastructure standards, renewable energy, and implement development standards that require retention of native vegetation where appropriate.	Design Guidelines/ Standards	Near-term	1. Review the Downtown Master Plan for possible additions or changes to the McCall City Code and Design Guidelines. 2. Ensure that sign standards and guidelines are consistent with community character goals. 3. Ensure availability of design guidelines for public infrastructure, amenities and public plazas and parks. 4. Review Code provisions regarding non-conforming structures to allow for appropriate renovations. 5. Revise design guidelines and the Development Code for view corridor preservation. Site design and building orientation should protect significant views. 6. Develop parkland design guidelines that encourage innovative practices to create public spaces, management of uses, play spaces, landscaping, and stormwater management in parks. 7. Develop design guidelines that meet FAA guidelines while ensuring airport facilities and buildings enhance the entryway into McCall and allow appropriate surrounding development to take place. 8. Review industrial design code. Consider creating separate design code for the airport and industrial areas.	Design guidelines should allow for creativity and unique architectural design, and should vary by development area, such as the Central Business District and adjacent residential and commercial areas. Develop mechanisms for Design Guideline implementation that are predictable, efficient and enforceable.	CC&D Policy 1.2, CC&D Policy 1.3, CC&D Policy 5.2, PRO Policy 1.1.1, A Policy 6.3

OUR CHARACTER

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
CC&D Project 2	Develop a portfolio of recommended green design development standards to encourage developers to incorporate 'green' design in future projects. Incorporate 'green' design in the McCall development review process in or in certification program.	Development Code/Policy; Research and Analysis	Near-term	Research published sustainable development and infrastructure Best Management Practices (BMPs), such as those adopted by the Federal Highway Administration and the Idaho Land Conservation Assistance Network. Identify water quality, energy, and land conservation BMPs that are most applicable to McCall, and prepare a guidance manual for the McCall development community.		CC&D Policy 1.1, CC&D Policy 2.4
CC&D Project 3	Review the Central Business District zoning and development standards to determine their effectiveness in achieving the goals of the Comprehensive Plan, and make adjustments as necessary.	Development Code/Policy; Research and Analysis	Near-term		Focus should be given to reviewing height, set-backs, scale, intensity, and parking requirements.	
CC&D Project 4	Create a % for the Arts Program: The program specifies that 1-2% of eligible city capital improvement project funds be set aside for the commission, purchase, and installation of artworks in a variety of settings. By providing opportunities for individuals to encounter art in parks, libraries, community centers, on roadways, bridges, and other public venues.	Development Code/Policy	Mid-term	1. Create incentives for public art as part of public and private development projects. Consider allowing public art to satisfy current requirements for park land as part of new development. 2. Ensure the long-term viability of the McCall maintenance fund for public art.		CC&D Goal 3
CC&D Project 5	Develop gateway design standards to ensure that each gateway tier is attractive and protects the character defining features of each gateway.	Design Guidelines/ Standards	Near-term		Use landscaping, open spaces, interpretive and wayfinding signage, public art, gateway monuments, and appropriate lighting at each entrance to welcome visitors and reinforce the character of McCall.	CC&D Policy 6.1

OUR CHARACTER

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
CC&D Project 6	Pursue abatement and removal of non-conforming signs. Review sign standards to ensure conformity with Comprehensive Plan objectives.	Design Guidelines/ Standards	Near-term			
CC&D Project 7	Revise Title 2, Chapter 4 of the City Code to clarify the duties and authority of the Historic Preservation Commission.	Development Code/Policy	Ner-Term			CC&D Goal 7

Land Use

LU Project 1	Modify the Area of the Impact boundary as shown on Map 5.1.	Development Code/Policy	Mid-term			LU Policy 1.3
LU Project 2	Identify future growth tiers and implement strategies to guide and pace growth consistent with infrastructure and service capacities.	Research and Analysis	Near-term	Map “growth tier” areas where full infrastructure capabilities currently exist (water, sewer, roadways) and consider methods to expedite the development application and review processes in these ares. Consider establishing concurrency standards that would require development of full infrastructure capacity either before or concurrent with new development. Work with infrastructure providers to identify areas in McCall where infrastructure and services are likely to be provided in the near- and long-terms to identify the most readily developable areas.		LU Policy 2.1
LU Project 3	Create an urban edge by using conservation easements, with emphasis on the south and west sides of the City.	Development Code/Policy	Mid-term			LU Policy 2.1

OUR CHARACTER

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
LU Project 4	Review and revise the Development Code as necessary to limit formula businesses, support infill development, accessory dwelling units, and home occupation businesses in appropriate locations. Revise non-conforming code provisions to allow for remodeling and appropriate expansion of non-conforming structures.	Development Code/Policy	Near-term	Review the Development Code to include and allow for infill and redevelopment in the Central Business District.		LU Policy 2.3, LU Policy 5.2, H Policy 1.3
LU Project 5	Create a new urban renewal district.	Development Code/Policy	Near-term		Use the existing MRA Board to plan and govern the new boundary that may include the original four blocks of downtown, the commercial/ civic waterfront, along 3rd Street south to Floyd Street, and west to Mission Street.	LU Policy 3.1
LU Project 6	Revise the Development Code to include clustering in order to protect natural features, recreational open space, view corridors, etc.	Development Code/Policy	Near-term			LU Policy 4.2
LU Project 7	Establish site plan review standards to protect natural features and viewsheds in sensitive areas of the City.	Development Code/Policy	Near-term			LU Policy 4.2
LU Project 8	Review the Shoreline Overlay Zone to determine whether revisions are necessary to implement the goals of the Comprehensive Plan. Implement appropriate development standards for both commercial and residential development.	Research and Analysis; Development Code/Policy	Near-term	Review development standards for lake shore development to mitigate visual impacts.	Development standard review could include protecting native vegetation, building setbacks and heights, and facades facing the lake design standards. The overlay zone should address building design, site planning, landscaping, and vegetation protection.	LU Policy 6.1
LU Project 9	Review lakeshore development projects to ensure appropriate public access.	Development Code/Policy	Near-term			LU Policy 6.2

OUR CHARACTER

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
LU Project 10	Actively pursue partnership opportunities with the Valley County, U.S. Forest Service, Department of Lands, Army Corp of Engineers and other stakeholders to help facilitate effective management of Payette Lake.	Programs and Partnerships	Near-term			LU Policy 6.2
LU Project 11	Help fund detailed waterfront planning and/or commercial shoreline overlay zone planning to encourage development, redevelopment, and improved public access along the lakefront. This could be a partnership with the McCall Redevelopment Agency (MRA).	Programs and Partnerships; Development Code/Policy	Near-term	1. In partnership with affected property owners, develop an updated Waterfront Plan for a lakefront pathway or boardwalk that connects 1st Street to Brown Park. 2. Update and expand the Waterfront Area Plan.		LU Policy 6.2
LU Project 12	Develop form-based land use regulations for the CBD that emphasize pedestrian-friendly scale; inviting store fronts; rear and side yard parking; public spaces; and other features that attract and support pedestrian movement in the CBD.	Development Code/Policy	Near-term			LU Policy 7.1
LU Project 13	Encourage voluntary land preservation and provide incentives for the dedication of land to the Payette Land Trust.	Development Code/Policy; Programs and Partnerships	Mid-term	Consider methods to transfer development rights from low-density to higher-density areas in order to preserve open space and agricultural operations. Work with the Payette Land Trust to identify appropriate areas for conservation.		LU Policy 4.2, LU Goal 8
LU Project 14	Provide incentives to encourage voluntary public access to lake shores, rivers, and other recreational areas.	Development Code/Policy; Programs and Partnerships	Mid-term	Work with the Payette Land Trust to identify appropriate areas for public access.		

OUR CHARACTER

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
U Project 15	Explore creative partnerships to support greenhouse development in the McCall area.	Programs and Partnerships	Mid-term		Potential partnerships include the University of Idaho's McCall Outdoor Science School, the McCall Public Library, and the Parks and Recreation Department. Consider supporting greenhouses on roof tops as a tourism, and community learning opportunity.	LU Policy 9.1
LU Project 16	Review City-owned land inventories and consider selling or leasing parcels that are not desirable for development but are well-suited for urban agriculture. Explore the feasibility of community gardens in neighborhood parks and other public spaces.	Programs and Partnerships; Research and Analysis	Mid-term		Use community garden(s) to support the food bank.	LU Policy 9.1
LU Project 17	Review the City Development Code to better accommodate urban agricultural uses, support local food production and distribution. This includes urban agricultural land uses and related infrastructure (i.e. hoop houses, fencing, and storage sheds).	Development Code/Policy	Near-term	1. Create public-private partnerships to reduce the barrier of entry for start-up costs of local food system facilities through public funding, while establishing private responsibility for ongoing maintenance and operation of the venues. 2. Support development or redevelopment of City-owned parks dedicated to edible landscapes, with fruit trees, perennial herbs, fruit bearing shrubs, etc.	Consider explicit recognition of urban agriculture as a use within appropriate zoning districts.	LU Policy 9.1
LU Project 18	Explore potential partnerships for an indoor farmer's market. Increase the number of vendors and opportunities at the outdoor farmers' market. Expand the markets to invite agricultural related businesses from neighboring communities and cities.	Programs and Partnerships	Mid-term	1. Evaluate the potential for a Farmer's market on 2nd Street once reconstruction is complete. 2. Develop ideas to support a Farm to Table program. 3. Pursue a food truck court at the 1st Steet parking lot or other suitable locations.		LU Policy 9.2

OUR CHARACTER

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
LU Project 19	Review the Development Code to ensure that adequate public and private parks and other gathering spaces are included in new development, especially along 2nd Street, recommended locations in the Downtown Master Plan, in mixed-use developments, along the lakeshore, and in other redevelopment areas.	Development Code/Policy	Near-term			LU Policy 11.1
Environment						
E Project 1	In collaboration with Valley County, Idaho Department of Lands, U.S. Forest Services, and other agencies, develop an updated and expanded comprehensive Lake Management Plan.	Development Code/Policy; Programs and Partnerships	Near-term	In collaboration with Valley County, Idaho Department of Lands, U.S. Forest Services, and other agencies, conduct a carrying capacity study to 1) quantify lake usage during the boating season, 2) develop a formula for estimating recreational carrying capacity under varying user conditions, and 3) evaluate Payette Lake's carrying capacity status with respect to existing lake-use data.	An updated plan should address: • Drinking water protection • Recreational safety management • Coordination of State and County regulations, including coordinated regulation of the lake • Back-up information for grant requests • Public education • Monitoring and quantitative benchmarks • Citizen input focused exclusively on lake and river management	E Policy 1.1
E Project 2	In partnership with appropriate agencies, develop a Recreation Management Plan for Payette Lake that addresses such things as enforcement, wakeless zones, and public access. Explore new technology such as buoys with cameras that support keeping the zone wakeless.	Development Code/Policy; Programs and Partnerships; Research and Analysis	Near-term	Partner with Idaho Department of Lands, Valley County Sheriff's office, U.S. Forest Service, Valley County, and other stakeholder to evaluate non-motorized areas and wakeless zones of Payette Lake to determine if there are areas appropriate for expansion.		E Policy 1.2, PRO Project 7

OUR CHARACTER

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
E Project 3	Existing natural swales and ditches should be identified and mapped as part of the development project review process, and measures should be taken to either protect or relocate ditches and swales to preserve their function and reduce the potential for overland sheet flows.	Development Code/Policy; Research and Analysis	Near-term			E Policy 2.1
E Project 4	New stormwater management facilities should be designed to serve multiple purposes in addition to stormwater retention and detention (such as ground water recharge, wild life habitat, aesthetics, etc.).	Development Code/Policy	Mid-term			E Policy 2.1
E Project 5	Minimize sod and fertilization within McCall Area and especially along shorelines. Protect and preserve natural shoreline vegetation and trees.	Development Code/Policy	Near-term			E Policy 2.1
E Project 6	Revise and update Drainage Management Guidelines (DMG) and improve regional stormwater issues throughout the City, especially along 3 rd Street and W. Lake Street.	Development Code/Policy	Mid-term			E Policy 2.2
E Project 7	Amend the Development Code to revise design standards for water retention and detention facilities in new developments to reduce off-site stormwater effects and provide other public benefits.	Design Guidelines/Standards	Near-term			E Policy 2.2
E Project 8	Employ techniques such as financial security and performance measures to ensure proper completion and maintenance of stormwater facilities.	Development Code/Policy	Mid-term			E Policy 2.2
E Project 9	Limit outdoor burning and encourage replacing old wood-burning stoves.	Development Code/Policy	Mid-term			E Policy 3.4

OUR CHARACTER

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
E Project 10	Enforce the noise ordinance and decrease noise impacts from motorized vehicles and construction.	Development Code/Policy	Mid-term			E Policy 4.1
E Project 11	Review the current dark-sky lighting ordinance for consistency with dark-sky principle and current technology; identify possible updates. Consider amendments as necessary.	Development Code/Policy	Near-term			E Policy 5.1
E Project 12	Require management of solid waste to avoid attracting or feeding wildlife, as well as other methods to be a Bear Smart Community.	Development Code/Policy	Near-term			E Goal 6
E Project 13	Develop a raptor ordinance to protect nesting habitat.	Development Code/Policy	Near-term			E Policy 6.3
E Project 14	Work with Idaho Fish and Game and US Forest Service to identify key wildlife corridors.	Development Code/Policy; Programs and Partnerships	Near-term			E Policy 6.3
E Project 15	Require the configuration of development in environmentally sensitive areas to take into consideration protection of open water, wetlands, vegetative cover, habitat values, and other natural features.	Development Code/Policy; Programs and Partnerships	Near-term	As part of the site evaluation process take significant vegetation into consideration for its habitat, erosion control, fire mitigation, and visual screening values.		E Policy 6.4, E Policy 8.1

OUR CHARACTER

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
E Project 16	Encourage energy efficiency through programs (such as current information and rebate and incentive support from local energy utility companies, the Department of Energy, and the Environmental Protection Agency) that encourage and/ or reward citizens to use energy-efficient appliances, insulation, windows, etc. Help citizens become aware of costs and cost-savings in making changes.	Programs and Partnerships	Near-term	1. Lead by example by ensuring Energy Star and LEED or similar ratings on all new City sponsored construction and major renovations. 2. Continue to support education and other incentives, such as rebates and help with water and energy conservation, so that residents and businesses will be informed of best practices and will be able to adopt environmental stewardship practices that conserve and protect natural resources. 3. Consider establishing incentives for new development to meet higher energy and sustainability building standards and techniques to reduce energy demand and resulting air emissions.		E Policy 3.4, E Policy 7.1, CC&D Policy 2.4

OUR CHARACTER

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
E Project 17	Develop a sustainability program to recognize development projects in McCall that incorporate sustainable principles.	Development Code/Policy; Programs and Partnerships	Near-term	1. Develop a hand guide of best practices for sustainability in: • Housing • Transportation • Water use • Landscaping & irrigation • Fleet management • Golf course • Waste management • Curbside recycling • Private and commercial recycling • Renewable energy 2. Set metrics for goals and to measure progress. Devote a City employee to ensuring implementation. 3. Support a green business program with awards and certification, and consider contributing to retrofitting grants. 4. Recognize individuals, businesses, and nonprofits for outstanding stewardship behaviors and practices.		E Policy 7.1, 7.2
E Project 18	Investigate negotiating with energy companies to increase reliance on renewable energy sources.	Research and Analysis	Mid-term			E Policy 7.4
E Project 19	Install electric vehicle charging stations as public facilities.	CIP	Mid-term			E Policy 7.4
E Project 20	Use the Heritage Tree Inventory to create a monitoring system to create more effective mechanisms for establishing and protecting heritage trees on public and private property. Incentivize private development protection of large, healthy trees.	Development Code/Policy; Programs and Partnerships	Near-term	1. Include identification and evaluation of heritage trees as part of the development site analysis and review process. 2. Establish a replacement requirement for the removal of heritage trees.	Update the Heritage Tree Inventory at least every 5 years to measure the success of maintaining significant heritage trees.	E Goal 8

OUR CHARACTER

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
E Project 21	Conduct a Hazard Mitigation Master Plan to effectively assess and address hazard risks.	Development Code/Policy; Programs and Partnerships	Mid-term	Consider a regional plan with Valley County and surrounding communities.		E Policy 9.1

OUR ECONOMY

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
Population						
P Project 1	Continue to market the quality of the McCall-Donnelly public school system as an asset of the McCall Area.	Development Code/Policy; Programs and Partnerships	Near-term			P Policy 2.1
P Project 2	Ensure ordinances enable, and do not discourage, multi-generational family living arrangements.	Development Code/Policy	Near-term			P Policy 2.1
P Project 3	Market the availability of current and planned technology infrastructure.	Development Code/Policy; Programs and Partnerships	Near-term			P Policy 2.2
P Project 4	Encourage business opportunities for entrepreneurs who may want to live in or move to McCall.	Development Code/Policy	Near-term			P Policy 2.2
P Project 5	Provide services and programs that encourage independent living and assisted living options for older residents.	Programs and Partnerships	Near-term			P Policy 2.3
P Project 6	Provide services to enable older residents to live in in-home family situations longer (e.g. home health, hospice, senior programs).	Programs and Partnerships	Mid-term			P Policy 2.3

OUR ECONOMY

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
P Project 7	Increase the ethnic and racial diversity and bilingual and multilingual abilities of law enforcement, other first responders, and healthcare staff, and increase opportunities for City staff to learn languages other than English.	Programs and Partnerships	Mid-term			P Policy 3.1

Housing

H Project 1	Allow housing such as yurts, tiny homes, and container homes.	Development Code/Policy	Near-term			H Policy 1.2
H Project 2	Review setback, parking, accessory unit and other regulations that may be preventing home renovations to accommodate the changing needs of residents over time (i.e., singles marrying, small families growing larger, and empty nesters).	Development Code/Policy; Programs and Partnerships	Near-term	1. Modify non-conforming use standards within the Development Code to allow remodels, historic preservation or energy efficiency upgrades, of older homes in keeping with the character of the neighborhood. 2. Encourage residents to pursue rehabilitation grants from the State of Idaho to support existing housing improvements.		H Policy 1.3, LU Policy 2.3
H Project 3	Promote and utilize the West Central Mountains Housing Trust to spearhead local housing development by creating deed restricted housing for permanent residents.	Development Code/Policy; Programs and Partnerships	Near-term			H Policy 2.1
H Project 4	Approach current area employers to explore joint City/employer projects to develop moderate income housing in order to offer local workers an opportunity to live in McCall.	Development Code/Policy; Programs and Partnerships	Near-term			H Policy 2.1
H Project 5	Pursue new businesses that are willing to provide local workforce housing as part of their business model.	Programs and Partnerships	Near-term			H Policy 2.1

OUR ECONOMY

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
H Project 6	Direct housing and employment growth to sites appropriate for transit connections.	Development Code/Policy	Mid-term	Coordinate and plan for housing near public transportation networks and employment centers to reduce household transportation costs and vehicle miles traveled.		H Policy 2.2
H Project 7	Increase the availability of affordable housing through new and innovative funding mechanisms, such as public/private partnerships.	Development Code/Policy; Programs and Partnerships	Near-term	Support the recommendations of the 2017 Housing Strategy Report for implementation in a multi-faceted approach.	Residential units developed using local housing incentives should be used to provide housing for fulltime residents the McCall area. Such units shall not be used for vacation rental purposes.	H Policy 3.1
H Project 8	Develop Senior Housing in McCall.	Development Code/Policy; Programs and Partnerships	Near-term			H Policy 2.3

Economic Development

ED Project 1	Create a city grant program to encourage business enhancements (i.e. outdoor seating, landscaping enhancements, etc.).	Development Code/Policy; Programs and Partnerships	Near-term			ED Goal 1
ED Project 2	Establish a funding pool to use for City support of commercial development projects to help offset things like fees for service hookups and/or building permits, extension or construction of water/sewer service extensions, undergrounding of utility lines, sidewalk/pathways, etc.	Development Code/Policy; Programs and Partnerships	Near-term			ED Goal 2

OUR ECONOMY

Label	Project	Project Type	Priority	Additional actions/projects		Notes	Related Goal or Policies
ED Project 3	Fund the creation a Business Welcome Packet (design, printing, and some useful items that includes the concept 'I love McCall') for new businesses in the City of McCall that would include necessary contact info, important information, key deadlines/dates, forms needed, business resources, etc. This program could also include business development support and grant assistance.	Programs and Partnerships	Near-term				ED Goal 3, 4
ED Project 4	Fund an exploratory outreach effort to test the feasibility of a South 3rd Street LID for public improvements like sidewalks, stormwater, parking, lighting, etc.	Research and Analysis	Near-term				ED Goal 5
ED Project 5	Update City website to include additional information like a comprehensive business directory and add pages and tools specifically related to economic development. A new website design combined with its improved ease of use would put forth a more professional image to the public, encourage participation the government process.	Programs and Partnerships	Near-term				ED Goal 2
ED Project 6	Organize and implement a tour for key decision makers and business owners to another like mountain town to gain ideas and perspective on approaches to shared issues such as affordable housing, infrastructure upkeep, seasonal economy, innovation, event management, short-term vacation rentals, etc.	Programs and Partnerships	Near-term			This is an idea from Leadership Park City program that has been successful.	ED Goal 3, 4

OUR ECONOMY

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
ED Project 7	Promote a technology hub at the McCall Public Library for internet services for remote workers and those who do not have internet services, hot spots, providing tablets, and other tools for promoting technology within the community.	Research and Analysis; Programs and Partnerships	Near-term	Explore private-public partnerships and how to utilize existing City infrastructure to invest in and provide improved broadband capacity.		ED Goal 2
ED Project 8	Conduct a feasibility study of turning lake front properties into public spaces and lake access.	Research and Analysis	Mid-term	Establish fund for public acquisition of land.		ED Goal 1
ED Project 9	Work with community partners such as schools and volunteer groups to implement placemaking strategies.	Research and Analysis	Near-term			ED Goal 1
ED Project 10	Market and promote local and regional assets by providing guides, kiosks, or wayfinding programs to highlight community assets.	Development Code/Policy; Programs and Partnerships	Near-term			ED Goal 1
ED Project 11	Identify desired street sections, infrastructure improvement needs, and opportunities for financial partnership in redevelopment areas.	Research and Analysis	Near-term	Establish a funding program for infrastructure improvements for priority projects (i.e. workforce housing, local business expansion, etc.)		ED Goal 2
ED Project 12	Consider Development Code changes to allow for reuse of existing commercial buildings to accommodate business with low-impact, innovative, entrepreneurial, or knowledge-based features.	Development Code/Policy	Near-term			ED Policy 2.4

OUR ECONOMY

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
ED Project 13	Review Development Code regulations to identify opportunities for streamlining development and approval procedures.	Development Code/Policy; Programs and Partnerships	Near-term	1. Consider form-based zoning approaches that streamline the administrative and review process. 2. Create an informational and permitting one-stop shop for developers.		ED Policy 2.4
ED Project 14	Provide technical assistance to aid developers in accessing funding or incentive programs.	Programs and Partnerships	Mid-term			ED Policy 2.4
ED Project 15	Encourage and support the development of small business incubators. Provide concise information to new business start-ups.	Programs and Partnerships	Near-term	Promote “start-up districts” where new businesses benefit from locating near transportation infrastructure, services, suppliers, mentors, and affordable support facilities.		ED Policy 3.2
ED Project 16	Collaborate with educational partners to increase access to educational opportunities for higher education, technical education, and vocational training in McCall area public schools, colleges, universities, and other educational facilities. Match job training with current and expected employment needs for existing and emerging “target industries.”	Programs and Partnerships	Mid-term	Support efforts of, and investigate linkages to, entities to provide workforce development, training, and education for in-demand occupations.		ED Policy 4.1, ED Policy 4.3

OUR ECONOMY

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
ED Project 17	Partner with the McCall business community to develop a Business Network Program.	Programs and Partnerships	Mid-term	The program should have policies and programs to foster the development and success of local businesses by: • Creating an inventory of locally-owned businesses; • Developing a mentor programs; • Promoting the formation of worker-owned and community-owned businesses (co-ops) that sell local products; • Creating a directory of locally-produced products; • Supporting businesses at each stage of the business life cycle; • Enhancing and expanding small business development services to grow market share of small, local businesses; • Promoting work from home businesses; • Expanding economic opportunities and measurable results for Minority- and Women-Owned Business Enterprise (MBE / WBE) firms.		ED Policy 4.2
Public Facilities						
PF Project 1	Work closely with Payette Lake Recreational Water and Sewer District to ensure that planning, policy, and operational (fees, maintenance, etc.) master plans align.	Development Code/Policy; Programs and Partnerships	Near-term	Ensure Master Plans are adopted and agencies coordinate to avoid sprawl.		PF Policy 1.1

OUR ECONOMY

Label	Project	Project Type	Priority	Additional actions/projects		Notes	Related Goal or Policies
PF Project 2	Explore sewer and water rate systems that would incentivize mixed-uses, public projects, and local housing. Water rates should also encourage conservation.	Research and Analysis, Development Code/Policy	Near-term				PF Policy 1.1
PF Project 3	Develop a campus plan to include an expanded library and other City facilities, sidewalk and pathway development, public meeting space, and parking and to determine the appropriate mix of uses (i.e. community center, transit center, housing, and recreation storefront).	Development Code/Policy; CIP	Near-term	1. Provide for the expansion of the City of McCall Recreation Department within the civic campus area. 2. Provide a multi-purpose community center that provides neutral meeting space for non-profit groups and serves as a shared facility for senior activities, after school programs, etc.		Provide for the expansion of the public library within the civic campus area, including enlarged children's and young adult areas, meeting rooms, public restrooms, special collection areas, and expanded areas for computers, leisure reading, work rooms, and general collection development.	LU Policy 10.1, PF Policy 2.2
PF Project 4	Evaluate the relocation of the existing City public works facility and parks maintenance facility to suitable alternative locations. Consider the use of the existing property for housing, mixed use and other uses supportive of the downtown.	Research and Analysis; CIP	Mid-term				PF Policy 2.2
PF Project 5	Conduct an Impact Fee Study to assure adequate infrastructure and public services.	Research and Analysis	Mid-term				PF Policy 4.1

OUR ECONOMY

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
PF Project 6	Develop a Telecommunications Master Plan and update the Development Code.	Research and Analysis; Development Code/Policy	Near-term	Elements of a Telecommunication Master Plan should: • Encourage the placement of camouflaged antennas on existing structures – including, but not limited to, water tanks, existing towers, utility poles, power line towers, athletic field light poles, building rooftops, and other tall structures – with preference on public properties. • Encourage antennas to be placed on existing utility poles, camera standards, and sign structures and such structures that may be enlarged to accommodate antennas in public rights-of-way and on public properties. • Encourage shared-use (collocation) of new telecommunications facilities and limit locations to key areas in the McCall Area. • Recognize that, because of the need to have telecommunications facilities that are compatible with surrounding areas, optimal coverage may not be feasible for every wireless service at every location the McCall Area. • Screen and camouflage towers to reduce visual impact.		PF Policy 6.1
PF Project 7	Maintain an inventory of all existing and proposed telecommunications facilities and their locations in the McCall Area, including all available tall structures that can be used for telecommunications antennas.	Research and Analysis	Near-term			PF Policy 6.1

OUR ECONOMY

Label	Project	Project Type	Priority	Additional actions/projects		Notes	Related Goal or Policies
PF Project 8	Support the expansion of St. Luke's McCall Medical Center in the current location on Forest Street.	Development Code/Policy	Near-term				PF 8.1
PF Project 9	Expand waste diversion services: • Develop a curbside recycling program for McCall. • Develop more effective recycling practices for construction and demolition debris. • Promote composting at homes and businesses. • Improve recycling of materials in public spaces, in trash receptacles on city streets, and at public events.	Development Code/Policy	Near-term				PF 9.1

OUR CONNECTIONS

Label	Project	Project Type	Priority	Additional Projects	Notes	Related Goal or Policies
Transportation						
T Project 1	Implement the City's Complete Streets Policy in conjunction with development, roadway reconstruction, and when new roadways are built.	Development Code/Policy	Near-term			T Policy 1.3
T Project 2	Implement planned projects of the Transportation Master Plan.	Development Code/Policy	Near- to mid-term	Adopt street sections included in the Transportation Master Plan.		T Policy 2.1, T Policy 2.2
T Project 3	Involve Valley County, Idaho Transportation Department (ITD), McCall Fire and EMS, health providers, and transportation providers in transportation planning efforts.	Programs and Partnerships	Near-term			T Policy 2.5
T Project 4	Ensure that the McCall Area Pathways Master Plan and the City's street sections are considered during the development review process.	Development Code/Policy	Near-term			T Policy 3.1
T Project 5	Require bike parking as a condition for new commercial developments.	Development Code/Policy	Near-term			T Policy 3.1
T Project 6	As recommended in the Downtown Master Plan, pursue a transit hub at the southwest corner of the 2nd Street/ Park Street intersection.	Programs and Partnerships	Mid-term	Consider how non-bus forms of shared transportation (e.g.; bikeshare, taxi, rideshare services, pedicabs) may be able to use the transit hub.		T Policy 4.2
T Project 7	Explore feasibility of water-based taxi service in the summertime.	Research and Analysis	Mid-term			T Policy 4.2
T Project 8	Consider increasing the route and route frequency of transit to 30 minutes to make the service more accessible and attractive to residents and visitors.	Programs and Partnerships	Near-term		Coordinate and partner with Treasure Valley Transit.	T Policy 4.2

OUR CONNECTIONS

Label	Project	Project Type	Priority	Additional Projects	Notes	Related Goal or Policies
T Project 9	Explore the feasibility of a gondola or alternate transportation modes from McCall to Brundage Mountain Resort. Explore the feasibility of a bypass auto route around McCall to Brundage Mountain Resort.	Research and Analysis; CIP	Mid-term			T Policy 4.2
T Project 10	Increase wayfinding signage for existing public parking lots.	CIP	Near-term			T Policy 4.1
T Project 11	Develop a Parking Management Plan that focuses on managing demand and enhancing the efficiency of existing parking supply while considering longer-term capacity needs.	Development Code/Policy	Near-term	1. Consider long-term capacity needs in developing Parking Management Plan. 2. Consider the needs of recreational vehicle users in the Parking Management Plan. 3. Consider shared parking agreements with private development that is not well utilized during peak times.		T Policy 4.1
T Project 12	Pursue opportunities to develop a structured parking deck to reduce the amount of land parking occupies.	CIP; Programs and Partnerships		Such a structure could be collocated with private development.		T Policy 4.2

Trails and Pathways

T&P Project 1	Continue to develop and install wayfinding signage to and from trails and pathways to network connections and major destinations.	Development Code/Policy; CIP	Mid-term			T & P Policy 1.1
T&P Project 2	Continue to complete the desired pathways network from the McCall Area Pathways Master Plan. Prioritize the build-out of key network connections (e.g. Wooley Avenue to downtown).	Development Code/Policy; CIP	Near-term	Update projects and maps annually to reflect the current system.		T Policy 1.3, T & P Policy 2.2

OUR CONNECTIONS

Label	Project	Project Type	Priority	Additional Projects	Notes	Related Goal or Policies
T&P Project 3	Continue to provide pathways maps that include information for various seasons and user types.	Programs and Partnerships	Near-term			T & P Policy 2.2
T&P Project 4	Explore options for a lakefront pathway from Ponderosa State park to Rotary Park and a river pathway from Dam to Sheep bridge or beyond to Moon Ridge subdivision.	Research and Analysis; CIP	Near-term			T& P Policy 2.2
T&P Project 5	Promote and support the Safe Routes to School program and encourage all schools to get involved.	Programs and Partnerships	Near-term			T & P Policy 2.4

Parks, Recreation, and Open Spaces

PRO Project 1	Develop parkland design guidelines that encourage innovative practices to create public spaces, play spaces, landscaping, and stormwater management in parks.	Design Guidelines	Near-term			CC&D Project 1
PRO Project 2	Update the Parks and Recreation Master Plan to include identification of specific uses in each park, potential opportunities, and to coordinate future planning efforts.	Development Code/Policy	Near-term			PRO Goal 1
PRO Project 3	Pursue the creation a recreation corridor linking various sites through town, such as the old railroad right-of-way, from downtown to Sheep Bridge, the future Riverfront Park, the McCall Public Library, Skate Park, the Brundage Mountain Bike Park, Frisbee Golf Course, and airport jump base.	CIP	Mid-term			PRO Policy 1.4
PRO Project 4	Conduct a Golf Operations Facility and Needs Analysis.	Development Code/Policy	Mid-term			PRO Policy 1.5

OUR CONNECTIONS

Label	Project	Project Type	Priority	Additional Projects	Notes	Related Goal or Policies
PRO Project 5	Plan and construct a Multi-Generational Recreation Center. Consider benefits of tying facility into the expanded library at the planned City campus, and existing resources of Yellow Couch and the Senior Center.	CIP	Long-term			PRO Policy 1.6, PF Policy 2.2, PF Project 3
PRO Project 6	Develop river access points on Neal Street, River Street, and Pinedale Street. Develop Payette Lake access at appropriate locations.	CIP	Near-term			PRO Goal 2
PRO Project 7	For recreation purposes and to protect public investment, identify potential locations to expand the wakeless zone on south end of lake. Include area between Art Roberts Park and Legacy Park.	Development Code/Policy; CIP				E Project 2
PRO Project 8	Explore features such as floating docks to enable the launching non-motorized equipment and expand the area of non-motorized use.	Research and Analysis; CIP	Mid-term		Floating docks can also accommodate restroom facilities to enhance the user experience.	PRO Policy 2.4

Airport

A Project 1	Continue to pursue land acquisition to relocate east parallel taxiway (north end).	Development Code/Policy; CIP	Near-term			A Policy 2.2
A Project 2	Extend runway 34.	CIP	Near-term			A Policy 2.2
A Project 3	Construct Apron-Phase 1/remove diagonal taxiway.	CIP	Mid-term			A Policy 2.2
A Project 4	Coordinate with current and potential future users to understand their facility needs so they can be accommodated.	Programs and Partnerships	Near-term			A Policy 2.3

OUR CONNECTIONS

Label	Project	Project Type	Priority	Additional Projects	Notes	Related Goal or Policies
A Project 5	Update the Airport Master Plan and associated Airport Layout Plan.	Development Code/Policy; CIP	Near-term			A Policy 3.1
A Project 6	Enhance mobility options from Airport to downtown and other amenities to service people flying in and out of the airport.	Development Code/Policy; CIP	Near-term			A Policy 4.1
A Project 7	Purchase (in fee simple) lands as recommended in Chapter 6 of the Airport Master Plan, Alternative Airport Concepts, and as shown on the Airport Layout Plan.	CIP	Near-term		Fee simple ownership by the airport is the preferred method to provide land use compatibility. However, if agreement with the owner cannot be achieved or funding for outright purchase is not available, the airport owner can attempt to purchase aviation easements or development rights to the properties.	A Policy 5.1
A Project 8	Adopt a combination of standards and zoning techniques that will protect the airport, aviation users, and surrounding neighbors from incompatible development and potential Airport impacts.	Development Code/Policy	Near-term			A Policy 5.3
A Project 9	Develop design guidelines that meet FAA guidelines while ensuring airport facilities and buildings enhance the entryway into McCall and allow appropriate surrounding development to take place.	Development Code/Policy; CIP	Near-term			CC& D Project 1, A Policy 6.3
A Project 10	Review industrial design guidelines that apply to the airport. Consider creating separate codes for the airport and industrial areas.	Research and Analysis; Design Guidelines	Near-term			A Policy 6.3, CC&D Project 1

March 9, 2025

Gary S Thompson
909 Alpine Street
McCall, ID 83638

Valley County Commissioners
219 N. Main Street
PO Box 1350
Cascade, ID 83611

McCall City Council
216 East Park Street
McCall, Idaho 83638

Dear Elected Officials,

Thank you for your service to our community and your willingness to listen to a variety of constituents and supporters.

I am deeply concerned about any proposed changes to the governance of the McCall AOI, the abandonment of the McCall Area Comprehensive Plan in the AOI, and the potential loss of zoning regulations in the AOI.

It is particularly frustrating that so much public comment, feedback, and stakeholder engagement went into the McCall Comprehensive Plan regarding the AOI, and that such important work could be dismissed in a meeting scheduled for Monday afternoon between 3:00 pm and 5:00 pm.

There is also considerable uncertainty about the support the county will provide in managing potential outcomes, including:

- The loss of zoning regulations and the resulting uncertainty about adjacent land uses, property values, and neighborhood character.
- Changes to development standards, landscaping requirements, and design review processes that could affect the quality of construction and the environment.
- The potential impact of increased industrial and commercial development, along with challenges for public involvement, especially if hearings and permits are moved to Cascade.

If there is a clear plan to manage this area and support the communities, families, land, and water that live there, please share it with us. If not, I urge you to pause and reconsider dismantling such valuable work simply because it is within your power to do so.

If I see you around town, I would welcome the opportunity to learn more.

Thank you again for your service.

Sincerely,



Gary S. Thompson III

Impact Area Discussion - Comments for the Valley County Commissioners and McCall City Council Discussion

Name	Address	Email	Opinion	Content
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1-Carrie Potter	15 Boulder View Pl	McCall ID 83638	Neutral	
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Subject: Support for County Oversight and AOI Changes Dear City of McCall Officials, I appreciate the City's efforts to inform residents about potential changes to the Area of Impact (AOI) and the opportunity to provide input. Given the ongoing discussions between Valley County and the City of McCall, I strongly support Valley County assuming full management of the AOI rather than continuing with City oversight. For nearly 50 years, the City has governed the AOI without extending critical infrastructure, such as water and sewer services, to the area. Now, under updated Idaho law, the City is required to provide these services or risk losing control of the AOI. Valley County is simply following the law by enforcing compliance with these new requirements. Furthermore, AOI residents have had no voting power over the policies that govern them. Since the AOI follows McCall's adopted City code rather than County ordinances, property owners are subject to City regulations without having a voice in City elections. This lack of representation creates an inequitable system where AOI residents are held to standards they had no say in creating. In addition, the oversight structure has resulted in a confusing and inefficient process for residents navigating permitting and land use regulations. The inconsistencies between City and County processes lead to unnecessary delays and increased costs, particularly in construction and development. Transitioning the AOI fully to County control would eliminate this confusion, ensuring a clearer and more transparent system that better aligns with the needs of rural property owners. I encourage Valley County and the City of McCall to move forward with restructuring the AOI in compliance with state law and in a way that ensures fair governance for all residents. Thank you for the opportunity to provide input, and I look forward to seeing how these discussions progress. Sincerely, Carrie Potter

2-Jeff Shinn	1425 Clements Road, #12	McCall Idaho 83638	Neutral	
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Received the Feb 13 letter regarding McCall's Area of Impact. I'm confused because the property we own is inside the city limits of McCall, therefore not part of the AOI. The second paragraph, last sentence, indicates the AOI in question "...is expected to be annexed into the City at some future time." Isn't this presumptuous? Which area is this sentence referring to? All of the AOI or certain portions? Finally, I note the letter is unsigned. The City Community Development Director, City Manager or Mayor would be appropriate signees, in my opinion. Thank you.

3-C.W. Hurless	379 Elo Road	McCall ID 83638	For	
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To be clear, I am For Valley County controlling county land. AOI's are created in places where congruent planning is established and infrastructure is readily available. There is no way for any of the current McCall impact areas to receive any form of infrastructure in 20 years let alone a generally accepted 5 years. It goes without saying the City of McCall's current infrastructure is failed do to "planning" and not budgeting and accomplishing. Please focus moneys and attention to these areas and let Valley County successfully continue to do so to theirs. Thank you, C.W. Hurless

4-Carrie Demirelli 1084 Crescent Rim Rd McCall ID 83638 Against

Annexation always increases property taxes, and zoning changes increase land use density by cramming development/airbnbs/rentals/apartments into comfortable subdivisions. If it ain't broke, don't fix it. Nobody wins on annexations except the city government who leaches more taxes from the residents. Not all of us are in multimillion dollar cabins that are visited twice a year. How/where do we vote NO on this annexation?

5-Nicholas Bohnstedt 711 Thompson Avenue McCall ID 83638 Neutral

My question is if Valley County and the City of McCall were clear and agreed to work together within statute last September, please explain exactly why Valley County has signaled a different approach? Also, please explain how this "new" approach will save our taxpayers money, because prices just keep rising and rising and there has been no relief. Sad.

6-Nancy R Levine 400 Yerba Buena Ave. San Francisco CA 94127 Neutral

Could the City and/or County provide a description/map of where the potential AOI changes could occur. IT says unincorporated Valley County adjacent to McCall City limits. I live on Lick Creek Rd. on the block closest to the lake and it is considered city limits. Thank you.

7-Nancy R Levine 400 Yerba Buena Ave. San Francisco CA 94127 Neutral

What are the areas of interest that would have some impact on existing properties resulting from the AOI? What is the goal of this AOI project - increase housing? supporting population growth? More revenue for McCall? Thank you.

8-Tim Haener 1290 Aspen Ridge Lane McCall ID 83638 Against

I am adamantly AGAINST the County administering the AOI that would include the City of McCall. As a civil engineer, I know that the best planning comes from the "most local" constituency. That is, the CITY should be in charge of planning within their jurisdiction. Local residence and their elected officials know best what's right for their hometown. This also aligns with Idaho's value of local control over broad control - freedom, independence, and liberty. Local rights should control over County, County should control over State, and State's rights should control over Federal.

9-Lisa Beck 249 Moon Drive McCall Idaho 83638 For

Don't change it! Do not change it! We need the impact area. Why flush away the efforts to plan our community? I'm exhausted by these efforts to dismantle the framework of our towns, counties, states, and nation. Listen, there are real consequences. At the economic summit, the citizens were begging the city and county to work together to unite and create regional plans. I would even support increasing the impact area to regions along the highway. A mine vs. theirs mentality doesn't promote effective leadership. Planning ahead is good for leaders. It's good for the area. It's good for the economy. It's good for visitors. And-- it protects citizens. Consider the long term consequences--If we (YOU) don't have a robust plan, then we can hope for the worst. Instead of unifying toward a known vision, we have to assume that future neighbors' will develop in the worst allowable manner. Idaho land rights support the individual--which is great when ranching and timber dominated the region. Now, at a micro-level, at less than 5 acre scale however, that allows a scattered framework that disrupts efficiency which harms the ability to

achieve transportation goals, infrastructure goals, environmental goals, and economic networks. Tired of paying for failing roads, expensive sewer, and lack of infrastructure? It'll get more challenging. Stop studying impacts to an individual parcel and look around at our gorgeous valley and protect it, while reaping the benefits of being efficient with tax dollars. Do I agree with all of the City's planning ordinances? No, but their efforts do allow a multitude of strategic plans to successfully create (and protect) a long term vision. The arrangement for the Impact Area to harness the City of McCall staff review while also allowing County Commissioners to have input should be an incredible alignment. I urge the county representatives to respect the big picture and support McCall's planning process. Support the impact area.

10-Joseph Eiguren 2245 Payette Dr. McCall ID 83638 For

I have been coming to McCall since childhood. I currently own a second home in the McCall Impact Area. I feel that having the oversight of the City of McCall in our area has helped protect the natural beauty and charm of the city. I recently worked with the City for a small addition to our new home, and my experience went exceptionally well. John Powell, and team, we great to work with an I appreciate all they do. I am in favor of things remaining unchanged, with the City's oversight over the impact area.

11-Theresa Burkes 1598 Lakeridge Dr McCall ID 83638 Neutral

I would like to know what the plans are for the corridor coming into McCall from the south. And how are they affected by this change? I am for preserving the aesthetics of that entry and not turning it into a big swath of unattractive commercial development.

12-Steve R. Cook P.O.Box 680 Ketchum ID 83340 Neutral

As a property owner in McCall within the AOI district and paying property taxes to Valley Co., I strongly oppose governance of the AOI should be by the County. Guidance, regulation of use, and oversite of the AOI should be by the City of McCall and not the County. Please insure this comment is part of the public record. Thank you.

13-Ken DeAngelo 2460 Sharlie Lane McCall ID 837041 Against

I currently live in the McCall Area of Impact (AOI). I am STRONGLY against being annexed into the city of McCall. I want Valley County to be in charge of the AOI.

14-Mike Barton 1350 Aspen Ridge Ln McCall ID 83638 Neutral

Valley County should not be allowed to make land use decisions in the McCall AOI.

15-Malcolm Simmonds 435 Ringel Street McCall Idaho 83638 Neutral

Please clarify, specifically as a result of this initiative, what the risks are to property values and what steps are you taking to mitigate this risk and protect owners from any negative consequences. Thanks, Malcolm.

16-Luke Wardle 220 Wisdom Rd McCall ID 83639 Against

We do not want the AOI to continue or to be annexed by the city of McCall. To date the experience has not been great, that includes our previous home at 965 Shelia Ln. Seems we get to enjoy all of the restrictions and rules and none of the benefits. I read over the letter we received concerning this issue and it does not have any substantially convincing information. It

reads more like a soft request to support the city in retaining the AOI...more like a letter written to the NIMBY crowd. McCall City has had 7 years (and decades before that) to take action on the AOI but haven't. It appears the reason for the attention to this now is due to the Idaho state code updates. I doubt you are serious about doing anything about the AOI in the future. Please allow the county land outside of city limits to revert fully back to the county.

17-Beverly Haglund 916 Strawberry Ln. McCall, Idaho Idaho 83638 Against

I am a very concerned homeowner. My husband has passed away, but we built this little 750 sq ft. cabin back in the 80's over on Strawberry Lane, we love our Cabin, and we wanted to leave it to our children someday. The problem is, it's already so expensive to keep, as property tax's keep climbing and I am worried it will get worse if we get annexed into the city of McCall. I also want to keep the property for a get away from city life and I would like to continue have a few tents pitched on the lot at our yearly family reunions, not sure if the city would allow it. I am concerned about so many things the city could require of me that I could lose our Cabin. Please consider the impact all these changes could mean for people that are not wealthy, many of us are just holding on and don't want to lose our property due to rules and Tax's. Thank you, Beverly Haglund

18-Kimberly Apperson 415 S Samson Trl McCall ID 83638 Neutral

I value the McCall Area Comprehensive Plan. I value living in a community that has a clear vision towards how, where, and what may be developed, and welcomes citizen input through periodic updates to the Comprehensive Plan. It is a travesty that Valley County government has no clear vision or direction on how land is developed, but is piecemeal in nature, allowing anything to be considered with conditions. With the surge in growth of our area Valley County is losing its attractiveness as a place for me to call home. I live within the Area of Impact and welcome annexation into the City of McCall to preserve some semblance of "community" and so I can have some confidence in knowing how my neighborhood will be maintained Into the future.

19-Craig Lewis 1155 So. Samson Trail McCall Idaho 83638 Against

I received your letter about AOI. Thank You. I have lived at my current address for 30+ years. It has been great. The only thing I can see that being annexed would do for me is increase my cost with little to no benefit. The only benefit goes to the city of McCall. Why would I be in favor of increasing my costs and receive no real benefit? I have gotten by just fine for the past 30+ years why would I want to change that? I love McCall that is why I live here. But over the years I have observed the city leaders and town council make dumb decision after dumb decision. I have even seen where they do not follow their own policies they establish. No Thank You on expanding AOI or Annexation?

20-Jane Chandler 3528 KP Cove Rd Mccall Idaho 83638 Neutral

I believe that no changes should be made in regards to the governance of the area of impact and that the city of McCall should maintain authority to make and implement rules for the McCall area of impact. The McCall area of impact utilizes the same services (sewer) and has the same needs (a health watershed for drinking water and recreation) as the city of McCall and therefore the city of McCall should maintain control over the area of impact and the rules it is

subject too, especially because the city of McCall is expected to annex the area of impact in the future. Having the same rules and guidelines not only puts everyone on a fair playing field but is the best way to ensure sustainable growth to keep McCall and the area of impact the wonderful place it is today. Furthermore it is the best option to ensure the protection of Payette Lake and the drinking water used by residents of both the city of McCall and the residents in the area of impact. Thank you for reviewing my comment.

21-Andy Laidlaw 120 Mather Road McCall ID 83638 Neutral

My wife and I own 530 and 528 Third Street South, 20 acres in the Impact Area. We have tried to maintain the agrarian character of this property as it serves a commercial use. The County's single zone adjacency compatibility land use regulations have created a scenic disaster between Lake Fork and McCall. The City needs to do what it takes to keep the Impact Area under McCall ordinances.

22-Dawn Matus 608 Woodlands Dr McCall ID 83638 Against

When I think about the prospect of Valley County exerting more influence over McCall's Area of Impact, I think of what happened with Stor-It Self Storage's proposed expansion on Elo Rd. From the time Stor-It submitted its expansion application in 2022, it met strong and sustained local opposition. Neighbors said over and over that they don't want a gigantic commercial storage complex near their homes. McCall city staff determined that the project falls well short of permitting criteria. McCall's Planning and Zoning Commissioners repeatedly said that Stor-It's application should be denied. But early this year, the Valley County Commissioners turned their backs on the recommendations of McCall's P&Z, the City's findings and the more than 100 public comments and additional in-person testimony by area residents in opposition, and voted unanimously to give Stor-It the green light to expand. This happened even though the County's current planning and zoning regulations are supposed to be in close alignment with McCall's. The fact the County Commissioners chose to override local opinion and the recommendations of the City in favor of a private business's growth makes any potential increase in the County's authority over the AOI alarming, including its planning and zoning. If the Stor-It example is any guide, in the future we could see more instances in which the County ignores the opinions of McCall residents and the recommendations of City staff and leaders and gives the go-ahead to projects that people here don't want or support, and that could negatively impact a range of issues affecting life in McCall. There is also the possibility that the County could shrink the boundaries of the AOI or dissolve it all together. None of these potential scenarios bodes well for a future of consistent, sustainable growth and development on lands surrounding McCall, especially if the County continues its single-zone land-use code instead of adopting traditional zoning. Rather than having the AOI simply come under the County's jurisdiction, I would support an effort by the City to explore an annexation plan for part or all of the AOI, with emphasis on lands deemed to have particular significance based on criteria such as their proximity to established McCall neighborhoods, their historical, cultural, scenic, environmental or conservation value, and their proximity to sensitive habitats or natural resources.

23-Diane Plastino Graves 2120 Payette Drive McCall Idaho 83638 Against
Dear City Council members and County Commissioners, We live in a single-family,

residential neighborhood on the west side of Payette Lake. My husband and I have had our home located within the McCall Area of Impact since it was created. We appreciate the multiple-zoning format of the AOI, and the protocols, procedures, notifications and inspections provided by the City of McCall and its Comprehensive Plan. We very much hope our area is retained within the redrawn AOI. The City boundary meanders a bit south of us, heading up the hill to Crescent Rim Drive and Bear Basin Road, so we are unsure of where the 2 mile limit from the City boundary lies. But we very much hope you will insure our inclusion in the AOI. Further, we want to continue benefitting from the multi-zoned planning and zoning codes and regulations of the City of McCall and its Comprehensive Plan. We most assuredly believe a single-zone in our area, under County code, would be extremely detrimental to our neighborhood's integrity, cohesiveness, and its long-time character of single family homes. Allowing development proposals for condos, apartments, storage units, and commercial establishments in our area under the County's single-zone rules would be devastating to our property values and the enjoyment of our neighborhood. Therefore, we ask you to retain our neighborhood within the newly-drawn AOI, and allow it to be administered as it currently has been for decades by the City of McCall with multi-zone regulations.

24-Ronald N Graves 2120 Payette Drive McCall ID 83638

Against

My wife and I are owners of a residence on Payette Drive along the west side of Payette Lake. For approximately 50 years we have enjoyed the protection of being within the McCall Area of Impact. As a result, development has been governed by the McCall City Code as our home is within a single family neighborhood extending to the last house on the west side of Payette Lake. That has led to the reasonable density single family residential designation for our neighborhood that we and all of our neighbors have enjoyed.. We want to have protection of the current McCall Comprehensive Plan which restricts the use of the property to single family residential and ask that the zoning in our area be declared and administered consistent with the McCall Area of Impact heretofore in place and consistent with the McCall Comprehensive Plan. To allow condos, commercial development under the County's single zone rules would ruin our neighborhood. Please retain our neighborhood within the newly drawn Area of Impact and administer it as it currently has been for the last 50 years by the City of McCall consistent with its zoning regulations.

25-Haden Tanner 1312 Dawson Avenue McCall ID 83638

For

I am for Valley county taking over all impact areas held by the city of McCall.

26-Steven H Wurster 861 Timber Ridge Ct Mccall ID 83638

Neutral

My wife and I support the AOI the way it is. We like the way it is being managed so please don't change it.

27-Tyler Harris 646 S. Granite Way Boise ID 83712

For

I am strongly in favor of McCall annexing the area of impact. As elucidated in the letter sent to property owners, there are a variety of negative impacts resulting from non-adherence to the McCall area comprehensive plan of 2018. My understanding is the county commissioners is no longer believe this plan is in the best interest of the county residing in the area of impact. I strongly disagree with this view. Growth has been rampant throughout Valley County, and an

absence of a cohesive strategy regarding zoning and building codes would only worsen than this. If anything, the county needs a stronger, more stringent approach to planning, zoning, and building codes, ensuring aesthetic, structural, environmental, and safety impacts are optimized with any new construction. This is most important with impacts on Payette Lake water quality, which is the sole source of drinking water for the city. Large tracks of Payette Lake drainage land would be at risk for perilous development without codes or zoning. The water quality in the lake is already nearing a tipping point, and removing these restrictions would only exacerbate the problem.

28-Marianne Jones 925 Chipmunk Lane McCall ID 83638 Against

Dear Valley County Commissioners and McCall City Council Members, Thank you for the opportunity to comment on McCall's Area of Impact. I am writing to strongly support the keeping governance and regulation of the AOI according to the McCall Area Comprehensive Plan and the McCall Area Planning and Zoning Commission. We have lived in McCall for twenty years and live close to the AOI boundary. We have appreciated how the McCall Area Comprehensive Plan has allowed development that is harmonious with adjacent uses. In fact, we built our house twenty years ago after reviewing the zoning in the area, which includes the AOI, so that we knew what projected development in our area would look like. We do not support changing the AOI to be governed solely by the County and the single zone county-wide land use code. Please do not upend what has been a successful cooperative approach. Sincerely, Marianne Jones 925 Chipmunk Lane McCall, ID 83638

29-David Robbins 986 Valley Rim Rd McCall Id 83638 Against

I received your letter on 3/5/2025 dated 2/13/2025 regarding potential changes to our status as adjacent to the City and possible annexation into the City. I oppose annexation into the City of McCall. Please explain how you will provide City Water, Sewer, and other services to the residents of Valley View Estates when you are currently over extending in your capacity within the current city limits for water and sewer particularly. What value does the City bring to us? Don't you have higher priority areas to address than Valley View Estates? Regards, David Robbins 986 Valley Rim Road, #1536 McCall, ID 83638 (208)630-4553

30-Clay Bradfield 1055 Cee Way Loop McCall ID 83638 Against

We do not want to be annexed into the City under any scenario.

31-Marilyn Olson 890 Timber Ridge Court McCall Idaho 83638 Neutral

I would like the Area of Impact to remain as it is. Thank you for your time and consideration.

32-Julie Welty 1639 Lakeridge Drive McCall ID 83638 Neutral

Please retain the area of impact as it stands and don't change it. I prefer the city of McCall be in charge of land rather than the county

33-Edith Welty 939 Flynn Lane McCall ID 83638 Neutral

Please retain area of impact as it currently stands. Do not repeal the 2018 comprehensive plan for the city of McCall.

34-Jeffrey Riechmann 300 Mountain Cove Ct McCall Idaho 83638 Against

I would like to ask that the City of McCall focus on the area within the current city limits. Recently, there have been concerns regarding whether or not the Water District could support the addition of more homes. The solution? Raise fees and taxes. Many of the streets are in need of repair and snow plowing is lacking on many of the side streets - take a drive down Cedar Lane / Mountain Meadow Drive. The solution? Raise fees and taxes. Like many people, I moved to McCall because of the proximity of the forest. We don't need 600 more homes in McCall ripping out more of the natural areas around town and the current infrastructure cannot support another 600 homes! I am tired of reading almost every week in the McCall Star-News of a new tax or fee.

35-Ashley Seitz 978 Valley Rim Rd McCall ID 83638 Against

I am against Valley View Estates being in the City Impact Zone as we have not benefited from said decision since incorporated. We do not have any city offerings such as water or sewer and I do not see these services being provided in the near future. It's my vote for us to be removed from the Impact Zone!

36-Nick Mortensen 306 Samson ct McCall ID 83638 Against

Can I opt out of annexation? (And how)? What are the positives and negatives for me as a homeowner?

37-Susan Rost 14073 Morell Rd. McCall Idaho 83638 For

March 6, 2025, Thank you for asking for public comment on the Impact Area discussion. I would like to comment on how very important it is to have good Comprehensive Plan for our area of impact. As I've testified in the past at Valley County P&Z meetings, the threat of wildfires in our area is very high. Agencies like Firewise are very useful. Buildings in the middle of forested areas like Boulder Lake Public Lands should not be allowed. Any subdivision that is approved in the future should have at least two access roads to main arteries. Ours does not. Densities should also be designed to mitigate fire devastation. The county should not allow development in high forested and timbered areas along the eastern front range. New communities should be located near the current cities of Cascade, Donnelly, Lake Fork and McCall. Agricultural land should be preserved in the outlying areas as a buffer between the cities and the mountains. Allowing development to happen on a case-by-case basis seems like it would require much more time and work than actually setting aside (zoning) areas for designated development in a comprehensive plan. Doing the work up front now should pay off in the end. Looking at the entire picture of our county and making wise plans now will help to preserve what we have and help prospective developers know what they can do here. Valley County is too unique and beautiful an area close to Boise to let unwise decisions spoil it. I am distressed by Commissioner Sherry Maupin's recent comment that "The compatibility issue is not a concern to me." Hopefully her comment was taken out of context because compatibility should be the number one concern when looking at new development. The comments by current residents about new development must be seriously considered. Other mountain recreational areas should be studied to see what has worked and what has not worked. Boulder, Colorado is a good example of how planning and limited growth has preserved the beauty of that town. I'm sure there are many more

examples of areas that have planned growth to maintain successful mountain communities. You can also learn from the growth that's happening in Boise. Eagle is a good example of planning well done. The buffer of bike and walking paths between the homes and the main roads is impressive. I think Sun Valley does the same. We should plan for development along Hwy 55 to enhance our beautiful area, not turn it into a Chinden Blvd. Thank you for reading my comments. Sincerely, Susan Rost 14073 Morell Rd. McCall, Idaho

38-Phil and JoEllen Yribar 2280 Payette Drive McCall ID 83638

Against

We are totally opposed to any expansion of or annexation of our or any area in the impact zone by the city. We are 3+ miles from the city and don't directly receive or utilize any city services. We don't need any direct city services now or in the future as we have our own permitted well, sewer district service, and county law enforcement. The city does not provide fire, medical, or trash services, and, for the majority of our access and use, road maintenance. We pay applicable local option taxes when purchasing from city limit providers. Have serious doubts the city can better provide any services that we already have, and doubt the city's infrastructure/providers can support any additional additions without major expansion and expense.

39-Charlie and Carolyn Gowing 1100 Valley Rim Road McCall ID 83638

Neutral

We are absolutely FOR being RELEASED from the McCall's City Impact Area. We have no interest whatsoever in being brought into the city. This "Grey Area" we currently are in is ridiculous. County takes care of everything and the only thing McCall City does is take an exorbitant amount of time and money for building permits. It has also come to our attention that the City has its eye on our subdivision's common area. Our subdivision residents have no desire to fight to keep what is ours. McCall City talks out of both sides of their mouths. They mention about the importance of water quality in the lake and the river but have the desire to put in public walking paths down the river. Really? So let's have hundreds if not thousands of folks walking down the river bringing garbage, noise, trespassing and possibly destruction of private property, pet feces, to name a few. We pled with the Commissioners to do what the residents of our area want..REMOVE us from the AOI

40-Lida Clouser 13873 norwood road mccall IDAHO 83638

For

Dear City and County leaders! planning and zoning is important; having a vision for future development is imperative to maintain sustainable community.

41-wade schwark 600 Woodlands Dr mccall ID 83638

Against

As residents of the Woodlands Subdivision(118 units)...and our residence being situated on the corner of Woodlands Dr and Spring Mtn Blvd(SE corner-600 Woodlands Dr)... we are already seeing the effects of increased summer traffic(along with the current construction re-paving in 2023) on both Woodlands Dr and Spring Mtn(since the diversion of Ponderosa State Park traffic in 2023)...Woodlands Dr. is very narrow and does not have a bike lane or shoulder, and in fact has drainage ditches on both sides(and snow piles in the winter...some of the culvert pipes have been buried by sediment)...the addition of the Pine Creek Subdivision traffic would perhaps double or triple the traffic volume on this narrow road which is used by children walking to school, joggers and cyclists...if Woodlands Dr does become the northern primary

ingress/egress of Pine Creek (and it will become so if Woodlands & Pine Creek are connected because of its proximity to Wooley Ave and the town center)it will jeopardize the safety of all who use that road and may in fact create a situation that would require traffic control (a traffic light) at the junction of Woodlands Dr and Spring Mtn as even now traffic backs up by 3 or 4 vehicles (making it difficult for us to exit our own driveway) during busy congestion times, mornings, weekends and holidays....the increased traffic from Pine Creek will also hinder public safety vehicle traffic responding to emergencies, snow removal and wildfire evacuation...we ask that you conduct a traffic study which includes the projected Pine Creek subdivision additional volume modeling, take fire evacuation and bicycle & pedestrian traffic into consideration, and insist that Pine Creek Ranch not be connected to the Woodlands subdivision for vehicular traffic (except for bicycle & pedestrian traffic and with emergency bullards for fire evacuation).... and any additional ingress/egress connections to Pine Creek be made thru Stockton Dr or a proposed Dienhard extension...a development of that size must be mitigated & managed properly...and perhaps reduced in size & scope in accordance with "Smart Growth" principles....thanks Wade & Debra Schwark McCall

42-Craig Campbell 1075 Ridge Rd McCall ID 83638

Against

I am very opposed to annexation of most of the impact areas. In fact, I support the efforts of the State to require impact areas to only be set up for annexation efforts in the near future and not a long term status. I looked at the list of "benefits" in the letter sent to us and I do not think a single one is actually a benefit. I don't want my taxes to increase. The best reason to get rid of the impact area is because we in the zone don't have any representation through voting. We can't vote for the McCall elected officials that sign off on some sort of Comprehensive Plan that the city views as cast in stone. I didn't have the right to vote on it. Even when I lived in the city limits, I didn't have the opportunity to vote for it. I went to the public work session about it. But not a single thing that was brought up in the session was implemented into the plan. It is a plan written by unelected consultant companies that are not local. They don't know our culture, what brings us together, our values, our love for the community, and that we are dependent on tourism. The city paid tens of thousands of dollars for something that no one voted for and didn't include any public contributions. Why not actually ask our community? Lets save thousands of tax dollars and write it ourselves. I wrote the shell of a comp plan for McCall 13 years ago that I presented to a few city councilors and a county commissioner back then. I was told it had excellent ideas. It did not have details for building styles or stupid codes about business' signs, etc. But what it did have is that it identified a potential subsection of the tourism visitors that have been coming here for decades that are 100% unrecognized. It is a huge untapped resource that celebrates all that is good in our area. Family Reunions. Just in our church meetings at the Church of Jesus Christ of Latter-day Saints we have tens of thousands of family reunion participants that come to McCall to recreate throughout the year. I am sure the family reunions at our church are only a small piece of the true reunion population. Talk about attracting mini-conventions. I don't want the impact area at all anymore.

43-max williamson 1880 N Club Hill Blvd mccall Id 83648

For

the county administering the AOI under its zoning regulations, the repeal the McCall Area Comprehensive Plan. The county must be in charge of the zoning for the AOI !

44-Jeff Fereday 420 E. Crestline Dr. Boise ID 83702 Neutral

I am the manager of a limited liability company that has owned residential property in McCall for many years, and I am concerned about decisions Valley County might seek to impose on McCall's Area of Impact that could conflict with the City's planning vision, including its comprehensive plan. I believe the City is best situated to make decisions affecting its AOI, and I urge the Council to work with the County to ensure that City plans are not ignored as annexation decisions, and decisions pertaining to AOI development, are made. Jeff Fereday

45-Sandra Passmore 1617 Warren Wagon Rd McCall ID 83638 Against

No changes should be made to the current governance of the McCall AOI. The current AOI boundaries can remain the same to comply with the state law. The current agreements between the city of McCall and Valley County have protected land use, property rights, the scenic corridors, the shoreline, Payette lake and our water quality. There is no need to change what has worked for almost 50 years. Thank you for your time, Sandy Passmore

46-Mark Meuser 2229 Lakeview Ave McCall Id 83687 Neutral

1. What would constitute consent of property owner. Would all property owners be notified and ballots taken? 2.The City and County, since 1948, have been good to our family. I don't get any specifics in the letter, given by the City, that would make me concerned about the county. Can the city offer a few major draw backs of allowing county control. As example, allowing cattle to water at the north end of the lake, like Cascade Reservoir, though it would help the fishing. Can't hang my hat on words like, Uncertainty, Potential, Ambiguity, Changes, Quality, Industrial. It would be nice to have a lumber mill again, I miss the noon and 5 oclock whistle. 3. Don't mean to be trite, but could you give us some meat to chew on? What are the differences.

47-William Senkosky 1563 W Colville Ct Eagle ID 83616 Neutral

Dear City of McCall and Valley County Development Services, Thank you for taking the time to consider my family's comments on the City of McCall Area of Interest (AOI) at Parcel ID:NE4 NE4 SW4 S6 T18N R3E. We have owned the land for the last 10 years. My family has had some challenges achieving a higher and better use in comparison to other ownerships in the neighborhood. The city of McCall does not provide sewer or City water for our property. In addition, the City of McCall told me they do not recognize the portion of Meadows Road that we use to access our property (which was decreed by Idaho's 4th district Court in 2009 as a "Public Right of Way",see court instrument: 34810). Our property sits in between the Meadows and Mile High Roads subdivisions and the Bear Basin area so it serves as a development buffer increasing the value of the subdivision's properties yet challenges my family to get the same value. I have attempted to build on our property on 2 separate occasions but abandoned the effort, including the building permit on it. I feared the investment would not work out for us because we would have to develop the public road into our property, yet it is heavily used by motorized and non-motorized vehicles as well as hikers and bicycle traffic for folks wanting to access the Bear Basin area from adjoining subdivisions as well as the public Shouldn't AOI only be implemented when a neighborhood is in direct line of development and services are expected

to be extended in the near-term, rather than “Land Banking” for say open space or future development? Regards, William Senkosky

48-Glenn M. Harsh, Trustee McCall Cottage Trust 1676 Brooklawn St. McCall ID 83638

Against I am the trustee of an Idaho Revocable Trust that owns property at 1676 Brooklawn St., Payette Lake Club Subdivision, Valley County, Idaho. I am absolutely opposed to having the City of McCall annex my property or to have any governing authority over my property whatsoever. I desire Valley County, and only Valley County, to have any authority over my property. I suggest that McCall's Area of Impact be dissolved.

49-Margaret M. Williams 1040 Crescent Rim Drive McCall ID 83638 Against

As a property owner on Crescent Rim Drive for 20 plus years I am against our neighborhood being annexed into the City of McCall. As it is now, we are in the McCall impact area. I see no benefit in being annexed. Thank you

50-Teresa Troyer and Mark Fedor 204 Thula St. McCall ID 83638 Against

The recent decision by Valley County Commissioners to approve the expansion of Stor-It Self Storage on Elo Rd, despite strong local opposition and contrary recommendations from McCall City officials, raises concerns about the County's potential influence over McCall's Area of Impact (AOI). The unanimous vote to allow the project disregarded over 100 public comments against it, signaling a troubling trend where the County may prioritize private business interests over local resident input. This scenario suggests a risk of future developments that may adversely affect the community, as well as the possibility of the County reducing or eliminating the AOI boundaries. To ensure sustainable growth and protect significant local lands, it may be prudent for the City of McCall to consider an annexation plan that emphasizes areas of historical, cultural, or environmental importance, rather than allowing the AOI to fall solely under County jurisdiction

51-Barbara Nokes Kwader 34 Ilka Lane McCall ID 83638 Against

I appreciate the value and quality of the existing McCall Comprehensive plan, and I believe that the Area of Impact should continue to be administered as planned. I believe that the citizens of the town are best qualified to develop and use this long-standing plan, It is not in the best interests of the local community to allow the county or state to insist on unnecessary or arbitrary changes to the existing Area of Impact and zoning plan. I don't think the new interpretation of the statute will be found to support major changes, Please leave it alone.

52-Matt Dahlgreen 847 NE Jones Rd Bend OR 97701 Neutral

I lived in McCall from 1958 until summer of 1966. My parents purchased property on Farm to Market Road in about 1968. I support retaining the Area of Impact as it is--with "planning and zoning regulations closely align(ed) with the City's (from the City of McCall letter of February 13, 2025." I have no objection to the AOI being annexed by the city of McCall. I do not support the County's approach to zoning and development. Respectfully, Matt Dahlgreen

53-James Fereday 1017 Elm Ave Coos Bay OR 97420 For

Dear Commissioners/Councilors, Please accept these comments into your records FOR keeping the McCall Area Comprehensive Plan. As a land owner within the McCall Area of

Impact, I urge the County to continue to honor the adopted McCall Area Comprehensive Plan as the guide to development. I just turned 70 and some of my earliest memories are of swimming in the pristine waters of the Payette, hiking close by the lake with my mother witnessing badger, watching eagles, and picking morel mushrooms, among many other activities in this lovely setting. I visit here regularly and find that the lake is largely still in excellent condition and the area around it, though developed obviously more than in my childhood, still has the charm and "go lightly" touch that would be expected by sound and thoughtful planning. I believe that the McCall Area Comprehensive Plan affords this. I am all FOR keeping it alive and in play as a County plan.

54-Greg Youmans 3506 KP Cove McCall ID 83638 Neutral

That's for the inclusive process and notifications. Q's: What are the "certain criteria" of the modified Idaho code ? What might be "Changes in the scenic corridor and shoreline protections" ? Are there currently any differences between city and county regulations regarding dock space per shoreline footage ? If so, what would those differences be ? What outlying areas of McCall could be considered for annexation ? Would that include Warren Wagon Rd. ? If so, how far out ? What kind of "Changes in public involvement in long-range planning decisions" might be contemplated? In general, the area has been developed too much and too fast, eroding the quality of life experience in McCall. I hope for the preservation of shoreline and water quality of Payette lake, including, if anything, tighter restrictions on dock footage per shoreline length. Thanks

55-Lawrence & Diane Alves 965 Valley Rim Rd McCall ID 83638 Against

Received 1 letter on subject matter, 1 week prior to meeting. Letter is vague in overall content as to how it will impact Valley View Estates and area in general. We are a thriving neighborhood with retirees, young families, business owners, healthcare professionals, and other community service employees. We have wells and septic systems that the individuals in the community maintain on their own. Many have asphalted their driveways and take care of their own upkeep. In our county taxes, we are already paying for City of McCall items. I moved into the County area to avoid high property taxes, HOA fees and restrictions, and industrial and commercial development. I can't see any benefits being annexed by the city can offer us!

56-Robert Bechaud 664 Woodlands Drive McCall ID 83638 Against

Three primary concerns: 1. Valley County does not have effective zoning that protects the interests of ALL residents and the record clearly shows that the "rights" of developers are given priority over all other interests. 2. Much of the Impact Area adjoins Payette Lake. Without stringent zoning and development criteria the source of McCall's drinking water will be at risk. 3. In areas not adjacent to the Payette Lake, Valley County's current approach to zoning and land use has the potential to result in diminished property values and create the type of poorly planned mix of commercial and residential development evident in some areas of Valley County. The current approach has worked for years and should be maintained, especially with the current development pressures in the McCall area. Thank you for considering these comments.

57-Tom Muhlfeith 1175 S. Samson Trail McCall Idaho 83638 Neutral

To: Valley County Commissioners and City Council of McCall. As property owners

within the City of McCall Area of Impact, I am writing to express my and many of my neighbor's deep concern regarding the proposed reduction of the City of McCall's Area of Impact (AOI). Since its establishment in 1977, the AOI has played an essential role in guiding responsible and sustainable development in our community. In my opinion drastic reduction to this area would have serious and lasting consequences for the future growth and character of the McCall region. The existing AOI framework ensures that development in this critical area is governed by thoughtful zoning regulations that work collaboratively with the City and the County. These regulations are integral to maintaining consistency, preventing unchecked sprawl, haphazard developments and safeguarding the unique character of our community. If a reduction of the AOI is approved, the area in question would fall under the County's planning rules for unincorporated areas—rules that currently lack zoning guidance and rely on case-by-case project approvals. Such an approach introduces uncertainty and opens the door to haphazard development that could undermine decades of careful cooperative planning between City of McCall and Valley County. The current AOI serves as a blueprint for smart growth. It prioritizes long-term collaborative stewardship, and the well-being of current and future residents. By maintaining the AOI in its current form, we can continue to protect the balance between development that is considerate of all property owners and preserves the character that makes McCall and Valley County a desirable and unique place to live, work, recreate and visit. If it is not possible to maintain the current AOI at a minimum the County should consider adopting the current zoning that has guided this area for decades, I urge you to consider the value the AOI brings to our community. Reducing its scope risks affecting the future character of areas that have been guided by public input and years of thoughtful planning. Let us work together to find solutions that respect our shared vision for growth while honoring the careful cooperative planning that has guided us since 1977. Thank you for your attention to this matter. I would welcome the opportunity to discuss this issue further and to contribute to a constructive dialogue about McCall's future. Sincerely, Tom Muhlfeith & Muhlfeith Family

58-Sara Wolf 108 Brundage View Court McCall Id 83638 Against

I am against Valley County taking over the impact area. I would like the City of McCall to annex the impact area. Thank you!

59-Karla Eitel 1029 Kaitlyn Loop McCall ID 83638 Neutral

I am deeply concerned about any decisions that would lessen the community's collective ability to care for the quality of our lake - our drinking water, an economic driver in the community, and a part of this place that so many of us hold to be special. Having observed the County's approach to managing the surrounding lands, I see that there is a reticence to impose regulation. I can understand that lack of regulation may feel like freedom, but I truly worry that to ensure that a public good like the lake is cared for in the long run, we need some strong collective agreement on what is and is not acceptable. I want that my children and grandchildren have the freedom to enjoy a beautiful lake and clean drinking water, and I'm not convinced that they will have this if the rules are left up to the County alone.

60-gina bonaminio 903 Davis Ave McCall ID 83638 For

I am for the AOI and the city annexing land where property owners advocate for

annexation. As a long-time resident of Valley County and the City of McCall, I would be disappointed in the County's leadership if they decided to turn away from nearly 50 years of planning and public service. The McCall Area Comprehensive Plan is solid and good for the future growth of McCall and Valley County. County and City officials work for the residents who have voted them in. Residents voted in officials to administer the AOI and the McCall Area Comprehensive Plan, and as a resident, I respectfully ask all officials to continue to do their jobs. I understand that the state code has changed, but that does not mean that officials need to turn away from 50 years of working together to grow the city and county in ways that the residents promote, meaning the AOI and McCall Area Comprehensive Plan. I am concerned that changes to the AOI will alter how land is designated for development, not sustainable growth. No one can see into the future, but we can be intentional about planning for the future. The success of the AOI for nearly 50 years is an example of planning with intentionality. Please work to keep the AOI as it is and continue to work together to grow the city and county with intention.

61-James Wolf 932 Brentwood St McCall Idaho 83638 Neutral

The mailed notice does not indicate clearly what is the agenda for this meeting. I am anxious about it, as recent political developments tend to favor ultra-conservative viewpoints and pander to the wealthy. If this is about development at the Stibnite mine, I am against it. If this is about accommodating the Wilkes brothers, I am against it, particularly as it impairs backcountry travel and further clogs Hwy 55. If this is just about extending McCall's boundaries, I'll wait to hear the arguments. I hate to pay more taxes and fees, but some sidewalks would be nice.

62-Dave Petty 912B Fairway Dr. MCCALL ID 83638 Neutral

March 8, 2025 Valley County Commissioners and McCall City Council Thank you for the opportunity to address this meeting regarding the impact area of the City of McCall. As a member of the McCall Planning and Zoning Commission I attended the September 27, 2024, joint meeting of the commissioners and council. In the months since I have continually been disappointed by the Valley County Commission overruling the decisions of our P&Z commission, specifically regarding our scenic approach to McCall. How anyone would even consider multiple storage unit farms scenic is beyond me. Specifically, during the September meeting the Valley County Commission repeatably stated that they had no intention of disrupting the process that has been in place for many decades. Now we find out that not only are you purposely working to take over control of land use within two miles of the city border, but there are also indications that you helped push the legislation into law last year. Again, while there have been no public meetings discussing changes to the AOI and my personal conversations with Valley Commissioners as a citizen left me with the belief that this process was not going to be as contentious as it seems have become. I only hope you will stand by your public and private statements to leave the AOI as it currently is and work with our city as the legislation directs you to. Sincerely, David Petty

63-Ronald and Mary Nahas 978 Wagon Wheel Road McCall ID 83638 Against

Our home is on the west side of the lake within the impact area of the City. The current cooperative agreement between the City and County is working well and we would oppose a change. Payette Lake is unlike most of the rest of the state. Activity within the drainage area

affects the entire lake and everything from auto traffic to water to sewer transit through McCall. It makes no sense to have more than one planning jurisdiction within the watershed. Making a change will inevitably lead to more contentious local decision making which is in the best interest of no one. I urge the county to embrace the special qualities of this gem in the heart of Idaho and sustain the current area of impact. Thank you, Ron Nahas

64-Sheree Sonfield 664 Woodlands Drive McCall ID 83638 Against

I am concerned about changing the AOI boundary. I'm very concerned about Valley County's ability to administer land, including the most precious land on the shores of Payette Lake and land adjacent to current developed property within the City of McCall limits. The County disregards any Comprehensive Plans, zoning, impact on neighborhoods, public input and its currently administered lands are a single-zone mess of pot-holed roads and neighborhoods of varied uses alongside each other. There's a big visual and neighborhood character difference when travelling from the City limits and into the County, proof right there of a negative impact of changing the AOI to County administration. Most of the land on the shores of Payette Lake is in the AOI now, and it's clear that the current administration of the AOI creates more protection for our precious drinking water source than if the County were to administer these lands with its single-zone county wide approach, for example. Is there a special designation of shoreline areas of drinking water sources? If not, there sure should be shoreline protections to protect our drinking water source. What are the County's specific plans for administering AOI lands? The current single-zone county wide approach with limited regulations won't do much for maintaining property values. When would these County plans be available for the community to review and comment? How would the County propose to protect our drinking water source? What zoning, professional long-range planning, approval processes (that include public input), design guidelines, Comprehensive Plans, development standards affecting building quality and such would be in place for lands in the AOI so the character of the neighborhood is maintained. especially land surrounded or adjacent on 1 or more sides by City land? Legal interpretation is needed here too. Is an AOI boundary adjustment decision required right now? Or is a plan to determine adjustments from the current boundary required by Dec 31, 2025. Both the City and County must agree to such a plan, isn't that correct? What are the required contents and other details of such a plan? Make the County begin from the beginning vs jump to the end game. A plan detailing how exactly the county would administer these lands should be available to the public for comments prior to any final boundary adjustments. And the plan should address everyone's concerns, including mine outlined above. Commissioner Maupin says she'll follow the law, please hold her to the law, not her interpretation of it. Thank you all very much for your service and dedication to our community.

65-Marty Potucek 1561 Oakwood Road McCall Idaho 83638 Against

I don't agree with AOI annexation to the city of McCall at this point. My major concern regards what specific new services will be provided at what cost, tax wise.

66-Scott Tunnell 1569 Warren Wagon Rd, PO Box 755 McCall IDAHO 83638

For As a McCall AOI full time resident for the last 14+ years and a McCall AOI P&Z Commissioner from 2013 through 2022, I encourage the Valley County Commissioners to

continue the plan adopted by Valley County in 2018. Valley County is the 5th largest county in Idaho. The Valley County Commissioner's decisions and programs cover an immense area with diverse geography, hundreds of miles of roads and many bridges and other infrastructure. Directing and managing this vast area requires planning and managing road maintenance issues and countless other rural development planning issues. My 9 years on the McCall P & Z as an AOI Commissioner gave me an appreciation for the importance of a joint effort between the City of McCall and Valley County Commissioners. The City of McCall has a capable and dedicated group of planners, and other staff members who have spent untold hours developing a process and system to handle the varied issues including engineering, permitting, land use planning, and appropriate zoning classifications. This group of professionals help a growing city control and manage what some would describe as explosive growth. I urge Valley County to continue to focus on the growth issues in the non incorporated areas of the county and continue to work with the City of McCall as it applies oversight and direction to the City of McCall and the AOI. The agreement adopted in 2018 has worked well and still provides Valley County oversight on land use decisions in the AOI and the rest of the county. Respectfully, Scott Tunnell

67-Gail Rankin 675 Fox Ridge Lane McCall ID 83638 Neutral

Comments on McCall AOI Issues I would like to see the City of McCall and Valley County doing an even stronger job of oversight for responsible management of growth. This includes planning for appropriate future access and traffic patterns, capacity of fire and medical resources, water and sewer capacity and some specific environmental safety issues. It is important to acknowledge that Cascade has inadequate capacity for increasing processes involved in governing at this time. The specific environmental safety issues that concern me include: Strengthening of oversight for water quality of Payette Lake (including from future developments that the city may not own). Clear information concerning the capacity of Payette Lake to serve as a source of safe drinking water for the community. Strengthening of oversight for air quality considering a recent study showing that traffic caused a decrease in air quality just this past winter in McCall. Strengthening of protections for neighborhoods against potential bitcoin mining with noise pollution, toxic air pollution (frequent burning of tires on county property next to our subdivision with toxic smoke going toward homes and the grade school) or other harmful forms of pollution. Thank you, Gail Rankin

68-Kristin Hoff Sinclair 2083 Lakeview Ave McCall id 83638 Against

I am concerned about the county taking control of the AOI. I live off of Eastside Drive in the AOI. Concerns include changes in land use decisions from neighborhood approaches to changed zoning that is more random and may affect building quality, design and property values. I believe Eastside drive is also a scenic corridor that should remain protected for all to enjoy. Thank you.

69-Melissa Coriell 1109 Buckboard Way McCall ID 83638 Neutral

The impact area is doing its job and it is working. Please retain the area of impact as it stands. In addition, the City has a source water protection plan in place to protect water quality of Payette Lake, and I am concerned these protections will be lost with a change in management.

70-Nadina Zarkowski 709 Bridle Path Way McCall ID 83638

Against

Please retain the area of impact as it currently stands.

71-Patricia A Young 793 Chad Loop McCall ID 83638

Neutral

It's confusing to me whether I'm Neutral, For, or Against but I know what I want. I am FOR the McCall Area Comprehensive Plan. I live in the McCall Area of Impact and I want a plan. I want a plan that protects my property rights and property value, and encourages development closer to the city rather than in rural areas. If the City and the County can work together and continue to follow the McCall Area Comprehensive Plan, which was adopted by both the City and the County, that is what I would prefer, but it seems that is very unlikely to happen. Although the County Commissioners state that the current situation is confusing to residents of the AOI it isn't to me. I have been to City Council meetings and have met with City staff. I have also been to County Commissioner meetings and have met with County staff. If I have to pick one governing body I will definitely go with the City. The City encourages community engagement and works to inform and listen to myself and other community members. Although the County staff I have met with have been helpful, the Commissioners have been less than welcoming to the public and unwilling to listen to concerns or suggestions from myself and community members. I have requested information from the City regarding annexation and would like to learn more about annexation but at this time I would prefer to be annexed into the City than remain in the AOI and be governed by the current County Commissioners.

72-Carl and Liz Ruhkala 550 Elo Road McCall ID 83638

Against

Why is there such an apparent rush to dismantle our current McCall AOI? Yes, the new statute to ID State Code requires some changes, but why the hurry? This needs to be an AGREEMENT, not a takeover. There are ways to ensure compliance with the new updates to ID State Code 67-6526 that don't require the County to rush to take over everything, including possibly altering or repealing the McCall Comprehensive Plan and changing development decisions and/or zoning regulations. We believe the City of McCall is doing an admirable job administering the current AOI. We appreciate the time, effort and thought that goes into their planning processes, growth management, resource protections (including the lake and water) and aligning developmental standards, among just a few of the many things they do for us all. They are fair and consistent and adhere to the rules. They demonstrate a faith in process and a caring for our community rather than caving in to developers who are out to make a buck at our expense. We recognize and appreciate that commitment and request that they be allowed to continue administering our current AOI. Please slow down the possible AOI changes in governance. This needs to be an AGREEMENT between City, County and McCall AOI residents and property owners. Preserve our Impact Area! Carl and Liz Ruhkala

73-Caitlin Gustafson 129 Mather Rd McCall ID 83638

For

I am for maintaining the impact zone under City of McCall where there are standards for water quality, esthetics and many other elements that make McCall a safe and beautiful place to live!

74-Laura & Alan Shealy 3710 Warren Wagon Rd McCall ID 83712 Neutral

Dear Commissioners, As a property owner on Payette Lake in McCall, I want to express my concerns regarding the potential changes stemming from the proposed alterations to Idaho State Code currently under review. For the past fifty years, the McCall Area Comprehensive Plan has effectively guided the management of the Area of Impact (AOI). Now, with a new framework being considered, this well-established system may be at risk. My family has owned lakefront property here for nearly a century, and we are deeply concerned that changes to AOI governance could have significant negative consequences. These include declining property values, uncertainty surrounding adjacent land uses due to shifts in—or the removal of—zoning regulations, alterations to the scenic corridor and shoreline protections, potential impacts on Payette Lake's water quality from upland development, and the added burden of traveling to Cascade for public hearings and permitting processes. I strongly support McCall retaining governance of the AOI under its existing multi-use zoning codes and upholding the integrity of the McCall Area Comprehensive Plan. This plan ensures that zoning and land use decisions remain under McCall's Planning and Zoning jurisdiction, with public input—providing the local attention and historical perspective that our community and properties deserve. I appreciate the time and effort involved in this process and your dedication to preserving the beauty and future of this special place. Sincerely, Laura Shealy 3710 Warren Wagon Rd. McCall, ID 83638

75-William Edwards 215 Rawhide Loop McCall ID 83638 Against

I am opposed to McCall's annexation of land and private property. McCall city government has not demonstrated that it can effectively run a small village much less take on the responsibility of future growth. I have witnessed a village with a \$57 million budget waste money on an over budget library, bike lanes and utility box vinyl wraps while streets have potholes and residents have to walk in Third Street traffic lanes due to the absence of sidewalks. First Street was paved twice in two years. City employees who oversaw that project should be fired. In addition, the city received a two million dollar grant to "study" using Deinhart as a bypass around town after a study was done a few years ago-- hint-- just put up a detour sign. Where the heck is all the money going? Just about every commercial development application in town is opposed in lengthy drawn out endless meetings, hearings etc. until the hapless developers get up and leave. Shall I remind you of Maverick, Mile High Marina, and a slew of home site proposals? Scenic byway is used as an excuse but rundown buildings on Third Street are not "scenic". The city government cannot be trusted to oversee any more land. McCall certainly needs a good dose of DOGEing. W. Edwards

76-Mike and Pam Wissenbach 280 May Road McCall ID 83638 For

We live at the boundary of the Area of Impact and the McCall City Limits. From what we know about the comprehensive plans of McCall and Valley County, we feel that it is best to have McCall manage the AOI. We have major concerns about being annexed by The City of McCall. It is important to us to be able to keep our well and septic; we would like a guarantee that can happen from McCall. We realize there could be additional taxes being in the city limits. What are the benefits of being annexed to the city? (We know about library use and being able to vote). Another huge concern we have is if the AOI is annexed by the city, would that make large developments approved more easily? It is critical that as the AOI is developed, these

developments are compatible with the surrounding, existing neighborhoods. Although we have concerns about being annexed, if Valley County and the City of McCall cannot come to mutually agree on a plan, we feel it would be in our best interest to be annexed by McCall. The City of McCall has stricter requirements for new development and growth. There is already staff in place to work on development issues. If it is decided that Valley County would be the leader in this change, then some major management points must be made clear. Valley County would need to develop a more detailed comprehensive plan and adopt a zoning code. Additional staff would be needed to review and advise the Valley County Planning and Zoning Commission. To date, development within Valley County seems to get a rubber stamp approval, without considering the opinions of the people living in the surrounding neighborhood or what has been the vision for the property in the comprehensive plan. (E.g. the approved storage unit on Elo Road). How is Valley County going to protect natural resources, most notably water quality? Payette Lake has many pressures on it, but it must be protected as it is the only drinking water source for the city of McCall. These are our comments thus far. We feel there is more information needed to be shared with residents of Valley County. We want to stay involved and appreciate the letter from the City of McCall and the letter in the Star News inviting resident input. Pam Wissenbach Mike Wissenbach 280 May Road McCall

77-Debbie Fereday for Big Payette Lake Water Quality 315 Burns Rd McCall ID 83638
Neutral Big Payette Lake Water Quality Council, Inc. P.O. Box 3108
McCall, ID 83638 March 9, 2025 Valley County Commissioners McCall City Council Members
Dear Commissioners and City Council Members, The Big Payette Lake Water Quality Council acknowledges the almost 50 year partnership between the City and the County in administering the McCall Impact Area. We have serious concerns about the protection of the North Fork Payette Watershed and Source Water Protection for Payette Lake if there are zoning changes. Can the County protect the lake? What is their plan? What codes would be in place to facilitate a plan that would protect the lake? It would be crucial to hear this plan before any zoning change goes into effect. The endowment lands to the north and those that surround Payette Lake, make up the Payette Watershed, now governed by the AOI. If and when those lands are sold or traded, there would be serious, maybe unintended consequences, for water quality should the zoning density change. Let's be clear, any development in this watershed would spell trouble for Payette Lake's water quality. The State Statutes for Impact Areas (67-6526) changed in 2024. What is the County's specific plan moving forward? There have been significant City resources invested in the McCall Area long range planning, code development, public involvement and code enforcement. McCall City staff manage the administration for the McCall Impact Area and the County Commissioners have been the final decision makers. Land use applications go to a joint P&Z Commission, and the Board of County Commissioners (BOCC) make the final decision on major land use applications. Let's keep this process that has taken so much time to establish and let's keep the cooperation ongoing. Will there be more opportunities for public engagement on this issue in the near future? Respectfully Submitted, Deb Fereday, President Tom Tidwell, Laura Shealy, Pam Pace, David Simmonds, Dave Burica, Greg Irvine, Tom Forestel, Melissa Porter, Scott Harris, Tyler Harris, Ed Elliott, Michael Beckwith

78-Karen Anglea 937 Flynn Lane McCall Id 83638 Against
I do not want the governance to change. It needs to stay with the city.

79-Becky Rine 1200 S Samson Trail McCall ID 83638 Against
First of all, process matters. My recent experience with the VCC and McCall Area P&Z has made clear the need for all parties to follow established process. For instance, the City and VCC jointly established the process (including the 12 criteria) to permit exceptions to zoning within the AOI. However, the VCC boldly ignores this requirement without consequence, even when publicly presented with the criteria by the City and asked by citizens to address the criteria. In this, the VCC has destroyed public confidence and made a mockery of order and process of law. How can we trust the VCC in this new AOI process, if the VCC does not follow the current process it agreed to regarding the AOI? Who will make the VCC follow the rules? Secondly, definitions matter. That is why planning documents normally include glossaries: without agreement on definitions of even common words, discussion is confused, decisions are flawed, and the only remedy is costly legal action. For instance, if, at the beginning of a process, the definitions of “fire station” or “wildlife corridor” are established, discussion can move forward fruitfully, and decisions—whatever they are— will be ordered and defensible. If the process allows persistent misuse of a term (e.g., when an applicant is allowed by the VCC to continually refer to a “fire station” because it sounds better than fire department storage space and hides the onerous requirement for a bond election), any decision based—even in part—on the misused term will be flawed. Who will create a glossary of terms and compel its consistent and correct use? Who will enforce the rules of order in this new process for potential changes to the AOI? I do not support takeover of any part of the AOI by the county, because it has proved surprisingly untrustworthy. The City of McCall is rapidly growing within the AOI. The AOI needs zoning that protects neighborhoods, prioritizes safety, and minimizes impacts to land and water. Nonetheless, I could better accept an adverse decision if the rules of order and process are followed, meticulously and demonstrably, by parties involved.

80-Save Anglea 937 FLYNN LANE MCCALL ID 83638 Against
I want the governance to stay with the city and not moved to the county.

81-Greyson Anglea 937 Flynn McCall Idaho 83638 Against
To protect from the future development of areas impacted by a shift in AOI, I am selecting "against".

82-Marnie-Anne Sell 605 Woodlands Drive McCall ID 83638 Against
I have been a resident of McCall for just over 11 years and live adjacent to the AOI. Those who established both the AOI almost 50 years ago, and the McCall Area Comprehensive Plan in 2018 sought to protect this land for future generations. They had clear honorable goals that are well documented regarding future growth and development that served the people of McCall and surrounding area. The County’s so called, “potential shift in approach” is alarming. I am concerned that the parcels could come under County P & Z jurisdiction and lose the protection that had been established for us today under previous agreements. I would like to see more information about what is being proposed and in the meantime I hope that those making decisions will honor the spirit of cooperation and responsible stewardship that have been in place

for nearly half a century and continue to protect the land for all people and wildlife that call this area home. Thank you for considering my opinion. Marnie-Anne Sell

83-Rick Fereday 315 Burns Rd McCall ID 83638 Against

For as long as I have lived in McCall (50 years), there has been an impact area. I believe that this has been extremely important to how development within that area has been managed to maintain building so that our lake and the surrounding areas are being developed with respect to setbacks, stormwater management, neighbor to neighbor conflicts and many other issues that development within the County doesn't address. With a new State law, this well-established system is at risk. My family has owned property out Warren Wagon Road for 75 years and we are concerned that changes to AOI governance could have significant negative consequences. The County's "compatibility" rating for determining what gets built and where, is antiquated and needs to be changed. I am extremely satisfied with the way that McCall manages development. Having the County take the impact area would be horrible for how future development takes place in the entire impact area, especially the land around Payette Lakes. IF IT AIN'T BROKE, DON'T FIX IT. Rick Fereday

84-Scott Harris 86 Ilka Lane McCall ID 83638 Against

Dear Valley County Commissioners and City of McCall: We are extremely concerned about the intent of the Board of Valley County Commissioners (BOCC) to take full control of the McCall City Area of Impact (AOI) , which is currently zoned and guided according to the McCall Area Comprehensive Plan. This award winning plan was formulated using extensive input from the public, planners, businesses, and agencies and both the City and the BOCC. Protective zoning ordinances and processes were formulated and endorsed publicly and jointly. Those of us living in this area purchased property and built homes in good faith and in compliance with those rules, expecting this 50 year old protection would continue. We recognize the risks posed by proposed and planned development and growth both within the City and the AOI. Based on involvement with recent CUP variances for projects within the AOI which were denied by the joint McCall Area Planning and Zoning Commission for being incompatible with the neighborhood, and in the face of hundreds of communications from concerned residents in opposition, the BOCC ignored their own P&Z recommendations and the the property rights of adjacent residents in favor of those of commercial developers. The "Scenic Highway 55" between McCall and Lake Fork is a graphic illustration of the type of future approvals we can expect as commercial developments erode and leapfrog into residential and rural areas with unfettered BOCC approval. We feel strongly the City is much better suited to identify issues and further the goals we endorse and face as a community. While there is some overlap with countywide planning, ours are largely unique to McCall. The process of cooperation and coordination between the City and the BOCC for addressing common issues has worked well previously until we have begun to see friction over noncompliant and incompatible projects within the AOI and approved by a BOCC sympathetic to the will of developers over existing property rights. We need this zoning protection and the thoughtful, detailed planning the City can provide, and the BOCC simply cannot as they attempt to address the rapidly growing needs of three other townships and the rural communities of Valley County. Let's stick with the plan that

has been working for 50 years, and make careful, measured changes jointly as needed if necessary. Please reject this takeover. Scott and Connie Harris McCall 3/9/2025

85-Kyle Thomas 1015 Valley Rim Road McCall ID 83638 Against

As a resident of the AOI, I'm not in favor of being annexed into McCall city limits and prefer to stay under county administration. I understand the perception of some of the benefits of annexation; however, without an immediate guarantee of sewer and water services to AOI residents within the next few years, the expectation to pay an increase in taxes associated with those services is not fair. If there are plans for those services to be extended to the AOI, please make those plans/timelines/guarantees available for public view prior to decisions on annexation. I use this as just one example, but overall, any perceived benefit does not equally reflect a likely significant increase in taxes.

86-Tor Andersen 129 Mather Rd McCall ID 83638 Neutral

I'm for the McCall AOI remaining as is. I'm concerned that disbanding the AOI will have negative impacts on the water quality of Payette Lake and prefer to keep current the zoning of the AOI surrounding McCall.

87-Thomas Manning 2071 Lakeview Ave McCall ID 83638 Against

I am AGAINST any changes to McCall's AOI. I do not want to see Valley County officials making unilateral decisions about zoning and development around Payette Lake. I do not go to Cascade, and almost never travel to Donnelly. I don't want those folks controlling what happens in my neighborhood. Please do not screw up what has worked really well to keep the greater McCall and Payette Lake area great for 50 years. I drink water out of the lake every day. Don't mess it up.

88-Julie Manning 2071 Lakeview Ave McCall Idaho 83638 Against

We live in the AOI and strongly believe it should be managed under the existing McCall Area Comprehensive plan.

89-Jared Alexander 1639 lakeridge drive McCall Id 83638 Neutral

Please keep area of impact under the city.

90-Caleb Zurstadt 1429 Paul Bunyan McCall Idaho 83638 Neutral

To whom it may concern, I live in Ski Ranch Subdivision on Paul Bunyan Road. I would prefer to remain outside of city limits because I object to being required to use city water and sewer and any associated cost. Thank you for considering my comment.

91-David Hinchman 1774 Crescent Drive McCall ID 83638 Neutral

The annexation of the Area of Impact by the City of McCall is overreaching. We purchased our cabin 20 years ago and understood it to be outside the city limits and free from strict rules about landscaping, rental regulations, building requirements, shoreline restrictions and associated taxation. This will unilaterally slash the value of our property with no recourse from owners. Please keep the strict rules of living in McCall within the city limits. It's a mountain town becoming a dramatically overregulated bureaucracy.

92-Laurence Huie 375 S Samson Trl McCall id 83638 Neutral

I have been a homeowner on S Samson Trl since 2017 and one of the attractions to this location was being near town limits but within the impact area where the City of McCall would have a say in what developed in the zone-- Initially i was not in full understanding of the importance of being where i am until the last few years observing how valley county views development and the overall lack of concern as to what actually develops in this valley vs the concerns of the city of mc call and preservation of lands up to the city limits-- now seeing what is developing between the Valley County and City of McCall ... if we can not continue with the current AOI as it stands with then i stand to vote in favor of moving forward with annexation-- i am concerned about the quality of environs and impact on property values should the AOI dissolve.... Valley County is run by commissioners that don't have a clue about what they are approving as seen thru a two dimensional drawing and proposal-- unable to comprehend the reasonable opposition to a said proposal or in some cases reasonable positive comments-- as we see the blight being built without disregards to the visual impact along hwy 55 and all the storage and metal buildings ... a corridor that should be preserved as a representation of the quality of life each of the communities in this valley possesses so that said i again would like to learn more and see the benefits from both sides as to the advantage for and against annexation.... thanx

93-bruce D mclean 1550 Chris Lane mccall ID 83638 Neutral

RE AOI. I am opposed to the McCall annexation of impact zone neighbors for the following reasons: we live in the AOC and we are happy as a clam with the life style and services provided to us in the the impact zone, we chose this area for its privacy, affordability for retirement, acres we manage for groundwater recharge, wildlife habitat, wild fire control, and for all the reasons your February 13, 2025 stated as the reason AOI was created. We are afraid of higher taxes for services for those who chose to live in the city of McCall. If our well runs dry or septic system fails, or we want our county road paved, we are solely responsible. If McCall mismanages resources, that should be the burden of those who are tied to city services. I understand making the pie bigger disperses the cost of McCall growth but it will increase costs of residents in the AOI. If we are tied to the thirsty revenue needs of city dwellers, it could be unaffordable to remain in this area.

94-Shelby Edwards 215 Rawhide Loop McCall ID 83638 Neutral

I strongly oppose the proposal by the City of McCall to annex portions of the currently designated "impact area". The City of McCall demonstrates a complete lack of understanding to what the majority of their population desires with respect to building and improvements. Their use of taxpayer dollars to support projects desired by City Counsel rather than the taxpayer further demonstrates this lack of understanding.

95-Meg Lojek 1045 Valley Rim Rd McCall ID 83638-3832 Neutral

Hi I'm writing as a resident in the McCall Impact Area. I understand the state law is causing us to take a look at the AOI and possibly make some adjustments so that we are in compliance. I'd like to encourage the County Commissioners to preserve the Impact Areas or at the least, the protections we currently have. The lack of zoning in Valley County overall, and the lack of regulation overall, could open up completely inappropriate uses on or next door to

residential land in the AOI. We who live in my neighborhood appreciate the fact that we have some protections to simple things like fence lines, types of use, and more. I urge the Commissioners to not leave these county residents high and dry when it comes to protecting our property rights and managing compatible uses. If AOI's are eliminated, the Commissioners must replace it by another clear plan that achieves the same thing for our residents and homeowners so that growth is managed properly. "Who benefits" if the AOI's are eliminated? Please answer that question for your constituencies. Thank you for your service and all the work it takes to manage our communities. Meg Lojek

96-Pat allen 650 Stockton dr McCall Idaho 83638 Neutral

This is a much too big of topic for one comment. My first is there are water and sewer issues that need resolved First before you could annex any more land. The second is there is no advantage for my family to get annexed. I've lived at our location for 25 yrs it would cost us more to live in the city(taxes mainly) without any benefits. We are experiencing urban sprawl right now with the pine creek subdivision trying to come in with would be a huge impact on us and McCall which could almost double our population. Even though the county is mandated To look at annexing doesn't mean we just jump without cause. Please leave my comment open for there is a lot more to come. Thank you Pat Allen

97-Cal McCluskey 711 Chad Drive McCall ID 83638 Neutral

My comments regarding the proposed changes to the McCall Area of Impact: 1. Thorough Public Involvement: I am opposed to shrinking the current Area of Impact Boundary until there has been a thorough vetting of the Pro's and Con's of the impacts of Idaho Code 67-6526. The first we heard of this proposal was in the fall of 2024 via a joint Valley County BOCC / McCall City Council and Joint P&Z Committee meeting held in McCall. This meeting was primarily about educating attendees and not really discussing the details. The impacts of 67-6526 have long ranging impacts and should be thoroughly vetted to the public. I suggest a series of several facilitated public meetings be held in the McCall area over the next several months. Information should be posted and published in the local newspaper as well as online public websites. Arbitrarily shrinking the AOI from its existing size to an unknown and suddenly changing the P&Z rules from City to County appears to be an attempt to open the doors to haphazard development which is poorly regulated in the County and will only get worse. The City of McCall, despite many handicaps (money and staffing being a major impediments) has attempted to allow development in a measured and controlled way that provides for development opportunities within the AOI without compromising the quality of life in the greater McCall area. My fear is that we will see more and more commercial and industrial growth in and around McCall that will change the appearance of McCall forever. 2. Property Values: with less regulation, it is possible that property values will decline in neighborhoods that do not have rigorous covenants or restrictions in place in their CCR's (assuming they have them). This only leads to more of hodge dodge of development which negatively impacts property values. 3. Inspection and Enforcement of Existing P&Z Rules: As a resident of McCall since 2007, I have personally witnessed numerous violations of city or county ordinances by local residents and businesses. One of the big impediments that both the County and City face is lack of capacity for both law enforcement and P&Z ordinance inspection and enforcement. The county currently

has one building enforcement officer, the city just hired its first inspection officer. How often is the County enforcement officer going to be in McCall? My guess is that sitings will be rare. 4. Impacts to scenic quality around McCall. We are already experiencing dramatic changes in business development along the highway 55 corridor in and around Donnelly and Lake Fork. Shrinking the AOI boundary will lead to more industrial and commercial development that is not consistent with maintaining the scenic quality along the designated Scenic Byway that leads into McCall. We are already seeing numerous subdivision and commercial businesses being built outside the AOI that, in my opinion, degrade the visual resources as you drive into McCall. 5. Logistical impediments to McCall residents. Currently the residents of McCall have to travel to Cascade for some government services. Public hearings and meetings related to development within the existing AOI are run by the City and more convenient to attend for residents of McCall. Reducing the size of the AOI would mean citizens would have to travel 30 miles to Cascade for a proposed project that might only be a mile or so from McCall. This will make it hard for citizens in McCall to follow and keep up to date on planned developments nearby. It goes without saying that current rules that McCall applies to commercial developments are stronger than the county's so we are likely to see more industrial and commercial developments on the outskirts of McCall further impacting the scenic byway. 6. Industrial Development could be allowed in areas where it is currently restricted or not allowed. I already live next to an industrial site with the AOI that is not regulated enough in my opinion due to the lack of conditional requirements imposed. I have more faith in the City's desire to maintain and protect property of local residential property owners than I do for the county. I only see downsides to reducing the AOI size. 7. One of the greatest assets in McCall is Payette Lake and the surrounding smaller lakes mountains. Shrinking the AOI effectively would potentially allow for more development in closer proximity to the lake and foothills. This will put more pressure on McCall infrastructure that is critical to protecting ground water and pollution in the lake. What happens to these amenities if we get more mega-resorts, more more commercial and industrial developments, more traffic and more congestion? Thank You, Cal McCluskey McCall

98-Liam Tevlin 2380 Sharlie Lane McCall ID 83638 Neutral

Hello, I am concerned about the potential changes to the AOI and Valley County zoning regulations within the AOI. Specifically, i believe residents in this area need to understand the broader financial impacts and there needs to be transparency about ways in which water quality and shorelines with be affected. I do not support the use of single-zone county wide land use without promises to protect forest and riparian habitats and without an alternative for residents to choose annexation. Thank you for your thoughtful consideration of these matters at hand.

99-Kevin Studley 597 Thompson Avenue Unit 102 McCall Idaho 83638 Neutral

This comment is in regard to the joint meeting between the City and County regarding the AOI. I am concerned that the County is not acting in the best interest of the City and its residents. I urge the County to continue to work with the City on any process regarding the AOI. The County needs to work collaboratively with other municipalities, rather than exercise their government overreach.

100-Andrea Umbach 2380 Sharlie Lane McCall Idaho 83638

Neutral

I am not in support of this change. First, there simply is not enough information provided as to how this would affect those of us living and owning property in the impact zone currently. It is far too vague at this point to understand what this would actually mean in terms of changes to current zoning regulations, those zoning regulations being deeply enmeshed in CCNR and HOAs. Second, repealing of the McCall Area Comprehensive Plan is something citizens would have issues with and would want input on. Third, this would also mean changes to how development decisions are made, when these decisions are extremely heated now under current conditions. This change feels like an effort to simplify, when in fact it could greatly complicate and leave a lot of people owning expensive real estate in the impact zone without any voice and likely reduced rights in the downstream process if put into effect. Additionally, there are other "organizations" that are at play here - the numerous HOAs, neighborhood associations, land trusts, etc. Changes to the scenic corridor and shoreline protections would be catastrophic for the lake and its recreational and preservation purpose. It is simply too intrusive and disruptive to do this at this point with the development of the area. I am not in support of this.

March 5, 2025

To the McCall City Council, Manager and staff:

Thank you for reaching out to the community about the Impact areas. There are a lot of considerations to be addressed. The ability to oversee the future of our dear Payette Lake and waterways, our drinking water source, is of the most importance.

To comment briefly on your given points:

- Uncertainty of land use or zoning is a key worry. The County has not shown better use management or regard to public.
- Property values, use of taxpayer dollars and fiscal responsibility need better clarification.
- There are already extreme changes to the Impact areas with rapid growth / promoting degradation to our lake use and lack of vision.
- Protect our lake and views and environment! Do not allow open trash burning. Be aware of water drainages. et al.
- Valley County does not have the resources to take on more overseeing of permitting process or protocol or public exchange.

As a taxpayer I feel comfortable with creating better guidelines to allow the City to be more responsible with the Impact area, and annex. Everyone needs to be open and work together to ensure bettering our future.

Sincerely, Jynn Lewinski
McCall



Valley Soil & Water Conservation District
PO Box 580
209 N Idaho Street
Cascade, ID 83611
(208) 382-3317
www.ValleySWCD.org

March 6, 2025

Valley County Commissioners
McCall City Council Members
P.O. Box 1350
219 North Main Street
Cascade, ID 83611

Dear Valley County Commissioners and McCall City Council,

VSWCD has concerns about any changes to the administration of McCall Impact Area. We understand that the bill sponsored by the State Homebuilders Association calls for evaluation of cities' impact areas. In a previous meeting this Fall it seemed like the county and city were going to come to some compromised agreement about management of the McCall Impact Area.

There was a recognition that the area had been managed for 50 years under McCall's comprehensive plan with a shoreline code, a scenic route code, specific zoning, and a community-informed Master Plan that had been generated with much citizen input.

Most importantly, the city goal of protecting water quality of the Payette Lake, the city's only drinking water supply, was formalized with regulations applicable to water quality. It was noted in the meeting that the county is already challenged in terms of growth, land-use planning, and administrative costs. Also, the county lacks the expertise of a planner to take on the impact area's needs. However, if the county now plans to eliminate the impact area and the comprehensive plans & codes that have guided its management, we have questions.

Is your plan to eliminate zoning? Are you planning to update your codes to better protect water quality, especially around Payette Lake? It would seem prudent to not make any decision about who should administer the impact area or how it should be done without first making clear to the public and partner agencies what codes/regulation would be applicable or would provide guidance, as well as making it clear what the plan actually is.

We remain concerned about the water quality in Payette Lake, the need for protections and any unintended consequences of a change in management. Certainly, IDEQ has recognized the lake's fragility and created a new WAG this year, plus beginning new in-shore water quality monitoring to track nutrient growth. Payette Lake, its surrounding lands, and groundwater, need careful management.

Respectfully,
Valley Soil and Water Conservation District Board of Supervisors,

A handwritten signature in black ink, appearing to be 'Art Troutner', with a long horizontal flourish extending to the right.

Art Troutner, Chairman
John Lillehaug, Treasurer
Bill Leaf, Supervisor
Colt Brown, Supervisor
Judy Anderson, Supervisor
Lenard Long, Associate Supervisor
Pam Pace, Associate Supervisor

From: Carolyn GOWING [REDACTED]

Sent: Friday, March 7, 2025 1:34 PM

To: Valley County Commissioners <commissioners@co.valley.id.us>

Subject: McCall AOI

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioners,

We, Charlie and Carolyn Gowing property owners 1100 Valley Rim Road McCall want to express our absolute opposition to McCall City future annexation plans for our subdivision. The county takes care of everything needed and we are quite pleased with the services provided. This future annexation of our subdivision will bring nothing but higher taxes for us. No thank you.

We are currently building our 2700 sq ft home and the ridiculous, frustrating process we went through to get a building permit brought nothing but exorbitant cost and time. This is the ONLY service provided by the City. Our home is a far cry from a Whitetail home.

Our subdivision owns approximately 32 acres of common ground which borders along the Payette River. McCall City has made it known of their desire to have public walking paths along the river. They have interest in our subdivisions common ground, the vast majority of property owners have no desire to have hundreds if not thousands of folks using. This will bring, garbage, noise, Trespassing on private property to name a few nuisances. As stated in the City's most recent letter conservation of natural resources are extremely important..Really?

Please hear the voices of our AOI and grant the people what they want. Release the grip of McCall City and remove us from the AOI.

Thank you,

Charlie and Carolyn Gowing

Sent from my iPhone

From: [Kris McEntee](#)
To: [BessieJo Wagner](#)
Subject: AOI
Date: Friday, March 7, 2025 1:08:56 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My family has had property in the Sylvan Beach area since 1942. I have listed my concerns and thoughts for the upcoming AOI meeting on March 10, 2025.

1. The county has been doing a fine job with the area you want to annex. The land is protected from further growth.....which the lake can not handle.
2. The city wants more tax money from these properties.
3. Questioning of property rights and land use? You're stirring up unnecessary conflicts. Most properties have been surveyed, staked or can be.
4. One cabin has been on the lake since 1900, with many others later. The character of these original, older cabins and area doesn't need to be CHANGED! That's why they're so special and unique.
5. Our properties are very important to us and are using high building standards, if building or remodeling. Some of these cabins have not been remodeled and are in excellent condition. Talk about high building quality!
6. We don't need or desire landscaping requirements. Drive around the lake in a boat and you'll view the different lakefront landscaping.
7. The properties and land around the lake are all different and unique and do not need to be policed to architectural and design rules. This is not one big Homeowners Association!
- 8 ~9. I would hope the city and county work together to protect the Payette lake water. There needs to be a limit or even better NO WAKE BOATS on the lake due to the quality of the water is being changed and affecting the fish population, the loss of beaches and dock damage caused by the churning of the water and the huge surfing waves.
10. This area does not need ANY comm'l and/or industrial development. Build south of the city; to the east or west.
11. Why would you change how the public is involved with long range planning decisions?
12. Traveling to Cascade for public hearings and permitting processes is ridiculous and not convenient on HWY. 55. These services need to remain in the city of McCall. They were easy to work with for me.

Thank you.

Kristi McEntee

From: Brett Troyer [REDACTED]
Sent: Sunday, March 9, 2025 2:08 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: Oppose change in zoning.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioners

Our home is in the current area of impact of the City of McCall. We are not in favor of creating more than one planning jurisdiction within the drainage area of Payette Lake. The current zoning laws have been in place for 50 year and are working and helping to protect the water we all rely on.

The current cooperative planning approach is working well and there is no reason to make a change.

Brett Troyer
1844 Warren Wagon Rd.

From: Clay Bradfield <[REDACTED]>
Sent: Saturday, March 8, 2025 8:42 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: AOI Meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Honorable Commissioners,

We are AOI residents outside McCall. The City sent out a greatly self-congratulatory letter on the benefits of being in their AOI and future annexation. Their idea of a wonderful future is more regulation, more government, more control. It was awful.

Bottom line is we do NOT want to be in the City's AOI or annexed into the City under any conceivable scenario.

We urge you to minimize the City's AOI to the maximum extent possible under the new law.

C. & C. Bradfield

From: (null) Ed Elliott
To: commissioners@co.valley.id.us
Cc: [City Council](#)
Subject: McCall Area of Impact
Date: Sunday, March 9, 2025 3:05:49 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The City of McCall must retain jurisdiction over the McCall Area of Impact. I have lived on Payette Lake as a year-round resident for over fifty years, served on the Area of Impact P&Z, served for 10 years on the Payette Lake Water and Sewer District Board of Directors when we successfully involved the EPA and installed the sewer system in the lake, and served on countless organizations discussing/planning the future of McCall. McCall and the lake must be viewed as a single entity and separating them relative to planning and ordinances would be inefficient and a profound disservice to our community.

Ed Elliott
1840 Warren Wagon Rd.
Sent from my iPad

From: Greg Irvine <[REDACTED]>
Sent: Sunday, March 9, 2025 11:21 AM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: McCall Special Impact Area decision

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Fellow Commissioners,

I rise to oppose the takeover of the McCall Special Impact Area by Valley County. I live in the Special Impact Area and feel that the SIA must be placed under the jurisdiction of the City of McCall. The following are my areas of concern:

- The quality of Payette Lake must be protected especially as the sole-source water supply for the City of McCall. This protection requires a single governing entity.
- Short term rentals in the SIA are currently in "no-man's-land" with respect to regulations, governed by the ordinances of neither the City of McCall or Valley County. This has led to a complete lack of adherence to any regulation by the owners of the STRs in the SIA. I live next to a huge party house that has no limit on the number of occupants and ignores noise ordinances, etc. This is like living next to a fraternity house with no legal recourse extended to me.
- Wake enhanced technology boats are ruining Big Payette Lake with turbulence, noise, and the inability to use other watercraft when they have taken over the lake. The environmental harm created by WET boats is indisputable. There has been no effective enforcement of even the very limited restrictions on this technology on the lake and, again, we need a single governing agency for legislation and enforcement on Big Payette Lake or we will destroy this precious resource in our community.

Respectfully submitted,

Greg

Gregory Irvine, MD

1770 Crescent Drive

McCall, ID 83638-1090

[REDACTED]
[REDACTED]

From: [Michelle Blank](#)
To: [Bob Giles](#); [Colby Nielsen](#); [Lyle Nelson](#); [Julie Thrower](#); [Mike Maciaszek](#)
Cc: [BessieJo Wagner](#)
Subject: Area of Impact
Date: Sunday, March 9, 2025 10:05:32 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of McCall City Council -

I believe that the McCall Area Comprehensive Plan has been a very effective way to manage the lands within the McCall Area of Impact. Largely due to the tremendous effort to solicit public input in the drafting of the plan, the county and city were able to create a highly effective agreement. The agreement preserves and protects the character of McCall, the lake, the residences, businesses, and land within the area of impact. Please continue to follow the McCall Area Comprehensive Plan and uphold the current area of impact agreement.

Thanks you for your consideration,

Michelle Blank
McCall City Resident

From: Melissa Newell [REDACTED]
Sent: Sunday, March 9, 2025 2:52 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: Impact Zone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioners,

Please retain the area of impact as it currently stands.

Thank you,

Melissa Coriell

McCall

From: m hays [REDACTED]
Sent: Saturday, March 8, 2025 4:11 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Cc: m hays [REDACTED]
Subject: attn: Commissioners re. AOI

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Valley County Commissioners,

I've lived in Valley View subdivision since 2002 and have been in the AOI my entire time of residence. I do not see any value to remaining in the AOI and would oppose annexation. For many people new to the AOI it is confusing whether and when they are regulated by Valley County or McCall.

With the current problems McCall has this area will not have municipal or public sewer and water provided within 5 years. The City is unable to provide adequate sewer and water services within it's current boundary much less support for commercial and residential growth outside the City limits.

Thank you,

Mike Hays

Valley Rim Rd

McCall

From: Max Williamson [REDACTED]

Sent: Saturday, March 8, 2025 2:28 PM

To: Valley County Commissioners <commissioners@co.valley.id.us>

Subject: AOI: City of in Mccall

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please consider the following when you reevaluate & redefine the AOI with your final authority.

Our residence is In Kings Pines II(north side of Highway 55, west from Bear Basin parking lot), with the west boundary Adams County. Currently 4 resident with the potential for maximum of maybe 3 more someday.

Thus there is zero anticipated growth, no change for geographic features, & the city does not provide any services here & has said zero plans , to provide public services like water, sewer, internet net , transportation, trash, & etc. to this area.

There is no uncertainty for developers here, since there is nothing to develop. Property values are anyone's guess. My guess is values would go up if we were not in the AOI. There is no scenic corridor or shoreline to protect & expansion of industrial or commercial is not possible here.

The CC&R 's & the county's zoning are completely adequate to maintain this residential area. For the city to annex it requires 60% of the residents to vote for it & they must own 50+% of the land involved assuming the city wanted to do such, that would not happen.

Now is a very good time to change the boundaries of AOI & exclude areas like Kings Pines II phase 1(note phase 2 is in Adams county) from the AOI.

If you have any questions or would like to discuss any things, please call me. Thank for your time & consideration.

Max Williamson [REDACTED]

From: Michael Wissenbach [REDACTED]
Sent: Sunday, March 9, 2025 3:52 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Cc: !2Pam [REDACTED]
Subject: Area of Impact Comments - Wissenbach

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

March 9, 2025

Valley County Commissioners:

We are very concerned about potential changes to the McCall Area of Impact (AOI) that could be made by the County in response to recent updates to Idaho State Code 67-6526. We live within the AOI at 280 May Road, just south of the McCall city boundary.

Our experience is that many land-use decisions for the AOI made by the Valley County Commissioners often include exceptions or run counter to recommendations made by the McCall Area Planning and Zoning Commission. It is critical that the planning of the AOI ensure that any future developments are compatible with the surrounding, existing neighborhoods.

Specifically, we are concerned about losing the protections that our property currently has in the AOI. If Valley County wants to improve the oversight and management of the AOI, the County must adopt a plan for this area that relies upon specified, delineated land use zones, similar to the current zones in the McCall Area Comprehensive Plan. The development and designation of such zones must be done in a public forum, incorporating public opinion from those who live in those zones. Such zones must be developed based in part on the current AOI zones and designations and the existing land uses. Furthermore, the County must increase the intensity of managing these areas by increasing budgets, planning staff, and enforcement of the provisions of such land use zones. If the planning, zoning, and enforcement of the AOI area is done properly, there should be very few exceptions granted to any proposed development in the area.

Most homeowners buy their homes and property in a certain area because that area meets their needs and because that area reflects their values and interests. Other nearby properties are similar to theirs and help maintain those values and the character of the neighborhood. County (or city) plans for the area should identify those values, and the land-use zones established in the plans should be designed to perpetuate those values and characteristics. Planning and zoning should say "No" to proposed uses that undermine those values and characteristics.

Another reason for having a designated Area of Impact is to provide for the conservation of natural, cultural, and historical resources. Currently, the McCall AOI provides protection to

Payette Lake and a portion of its watershed. How can Valley County provide for the protection of Payette Lake water quality? Payette Lake has many pressures on it, but it must be protected as it is the only drinking water source for the City of McCall.

If Valley County is not ready or able to take on improved oversight and management of the AOI, then it is in the best interest of the AOI residents and the County to enable the City of McCall to take on that role.

We trust that the County and the City will work together cooperatively to address these concerns and the other important values of the AOI.

Sincerely,

Mike and Pam Wissenbach

280 May Road

McCall, Idaho 83638

March 9, 2025

Dear City of McCall,

Subject: Response to McCall Area of Impact (AOI) Developments and Future Changes

We hope this message finds you well. We are writing in response to the recent communication regarding the ongoing discussions and potential changes within the McCall Area of Impact (AOI).

We purchased our home in McCall December 22, 2023 due to the quiet, small-town setting with wildlife in our backyard and Payette Lake 2 miles away. This is the first time we were notified that we live within the AOI and there are plans to make drastic changes that could affect the value of our property. We did some further homework to find out that the AOI is just the first step and the second step is to build 600 homes on this property and to build a road to connect to the proposed 600 house subdivision which will be on one side or the other of our property (Deinhard Lane or Fox Ridge Drive). As you know, the Fox Ridge subdivision is quite small and putting a road on one of the empty lots to join our subdivision to the proposed subdivision will have a great impact on our small neighborhood (most will have a hard time backing out of their driveway). We estimate that each new household will have 2 to 3 cars which means we will have 1200-1800 extra cars going up and down Red Fox Ridge daily as we also heard that the school has already said they would not allow Deinhard Lane to be the main street to the new subdivision. We are sure this is due to the safety of the children going to school but those same children will be on Fox Ridge and need to get to Sampson and Deinhard Road.

We have a few questions regarding the letter we received:

1. How much is currently spent to maintain the existing AOI and how much will it cost homeowners if McCall takes over the ownership?
2. Was a traffic study done and what impact will it have on Fox Ridge Drive and downtown McCall on a daily basis?
3. Will the existing infrastructure support 600 new houses plus the 1000+ proposed homes the Wilks brothers plan to build? Is the city prepared to increase their population by 40% all at once?
4. What is the fate of our wildlife?
5. Can the current water system support 600 more houses and who will pay to get this water to the proposed 600 houses?
6. Is the fire department prepared for the increase in risk of fires in this area? Some homeowners are already receiving notices that their insurance company will not continue to insure their home.
7. The road department has a hard time keeping up with the roads and pot holes now and the large trucks going up and down the road to bring in supplies and build 600 houses will have a large impact on the quality of our roads. Is the construction company going to pay to maintain the roads they are damaging?
8. Does it pass Valley County's twelve-point zoning code criteria? Will there be 2 entrances into and out of the proposed subdivision as required by fire code?

9. How will these changes impact our property value, ability to sell our house, and taxes?

As a property owner within the AOI, we appreciate being informed about the developments and the potential impacts that changes in governance, zoning, and regulations might have on the community. We understand the significance of these changes and recognize the importance of participating in this collaborative process between Valley County and the City of McCall.

We would like to express the following thoughts and concerns:

1. **Zoning and Land Use Concerns:** The potential shift to a single-zone county-wide land use code raises concerns about the clarity and consistency of zoning regulations in the AOI. The possibility of inconsistent land use across adjacent properties is a significant concern. Clear, predictable zoning rules are essential for preserving the character of neighborhoods and ensuring property values are not adversely affected.
2. **Impact on Property Values:** We are particularly concerned about the potential for shifting property values as a result of changes in zoning regulations and land use policies. Many property owners, including myself, have invested in the area based on existing zoning and regulations. Any significant changes to these could lead to uncertainty and affect property values.
3. **Environmental Protections:** The preservation of natural resources, especially those related to water quality and the protection of Payette Lake, is of utmost importance. Any modifications that weaken scenic corridor and shoreline protections or alter development standards in sensitive areas should be approached with caution.
4. **Public Involvement and Process:** We appreciate the opportunity to engage in the process by submitting comments. However, we would strongly encourage ensuring that the public remains actively involved throughout, especially in light of any significant changes. It would be helpful to have a clear, consistent channel for ongoing community input as the planning and zoning decisions evolve. **It was our understanding that the property owner should be notified 4 weeks before a meeting is held, yet we received this letter one week prior to the meeting. This meeting should be rescheduled when proper notification to property owners has not been made (One week is not enough notice and the link for comments takes me to the March 13 meeting not the March 10 meeting. Homeowners that are on vacation may not even receive the meeting notice in time. Our letter was erroneously dated February 13 but was not received until March 3, 2025.)**
5. **Annexation Considerations:** Regarding the possibility of annexation, we would like to understand more about the process, especially how it would affect services, taxes, and voting rights for residents in the AOI. More information on the specific criteria for annexation and the potential impacts on residents would be greatly appreciated.

We plan to attend the upcoming joint meeting between Valley County and the City of McCall on March 10, 2025 through your streaming option due to the short notice about the meeting, and will submit further feedback through the comment portal as necessary. We value the opportunity to contribute to this important conversation and ensure that the changes made are beneficial to both current and future residents of the AOI.

We are not for the approval of the changes to the AOI. The letter we received was very vague and did not specify any advantages for the existing homeowners. We do not believe McCall City's infrastructure is large enough to handle the proposed additional houses.

Thank you for keeping us informed, and we look forward to continued engagement on this matter.

Sincerely,

Michelle and Craig Johnson

McCall Address: 609 Fox Ridge Drive, McCall, Idaho

Mailing Address: 4163 South 2175 West, Roy, UT. 84067



From: Ron Nahas [REDACTED]
Sent: Saturday, March 8, 2025 5:55 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: McCall Area of Impact

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Valley County Commissioners,

Our home is in the current area of impact of the City of McCall. We are not in favor of creating more than one planning jurisdiction within the drainage area of Payette Lake. The arbitrary 2 mile limit established by the legislature is inappropriate for the unique topography that surrounds the lake. Everything that happens within the drainage area affects the lake. Every impact from traffic to water to sewer transits through McCall and the City remains the logical planning agency. The current cooperative planning approach is working well and there is no reason to make a change.

Thank you for your service.

Ron Nahas

978 Wagon Wheel Road

From: [REDACTED]
Sent: Sunday, March 9, 2025 5:57 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: Please Read: Oppose change in zoning

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The existing zoning protects water quality in Payette Lake. The current zoning laws that have been in place for 50 years are working and helping to protect the water we all rely on. Please oppose the county taking control of our impact area and continue with the current management of the McCall AOI.

Thank you,
Susan Nichols

342 Rio Vista Blvd
McCall, ID

From: Thomas Manning, MD [REDACTED]
Sent: Sunday, March 9, 2025 5:23 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Cc: bgiles@mccall.id.us; cnielsen@mccall.id.us; lnelson@mccall.id.us; jthrower@mccall.id.us; mmaciaszek@mccall.id.us
Subject: Don't mess with the Current McCall AOI

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Valley County Commissioners and City of McCall,

Please do not mess with the existing arrangements with respect to the McCall Area of Impact. I live on the lake and drink water piped out of the lake every day. I hike the adjacent state public endowment lands daily with my dogs. The current McCall Area Comprehensive Plan, zoning regulations and the joint planning commission under the McCall AOI all work well under their current setup and have worked well for almost 50 years.

I hardly ever drive to south to Cascade and I do not want zoning and development issues in my neighborhood and the area surrounding Payette Lake dictated out of Cascade. What we have now works well. Please do not screw it up!

Respectfully,

Thomas Manning
2071 Lakeview Ave
McCall, ID

From: Tim Nichols [REDACTED]
Sent: Sunday, March 9, 2025 6:33 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: "Against" change in county zoning

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Hello,

I'm sending a message to oppose the county managing the zoning vs the city of McCall AOI.

Best Regards, Tim Nichols, 342 Rio Vista

From: [Kelly Martin](#)
To: [Bob Giles](#); [Colby Nielsen](#); [Lyle Nelson](#); [Julie Thrower](#); [Mike Maciaszek](#); [commissioners@co.valley.id.us](#); [smaupin@co.valley.id.us](#); [kcaldwell@co.valley.id.us](#); [nthompson@co.valley.id.co](#); [dmiller@co.valley.id.co](#)
Subject: 03/10/2025 Workshop Related to McCall AOI - short of expectations
Date: Monday, March 10, 2025 10:30:37 PM

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Good evening everyone -

Thank you for making this meeting tonight in person and online. I was pleasantly surprised to see the number of people online and what looked to be a full house there at the library. You had a VERY captive audience. When I looked at your agenda and it stated "Workshop Related to McCall AOI" I thought to myself, this is a meeting that I am very much interested in and I am sure many others in our community thought this same thing about tonight's meeting. Unfortunately, I don't think many people walked away tonight feeling like this was a workshop at all. From my view, this meeting met the definition of a round table discussion between McCall City Council and Valley County Commissioners. All of you were quite respectful of one another making sure all of you at the table had a chance to add to the discussion. But unfortunately citizen voices were not allowed to contribute. I consider this a significant missed opportunity and so sorry our community voices were not heard tonight.

You are rapidly losing time to get a decent product produced that is thoughtful of community concerns and supported by the community. Can you tell us what work products have been produced these last 6 months by the City/County as it pertains to AOI? Where is the City Annexation map both historical and proposed?; any alternatives? At least ONE map would have been quite helpful? Great to hear there is overwhelming agreement to have all upcoming workshops in McCall. Can you please make the 120 public comments available to the public? If you are to expect a DRAFT AOI presentation ready by the first part of May, do you believe 8 weeks is enough time to put this together? How often do you intend to meet over the next 8 weeks? Any planned/proposed dates for public workshops to put this draft together? Do you have one place on one or both government websites where people can be directed to gather more information? e.g. Legislation, codes, AOI, annexation maps etc....

I know it must be hard to get everyone in the same room to talk about AOI, annexation, various codes between the City and the County etc etc...but the city and county growth is exceeding many, many expectations and citizens want and need to get involved if we are to help lead our community in current and future growth and development in McCall and Valley County.

Shari, you mentioned several times that you really wanted to hear from your constituents yet I could not find your email address or any other Commissioners anywhere on the Valley County website. I did eventually find your email addresses on a pdf letterhead. Please consider a change in business practice to be more available to your constituents. Thank you McCall City Council for making your email addresses publically available. I'm sure you all feel you will get an overwhelming amount of emails but that is just part of public Service. Consider this a good sign of community engagement. It is so important to build credibility that you mean what you say. If you would like our engagement, be sure to make yourself transparent and available to your fellow citizens.

Thank you for your service to our very precious mountain community. Yours (our) decisions and future generations are counting on you to do your very best to ensure we collectively have a strong voice in McCall and Valley County growth and development and make GOOD decisions that we can all be proud of.

I honestly do not expect a reply to my email. I would rather see you all stay laser focused on the task at hand.

Kind regards to all of you,

Kelly

Kelly M Martin
P.O. Box 745
Lake Fork, ID 83638

From: greenacremccall [REDACTED]
Sent: Sunday, March 9, 2025 7:18 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: 3/10/25 meeting with mccall

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From Donald Green Owner 285 Bluejay st Mccall. 208 630 4617

The Bluejay sub division is in the mccall AOI . The 14 properties have all have single family homes and lots larger than 1 acre.

The zoning is currently R-1 the city has us becoming R-8 in the future ,i dont believe will happen as we all like R-1 lots .

As we all know the city has a problem with expanding due to current size of water and sewer systems. They need to save hook ups for the city limits and areas of AOI that need service now .

My point is to not take the west side in now to city being R-1 property the impact to land is very low now. Have the city wait until a later date to review . Don Green Former Member Mccall Impact p and z Thank You

David Simmonds
506 Sunset St
PO Box 287
McCall, ID 83638

March 9, 2025

To: County Commissioners and Staff, McCall City Council and Staff

Subject: Impact Area, Zoning and Source Water Considerations

The City of McCall area of impact has many dimensions and related issues that are beyond the scope of this letter, but in these comments I want to address Payette Lake and its watershed. First and foremost, the City should have the maximum possible authority over the lake and its watershed. No other governing body has the unique interests and responsibilities which weigh upon the City in decision making and regulation that may affect the lake. The City of McCall has relied exclusively on Payette Lake for its municipal water supply for over a century. I have been a City resident and water customer for 40 years, and rely on City water for all of my daily needs. I was an appointee on the advisory body which drew up the 1997 Lake Management Plan for Payette Lake water quality, and served on the 2000 McCall citizen's committee which advised the City Council that Payette Lake continue to be the City's water supply for the long term. I'm presently a member of the Big Payette Lake Water Quality Council Board of Directors and the newly formed Payette Lake Watershed Advisory Group serving under the Director of the Idaho Department of Environmental Quality. My comments here are my own and do not represent any other entity.

Payette Lake and its watershed present unique issues and challenges with regard to regulation and the public interest. Those unique factors are reflected in the City of McCall's Comprehensive Plan, in its Shoreline and River Environs Zone and code requirements, and in the City's 2022 Source Water Protection Plan (SWPP). There is an inescapable association between the City's explicit interest in the lake, and its ability to regulate land use and other activities that may affect those interests.

The adoption of a SWPP is predicated on requirements imposed by laws, regulatory agencies and certification organizations, such as the Safe Drinking Water Act, the Idaho Source Water Assessment Plan, and the American Water Works Association's G300 Source Water Protection Standard. Deriving from the City SWPP, plans and procedures are laid out which ostensibly require that the City have reasonable authority to implement. Valley County is simply not in an appropriate position to assume that authority on the City's behalf.

The adoption of a City Shoreline and River Environs Zone and its code requirements are part of the means by which source water protection may be accomplished. Given that the bulk of Payette Lake's shoreline and watershed are not within current City limits, removing the lake shore and upland areas from the City's impact area would remove most of the benefits and protections of the present zoning code. While the Shoreline zone provisions are modest and could be much stronger, the County's single-zone structure is wholly unsuitable as a substitute, and would provide no linkage between County land management objectives and City source water objectives or requirements.

In the absence of a City area of impact with attendant zoning codes set jointly by the City and County, and an effective, collaborative means of implementation and enforcement, unnecessary risk to the health of the lake and watershed could be expected. With a reduction or elimination of the City area of impact in its source water protection area, as an affected party, I recommend that the City annex as much of the lake and watershed as may be legally achieved, up to and including all of the

subwatersheds defined by USGS hydrologic units ("HUCs") 170501230106, 170501230105, 170501230103, 170501230101, and 170501230102. Otherwise, the City's source water aquifer will be further walled off from the City's ability to influence land uses and pollution sources. Such a disconnect regarding a major drinking water source would not serve the public interest.

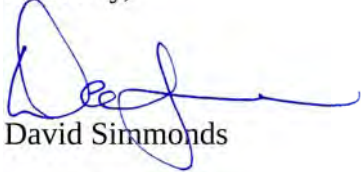
Further, to achieve consistency between the City's Comprehensive Plan and its SWPP, an additional recommendation would be to consider promptly amending the Comprehensive Plan's 2018 Annexation Plan (Exhibit C) "Priority 1" areas to include all of the Payette Lake watershed within the existing area of impact. The 2018 Annexation Plan pre-dates the SWPP by 4 years, and the two plans are not in sync.

It is understood that the Idaho Department of Lands and US Forest Service each have their own chain of authorities and mandates regarding land use and resource protection, and that those two entities are responsible for much of the lake's watershed area. However the City boundaries can (and do) overlay lands which have a variety of ownerships and legal authorities, to permit City officials to more effectively monitor and influence what occurs on those lands.

In conclusion, to serve the public interest and provide for public health and safety, the City's source water aquifer must be under the City's explicit control to the extent legally possible. Valley County should not seek to dissolve the present impact area which tends to facilitate that control. In the absence of an area of impact for the City, however, I believe and recommend that the City should proceed to annex its established source water protection area.

Thank you for your consideration of these comments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Simmonds', with a stylized, flowing script.

David Simmonds

March 9, 2025

Gary S Thompson
909 Alpine Street
McCall, ID 83638

Valley County Commissioners
219 N. Main Street
PO Box 1350
Cascade, ID 83611

McCall City Council
216 East Park Street
McCall, Idaho 83638

Dear Elected Officials,

Thank you for your service to our community and your willingness to listen to a variety of constituents and supporters.

I am deeply concerned about any proposed changes to the governance of the McCall AOI, the abandonment of the McCall Area Comprehensive Plan in the AOI, and the potential loss of zoning regulations in the AOI.

It is particularly frustrating that so much public comment, feedback, and stakeholder engagement went into the McCall Comprehensive Plan regarding the AOI, and that such important work could be dismissed in a meeting scheduled for Monday afternoon between 3:00 pm and 5:00 pm.

There is also considerable uncertainty about the support the county will provide in managing potential outcomes, including:

- The loss of zoning regulations and the resulting uncertainty about adjacent land uses, property values, and neighborhood character.
- Changes to development standards, landscaping requirements, and design review processes that could affect the quality of construction and the environment.
- The potential impact of increased industrial and commercial development, along with challenges for public involvement, especially if hearings and permits are moved to Cascade.

If there is a clear plan to manage this area and support the communities, families, land, and water that live there, please share it with us. If not, I urge you to pause and reconsider dismantling such valuable work simply because it is within your power to do so.

If I see you around town, I would welcome the opportunity to learn more.

Thank you again for your service.

Sincerely,



Gary S. Thompson III

To: Valley County Commissioners and McCall City Council Members

I am writing to provide my comments on the City of McCall's Area of Impact (AOI) which will now be managed by Valley County.

City ordinances currently in place for the AOI include zoning regulations that are mapped and that define what landowners can and cannot do on their property. County zoning regulations are very different and are subject to review by the County Planning and Zoning Commission and approval by the County Commissioners.

Property owners who built or bought homes in the AOI made decisions based on the city zoning regulations. They expected these regulations to remain unchanged. Residential areas would continue to be residential areas, and commercial areas would remain commercial. That gave residential purchasers an assurance that their neighborhood would remain residential.

If Valley County zoning regulations are imposed in the AOI, homeowners will have no assurance that a business will not be allowed next to their home. These owners had an implied "property right" to live in a residential area when they bought their property. With the new zoning regulations of Valley County, they could lose this right to a new neighbor who claims a right to do whatever they want with their property.

This change in zoning regulations becomes even more concerning in the AOI around Big Payette Lake. There, city ordinances are designed to protect water quality in the city's only drinking water source.

My hope is that Valley County will maintain the same zoning regulations in the AOI that the city has in place. These regulations were developed over many years to provide protection to property owners and to Payette Lake.

Thank you for your time and attention.

Jeff Canfield, McCall

From: laura.crawford
To: commissioners@co.valley.id.us; [BessieJo Wagner](#); [Michelle Groenevelt](#)
Subject: McCall Area of Impact
Date: Monday, March 10, 2025 12:21:08 PM

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Hello All,

My apologies for not sending this email earlier. However, we want to express our opinion on the McCall Area of Impact.

Our property is located in the McCall Area of Impact and borders the City of McCall city limits.

We would like to remain in McCall's Area of Impact for the following reasons. The City of McCall has zoning regulations, has a comprehensive plan for the area and has potential to be annexed into the City of McCall in the future.

We oppose being removed from the McCall Area of Impact due to Valley County having a single-zone land use code that offers little predictability of adjacent land uses and is subjective to County Commissioners interpretation of compatibility land use and other factors.

We have observed recent approvals of light industrial developments in this area that are not compatible with current McCall community commercial zoning and rural residential zoning. I'm also concerned with the impact on future water quality.

Thank you,

Laura and David Crawford

From: [Lauren Demo](#)
To: [Bob Giles](#); [Colby Nielsen](#); [Mike Maciaszek](#); [Julie Thrower](#); [Lyle Nelson](#); [BessieJo Wagner](#)
Cc: commissioners@co.valley.id.us
Subject: Area of Impact - Public Comment
Date: Monday, March 10, 2025 12:30:45 PM

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Dear McCall City Council Members and Valley County Commissioners:

Please retain the Area of Impact as it currently stands. The Area (especially the endowment lands!) should not be subject to single-zone land use codes.

While earlier alignment between the City of McCall and Valley County appeared promising, new considerations by the County could threaten the way that our lands are used. The McCall Area Comprehensive Plan is paramount to the sustainable management of the Area of Impact and should not be repealed.

The potential effects of letting the Area of Impact go to the County are too many. I am primarily concerned with the uncertainty of land uses, threats of unrestricted zoning, who will be in charge of land use decisions (if the Comprehensive Plan is repealed), and shoreline protections.

Thank you for considering.

Lauren Demo

LAUREN & CHRIS DEMO | OWNERS

Salmon Raft | salmonraft.com

Idaho Steelhead Guides | idahosteelheadguides.com

Boathouse: 184 Industrial Loop | McCall, ID 83638

Mailing: PO Box 3112 | McCall, ID 83638

800-350-6654 office



From: [Lynn Siegel](#)
To: [BessieJo Wagner](#); commissioners@co.valley.id.us
Subject: AOI CONCERNS
Date: Monday, March 10, 2025 2:54:09 PM

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To: Valley County Commissioners and McCall City Council Members

This message contains my concerns regarding McCall's Area of Impact (AOI) and the management of this AOI by Valley County. My primary concern is that landowners who purchased property in the AOI did so with the understanding that city zoning ordinances would regulate what the property owners could or could not do on their property and that these regulations would not change.. Valley County zoning regulations are handled differently. Now these residential property owners will have no assurance that new neighbors will continue to be residential and not commercial. Additionally, the city of McCall regulates zoning around Payette Lake, the city's only source of drinking water. Water quality of Payette Lake must be protected, and the City of McCall is the best entity to regulate zoning around it.

The zoning regulations developed in the AOI by the City of McCall must not change.

Thank you for considering my concerns.

Lynn Siegel, resident of McCall.

"THE TRUE MEANING OF LIFE IS TO PLANT TREES UNDER WHOSE SHADE YOU DO NOT EXPECT TO SIT."

From: Michelle Blank [REDACTED]

[REDACTED] March 9, 2025 9:36 PM

To: Valley County Commissioners <commissioners@co.valley.id.us>

Subject: Area of Impact

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Valley County Commissioners -

I believe that the McCall Area Comprehensive Plan has been a very effective way to manage the lands within the McCall Area of Impact. Largely due to the tremendous effort to solicit public input in the drafting of the plan, the county and city were able to create a highly effective agreement. The agreement preserves and protects the character of McCall, the lake, and the County within that area. Please continue to follow the McCall Area Comprehensive Plan and uphold the current Area of Impact.

Thanks you for your consideration,

Michelle Blank

McCall City Resident

Sent from my iPhone

From: [Michelle](#)
To: [BessieJo Wagner](#)
Subject: Fwd: Comments for March 10 Meeting: Response to McCall Area of Impact (AOI) Developments and Future Changes
Date: Monday, March 10, 2025 10:40:22 AM

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March 9, 2025

Dear City of McCall,

Subject: Response to McCall Area of Impact (AOI) Developments and Future Changes

We hope this message finds you well. We are writing in response to the recent communication regarding the ongoing discussions and potential changes within the McCall Area of Impact (AOI).

We purchased our home in McCall December 22, 2023 due to the quiet, small-town setting with wildlife in our backyard and Payette Lake 2 miles away. This is the first time we were notified that we live within the AOI and there are plans to make drastic changes that could affect the value of our property. We did some further homework to find out that the AOI is just the first step and the second step is to build 600 homes on this property and to build a road to connect to the proposed 600 house subdivision which will be on one side or the other of our property (Deinhard Lane or Fox Ridge Drive). As you know, the Fox Ridge subdivision is quite small and putting a road on one of the empty lots to join our subdivision to the proposed subdivision will have a great impact on our small neighborhood (most will have a hard time backing out of their driveway). We estimate that each new household will have 2 to 3 cars which means we will have 1200-1800 extra cars going up and down Red Fox Ridge daily as we also heard that the school has already said they would not allow Deinhard Lane to be the main street to the new subdivision. We are sure this is due to the safety of the children going to school but those same children will be on Fox Ridge and need to get to Sampson and Deinhard Road.

We have a few questions regarding the letter we received:

1. How much is currently spent to maintain the existing AOI and how much will it cost homeowners if McCall takes over the ownership?
2. Was a traffic study done and what impact will it have on Fox Ridge Drive and downtown McCall on a daily basis?
3. Will the existing infrastructure support 600 new houses plus the 1000+ proposed homes the Wilks brothers plan to build? Is the city prepared to increase their population by 40% all at once?
4. What is the fate of our wildlife?
5. Can the current water system support 600 more houses and who will pay to get this water to the proposed 600 houses?

6. Is the fire department prepared for the increase in risk of fires in this area? Some homeowners are already receiving notices that their insurance company will not continue to insure their home.
7. The road department has a hard time keeping up with the roads and pot holes now and the large trucks going up and down the road to bring in supplies and build 600 houses will have a large impact on the quality of our roads. Is the construction company going to pay to maintain the roads they are damaging?
8. Does it pass Valley County's twelve-point zoning code criteria? Will there be 2 entrances into and out of the proposed subdivision as required by fire code?
9. How will these changes impact our property value, ability to sell our house, and taxes?

As a property owner within the AOI, we appreciate being informed about the developments and the potential impacts that changes in governance, zoning, and regulations might have on the community. We understand the significance of these changes and recognize the importance of participating in this collaborative process between Valley County and the City of McCall.

We would like to express the following thoughts and concerns:

- 1. Zoning and Land Use Concerns:** The potential shift to a single-zone county-wide land use code raises concerns about the clarity and consistency of zoning regulations in the AOI. The possibility of inconsistent land use across adjacent properties is a significant concern. Clear, predictable zoning rules are essential for preserving the character of neighborhoods and ensuring property values are not adversely affected.
- 2. Impact on Property Values:** We are particularly concerned about the potential for shifting property values as a result of changes in zoning regulations and land use policies. Many property owners, including myself, have invested in the area based on existing zoning and regulations. Any significant changes to these could lead to uncertainty and affect property values.
- 3. Environmental Protections:** The preservation of natural resources, especially those related to water quality and the protection of Payette Lake, is of utmost importance. Any modifications that weaken scenic corridor and shoreline protections or alter development standards in sensitive areas should be approached with caution.
- 4. Public Involvement and Process:** We appreciate the opportunity to engage in the process by submitting comments. However, we would strongly encourage ensuring that the public remains actively involved throughout, especially in light of any significant changes. It would be helpful to have a clear, consistent channel for ongoing community input as the planning and zoning decisions evolve. **It was our understanding that the property owner should be notified 4 weeks before a meeting is held, yet we received this letter one week prior to the meeting. This meeting should be rescheduled when proper notification to property**

owners has not been made (One week is not enough notice and the link for comments takes me to the March 13 meeting not the March 10 meeting. Homeowners that are on vacation may not even receive the meeting notice in time. Our letter was erroneously dated February 13 but was not received until March 3, 2025.)

5. Annexation Considerations: Regarding the possibility of annexation, we would like to understand more about the process, especially how it would affect services, taxes, and voting rights for residents in the AOI. More information on the specific criteria for annexation and the potential impacts on residents would be greatly appreciated.

We plan to attend the upcoming joint meeting between Valley County and the City of McCall on March 10, 2025 through your streaming option due to the short notice about the meeting, and will submit further feedback through the comment portal as necessary. We value the opportunity to contribute to this important conversation and ensure that the changes made are beneficial to both current and future residents of the AOI.

We are not for the approval of the changes to the AOI. The letter we received

was very vague and did not specify any advantages for the existing homeowners. We do not believe McCall City's infrastructure is large enough to handle the proposed additional houses.

Thank you for keeping us informed, and we look forward to continued engagement on this matter.

Sincerely,

Michelle and Craig Johnson

McCall Address: 609 Fox Ridge Drive, McCall, Idaho

Mailing Address: 4163 South 2175 West, Roy, UT. 84067

██████████

FW: Impact area

From BessieJo Wagner <bwagner@mccall.id.us>

Date Thu 5/8/2025 2:27 PM

To Michelle Groenevelt <mgroenevelt@mccall.id.us>; Meredith Todd <mtodd@mccall.id.us>; Forest Atkinson <FAtkinson@mccall.id.us>

From the Mayor's email.

-----Original Message-----

From: Becky Thomas [REDACTED]

Sent: Wednesday, May 7, 2025 7:50 PM

To: Bob Giles <bgiles@mccall.id.us>

Subject: Impact area

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members,

We live at 570 Shelia Lane McCall, ID. We own a home in the area of impact in question off Samson Trail between Krahn and Elo. We would like to be incorporated the county. We do not want to be in city limits.

Thank You,

Timothy and Becky Thomas
[REDACTED]

May 15th, 2025

commissioners@co.valley.id.us

RE: AOI Boundary Comment Letter to County Commissioners

Dear Commissioners –

As a City of McCall AOI resident, I want to remain in the AOI and continue to have the consistent property right protections I have had in the past. Additionally, the services I currently receive from the City of McCall are excellent and I do not want to lose those services.

The quality of life in the City of McCall & Valley County has, over time, been severely impacted by elected officials who have either ignored P&Z regulations or have chosen to interpret them in ways they prefer the regulations were written. In many cases, these interpretations have been against what local citizens want, who have been severely impacted by these decisions.

In my opinion, protecting the quality of life, open spaces, and beauty of Valley County requires close cooperation between City and County officials. The few townships of this region must be able to grow and to provide the important services, jobs, and housing to protect the beauty of Valley County; a major reason many of us live here. Having attended the AOI meetings and discussions, it is very puzzling to find my elected representatives interpreting this updated AOI state statute in a way in which it was not written. Doing so, in my opinion, will suppress the City of McCall's ability to grow in a positive way. Why?

The City of McCall has a very long and complex development history. Since healthy, consistent, and planned growth requires cooperation between elected leadership teams, going forward please find ways to improve the AOI P&Z regulations by building on what already exists. Without cooperation between County and City officials, the Valley County "sandbox" will simply turn into the ugly unplanned suburban sprawl we all see when we leave this beautiful area we call home.

Sincerely,
Eric Young
793 Chad Loop, McCall

cc:

bgiles@mccall.id.us

cnielsen@mccall.id.us

lnelson@mccall.id.us

jthrower@mccall.id.us

mmaciaszek@mccall.id.us

mgroenevelt@mccall.id.us

cherrick@co.valley.id.us

Area of Impact - Linda Youde letter to County Commissioners

From [REDACTED]

Date Thu 5/15/2025 5:46 PM

To Bob Giles <bgiles@mccall.id.us>; Mike Maciaszek <mmaciaszek@mccall.id.us>; Julie Thrower <jthrower@mccall.id.us>; Lyle Nelson <lnelson@mccall.id.us>; Colby Nielsen <cnielsen@mccall.id.us>; Michelle Groenevelt <mgroenevelt@mccall.id.us>

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I live in the McCall Area of Impact. When we bought our lot on South Samson Trail over 20 years ago, we knew it was in a zoned rural residential area. We built our home secure in that knowledge. I will be very clear, I want to remain in the McCall Area of Impact, and would very much like to be annexed by the city in the future. I am also in favor of a larger AOI that the data-driven, no-emotion city map demonstrates. The County has shown, through past actions and voiced opinions, their disregard of the established planning and zoning in the Impact Area, as well as the wishes of many of the residents.

I hope that you will take this into consideration as you plan further development in the McCall Area of Impact.

Fw: IMPACT AREA

From [REDACTED]**Date** Thu 5/15/2025 2:54 PM**To** Bob Giles <bgiles@mccall.id.us>; Mike Maciaszek <mmaciaszek@mccall.id.us>; Lyle Nelson <lnelson@mccall.id.us>; cneilsen@mccall.id.us <cneilsen@mccall.id.us>; Julie Thrower <jthrower@mccall.id.us>; Michelle Groenevelt <mgroenevelt@mccall.id.us>

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----- Forwarded Message -----

From: youde@frontier.com <youde@frontier.com>**To:** valleypa@co.valley.id.us <valleypa@co.valley.id.us>; smaupin@co.valley.id.us <smaupin@co.valley.id.us>; kcaldwell@co.valley.id.us <kcaldwell@co.valley.id.us>; nthompson@co.valley.id.us <nthompson@co.valley.id.us>**Sent:** Thursday, May 15, 2025 at 01:54:24 PM MDT**Subject:** IMPACT AREA

Numerous comments and presentation statements have been made by various County Commissioners in public meetings and in the press and in Impact Area negotiations with the City of McCall, to the effect that residents and property owners in the current Impact Area boundaries - and in the proposed expanded Impact Area - do not want to be in the Impact Area and do not want to be annexed into the City of McCall now or ever in the future.

These statements are blatantly incorrect and uninformed, and can only be ascribed to either political posturing or willful ignorance, neither of which is acceptable behavior from our elected leaders who are responsible for their public behavior and decision making.

We live in the current Impact Area on South Samson Trail, and work regularly with other Samson Trail residents who are distinctly interested in future annexation, and are keenly aware of the repeated actions of the Commissioners as you fail to honor or enforce the current City-County Impact Area agreement, and degrade our rural residential area at every opportunity to approve another storage shed complex or ugly commercial proposal. You have never asked our opinions or listened seriously at all to our testimonies, and thereby you increase our interest in migrating from the County's irresponsible stewardship of our interests to a more favorable role as citizens of the City of McCall.

So STOP with all your politically driven nonsense, listen to us, and negotiate openly with the City of McCall for a better future for all of us.

Robert Youde 1210 S. Samson Trail [REDACTED]

Dear Valley County Commissioners:

We respectfully ask you to continue the City of McCall Area of Impact agreement and zoning regulations. Residents who own property within these boundaries deserve the continuation of the zoning protections the agreement affords, which they have abided by, including the neighborhood compatibility guidelines. The activities and alignment of these neighborhoods best align with the City of McCall, and the vision of the McCall Comprehensive Plan, which was meticulously formulated with input from all stakeholders, including Valley County, and subscribed to and endorsed by the City and the Valley County Commissioners. The City is best suited to guide growth with the input of residents within the city and in the immediately surrounding areas.

We have seen and are continuing to see the type of development allowed within the county along the Scenic Corridor from Lake Fork to McCall, and creeping into residential neighborhoods against the overwhelming wishes of property owners who are adversely impacted by a lack of zoning restrictions. Valley County does not even have the staffing capabilities to manage the diverse complexities overwhelming the unincorporated areas of Valley County, much less the issues facing the City of McCall and immediate surroundings. The City staff has been working diligently to address these issues, and are best suited to do so on our behalf.

Please protect us by maintaining the Area of Impact, in fact, we strongly support the extended boundaries suggested by the City.

Thank you,

Scott and Connie Harris
McCall
May 5, 2025

FW: AOI

From BessieJo Wagner <bwagner@mccall.id.us>

Date Wed 5/21/2025 12:16 PM

To Michelle Groenevelt <mgroenevelt@mccall.id.us>; Forest Atkinson <FAtkinson@mccall.id.us>

FYI – from Mayor’s email.

From: Cheryl Meinzer [REDACTED]

Sent: Friday, May 16, 2025 4:13 PM

To: valleypa@co.valley.id.us; Julie Thrower <jthrower@mccall.id.us>; Colby Nielsen <cnielsen@mccall.id.us>; Lyle Nelson <lnelson@mccall.id.us>; Mike Maciaszek <mmaciaszek@mccall.id.us>; Bob Giles <bgiles@mccall.id.us>; dmiller@co.valley.id.us; nthompson@co.valley.id.us; smaupin@co.valley.id.us; kcaldwell@co.valley.id.us

Subject: AOI

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Valley County Commissioners et al,

I live in the McCall Area of Impact. I want to remain in the McCall Area of Impact, and I want the Area of Impact to remain as it is or encompass more land around the rapidly expanding City of McCall.

I bought a home in the AOI, because the AOI has residential zoning, which should protect my home and investment. Valley County has no zoning, which means my investment, quality of life, and safety would not have the predictable protection of zoning codes if the AOI were dissolved or diminished.

Removing residential zoning codes from an area that developed and continues to develop according to specific residential zoning in the AOI is a bad idea. Such a bold move would pull the rug out from under a number of families who thought they could rely on existing, clear zoning criteria. We simply think and live in terms of law and order. County officials should do the same.

When a county government, in an effort to become more expansive, would change the very character of homes and neighborhoods, it must rely on data and facts, not assertions.

And, frankly, Valley County does not have adequate staff to manage additional AOI lands, developments, homes, and neighborhoods that are, in almost every way, part of the City of McCall. It would be a big, messy thing.

Please do not weaken the AOI. This community needs the clarity and reliability of its consistent management more than ever.

Respectfully,

McCall Area of Impact Input

From RIC AND BECKY RINE [REDACTED] >

Date Fri 5/16/2025 3:22 PM

To Bob Giles <bgiles@mccall.id.us>; Mike Maciaszek <mmaciaszek@mccall.id.us>; Julie Thrower <jthrower@mccall.id.us>; Lyle Nelson <lnelson@mccall.id.us>; Colby Nielsen <cnielsen@mccall.id.us>; Michelle Groenevelt <mgroenevelt@mccall.id.us>; smaupin@co.valley.id.us <smaupin@co.valley.id.us>; kcaldwell@co.valley.id.us <kcaldwell@co.valley.id.us>; nthompson@co.valley.id.us <nthompson@co.valley.id.us>; valleypa@co.valley.id.us <valleypa@co.valley.id.us>

Cc Bob Giles <bgiles@mccall.id.us>; Mike Maciaszek <mmaciaszek@mccall.id.us>; Julie Thrower <jthrower@mccall.id.us>; Lyle Nelson <lnelson@mccall.id.us>; Colby Nielsen <cnielsen@mccall.id.us>; Michelle Groenevelt <mgroenevelt@mccall.id.us>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Valley County Commissioners:

I am a resident in the McCall Area of Impact (AOI) south of Elo and South Samson Trail. When we bought our home on South Samson Trail, the fact that it was in a clearly zoned Residential area was important to our decision to purchase in this area.

I want to remain in the McCall AOI, and I support annexation by the city in the future, largely to protect our neighborhood from the non-residential development, in Residential zoned parcels, that would threaten the character and rural setting that attracted us. We residents have learned from our Stor-It expansion experience that the County Commissioners will approve such projects without regard for clear evidence, legal findings, and written opposition (over 100 emails/letters opposed) that the Stor-It proposal violated many of the **mandatory** requirements for approval.

While I don't know what the best size and location of the overall AOI should be, I believe the current AOI should not be reduced, except by a clear need for change, publicly and collaboratively evaluated. I also support using the McCall City GIS process, displayed at the recent public meeting, to objectively evaluate alternatives.

I strongly oppose any effort by the County to use this process to eliminate the AOI entirely, as I worry the legislation mandating this analysis would allow.

Respectfully,

Richard Rine

Richard Rine
1200 S Samson Trail
McCall

FW: concern about the AOI

From BessieJo Wagner <bwagner@mccall.id.us>

Date Wed 5/21/2025 12:15 PM

To Forest Atkinson <FAtkinson@mccall.id.us>; Michelle Groenevelt <mgroenevelt@mccall.id.us>

FYI – from Mayor’s email.

From: Anne Carr [REDACTED]

Sent: Friday, May 16, 2025 4:34 PM

To: Bob Giles <bgiles@mccall.id.us>

Subject: concern about the AOI

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Bob,

I live in the Carefree subdivision just south of the McCall Area of Impact (AOI). I have become concerned about the issue of doing away with the AOI in favor of that becoming under the jurisdiction of the County Commissioners. I am not in favor of that.

That area is set aside as a residential area. The county has no zoning at all, or if it is discussed, it is all agricultural, leaving a huge variety of interpretations. I am concerned that if it falls under the jurisdiction of the county, it will be used for commercial purposes. Most of the people in the impact area live there to be protected from commercial interests being built too close to their residences. The abolition of the AOI would eliminate that protection. The approval of the Stor-It CUP is proof of that.

I understand that the Commissioners think that nobody wants to live in the AOI. What evidence exists for that? Have they done a poll of people in Valley County, in/and or near the AOI? If so, can I see that evidence supporting that statement?

Thank you for continuing to make McCall and Valley County one of the finest places in the country in which to live. Please continue to protect that reputation.

Anne Carr

14023 Hideaway Ct, McCall
[REDACTED]

Continue the City of McCall Area of Impact zoning

From Scott Harris [REDACTED]
Date Fri 5/16/2025 4:25 PM
To valleypa@co.valley.id.us <valleypa@co.valley.id.us>; nthompson@co.valley.id.us <nthompson@co.valley.id.us>; Sherry Maupin <smaupin@co.valley.id.us>; kcaldwell@co.valley.id.us <kcaldwell@co.valley.id.us>
Cc Scott Harris [REDACTED] Meredith Todd <mtodd@mccall.id.us>; Michelle Groenevelt <mgroenevelt@mccall.id.us>; Forest Atkinson <FAtkinson@mccall.id.us>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Valley County Commissioners:

We respectfully ask you to continue the City of McCall Area of Impact agreement and zoning regulations. Residents who own property within these boundaries deserve the continuation of the zoning protections the agreement affords, which they have abided by, including the neighborhood compatibility guidelines. The activities and alignment of these neighborhoods best align with the City of McCall, and the vision of the McCall Comprehensive Plan, which was meticulously formulated with input from all stakeholders, including Valley County, and subscribed to and endorsed by the City and the Valley County Commissioners. The City is best suited to guide growth with the input of residents within the city and in the immediately surrounding areas.

We have seen and are continuing to see the type of development allowed within the county along the Scenic Corridor from Lake Fork to McCall, and creeping into residential neighborhoods against the overwhelming wishes of property owners who are adversely impacted by a lack of zoning restrictions. Valley County does not even have the staffing capabilities to manage the diverse complexities overwhelming the unincorporated areas of Valley County, much less the issues facing the City of McCall and immediate surroundings. The City staff has been working diligently to address these issues, and are best suited to do so on our behalf.

Please protect us by maintaining the Area of Impact, in fact, we strongly support the extended boundaries suggested by the City.

Thank you,

Scott and Connie Harris
McCall
May 5, 2025



Big Payette Lake Water Quality Council, Inc.
P.O. Box 3108
McCall, ID 83638

May 16, 2025

Valley County Board of Commissioners
P. O. Box 1350
219 North Main Street
Cascade, ID 83611

Dear Valley County Commissioners,

The Big Payette Lake Water Quality Council would like to comment about the AOI changes that may happen between the county and city of McCall and the consequences these changes may bring for water quality in Payette Lake. We hope for continued dialogue and cooperation between the city and the county especially since a change in zoning around the lake, should that occur, would bring significant impacts to water quality of the lake.

The current zoning codes in the area of impact, most specifically the zoning which would govern the endowment lands surrounding Payette Lake, are reasonable codes for density, setbacks from the high-water line, and other code protections for shoreline areas. The city of McCall's comprehensive plan and existing codes are appropriate tools to govern the AOI, should endowment lands surrounding the lake, one day be sold to private developers. The lands surrounding the lake are steep, and are composed of rocky, granitic soils which present threats to water quality should the land be disturbed. Road building and development in these higher elevations would lead to concerning sedimentation of the lake and increased nutrient loading. Nutrients like naturally occurring phosphorus from the landscape can contribute to harmful algal blooms and excessive aquatic plant growth, and eventual higher water temperatures.

The current AOI zoning codes would be effective at protecting the lake like managing stormwater runoff, requiring sewage infrastructure, codes for building in the shoreline environs, and codes which protect the buffer of vegetation near the shore that is needed to filter nutrients and keep pollutants from reaching the lake water.

If the county decides to take on the AOI which governs the endowment areas, what assurances from the county would be offered to all Idahoans that proper enforcement of new codes would protect water quality in Payette Lake? The unintended consequences of development around Payette Lake must be carefully evaluated, especially with regard to negative consequences to water quality. The lake belongs to everyone in the state and has been regarded as a very special place, by many Idahoans, for generations.

Payette Lake is the gem of our community in McCall and the watershed surrounding this lake deserves the highest possible protection. Please keep the protective zoning that is in place for the lake.

Sincerely,

Deb Fereday, President

Big Payette Water Quality Council, Inc.

P.O. Box 3108

McCall, ID 83638

Web: www.bigpayettelake.org

Email: info@bigpayette.org

Tom Tidwell, Vice President

Laura Shealy, Sec/Treas

Tyler Harris

Scott Harris

Pam Pace

David Burica

Tom Foerstel

David Simmonds

Gregory Irvine

Michael Beckwith

Ed Elliott

(Additional Information for commissioners continues on page 3 for more background and the council desires continued dialogue and cooperation to work towards consensus about water quality in Payette Lake.)

Information and background for the commissioners about the U of I study and the WAG:

For commissioners not familiar with the background of the study and the water quality council, I include this information for reference, for context and hope it helps with communication and understanding.

The water quality council would like to emphasize our growing concern for water quality in Big Payette Lake. After Dr. Frank Wilhelm, University of Idaho, presented at Idaho Department of Environmental Quality, (IDEQ) headquarters last fall, IDEQ felt the Big Payette Lake Management Plan of 1998 deserved an update and so the Watershed Advisory Group, (WAG), was reinstated in January 2025.

WAGS were established by the state in 1995 to assist the Idaho Department of Environmental Quality in implementing the State Water Quality Protection Program in accordance with Idaho Code 39-3601. Some commissioners may remember, that the commissioners serving at the time of the study, donated \$25,000 for the research conducted by Dr. Frank Wilhelm, leading limnologist at the U. of I. The results of this study, released in 2022, showed an increased level of phosphorus in the nearshore, a level which exceeds the limit called for in the Valley County Waterways Management Plan, adopted in the fall of 2022. Granted, this is one study, so further research is needed to establish a trend in phosphorus levels for Payette Lake. As stated in the Valley County Waterways Plan, a review of how the plan is working should happen every two years. If triggers are present, like increased phosphorus levels, then further examination of the plan is necessary to keep that document relevant and useful to leaders and planners into the future. Our council would like to be part of the process and assist the county with reviewing this plan.

Nearshore testing of phosphorus and sedimentation is scheduled to continue this summer, by IDEQ, and continue for a minimum of three years to establish a scientific baseline for nutrients in the nearshore area of Payette Lake. The WAG is currently working on a three-year strategy for this plan and a way to fund it.

We realize the commissioners are aware of the milfoil issue, and the WAG just heard a presentation by the Idaho State Department of Agriculture, (ISDA), at our April meeting. Big Payette Lake is experiencing a critical level of invasion from Eurasian Milfoil. This extensive infestation of milfoil demonstrates an already degraded level of water quality in Payette Lake.

Understanding the root causes of this proliferation of milfoil and slowing the process is important. Payette Lake is the sole source of drinking water for the citizens of McCall and water quality is of the utmost importance. We desire to work with the county, the state and the city to stop further water quality degradation. We desire to work together to understand more about safety and risk of all methods that could be used to slow milfoil growth, reduce resuspension of phosphorus from lake sediment and to protect water quality in perpetuity.

Subject: Formal Opposition to Proposed Annexation of McCall Impact Area

To:

City of McCall

216 E Park Street

McCall, ID 83638

Email: citymanager@mccall.id.us

bgiles@mccall.id.us

cnielsen@mccall.id.us

lnelson@mccall.id.us

jthrower@mccall.id.us

mmaciaszek@mccall.id.us

Valley County Board of Commissioners

219 N Main Street

Cascade, ID 83611

Email: commissioners@co.valley.id.us

Date: May 3, 2025

Dear Mayor and City Council Members of McCall, and Honorable Valley County Commissioners,

We, the Board of Directors of the Lucks Point Homeowners Association, representing property owners within the Lucks Point Subdivision, write to

formally and unequivocally oppose any proposed annexation of our subdivision into the City of McCall.

Our subdivision, established in 1930 and now located within the McCall Area of Impact (AOI), is a self-sufficient community. Our residents have private wells and all roads within Luck's Point are private and all costs of maintenance, etc. are fully borne by the Lucks Point property owners. Valley County provides essential services such as law enforcement.

Concerns Regarding Proposed Annexation:

- **Lack of Tangible Benefits:**
The proposed annexation offers no clear advantages to our community. The City of McCall has not demonstrated how annexation would enhance services or infrastructure for our residents, who already enjoy adequate amenities and services.
- **Increased Tax Burden:**
Annexation would subject our property owners to additional taxes without corresponding improvements in services, placing an unnecessary financial strain on our community.
- **Preservation of Community Character:**
Our subdivision has maintained its unique character and autonomy for almost a century. Annexation threatens this heritage by imposing urban regulations that may not align with our community's values and lifestyle.
- **Environmental Concerns:**
The City of McCall's recent consideration of expanding the AOI boundaries, as discussed in the April 17, 2025, City Council meeting, raises concerns about potential overdevelopment and its impact on Payette Lake's ecosystem. The proposed expansion includes areas around the northern part of Payette Lake, which could lead to increased development pressure on sensitive environmental zones (valleylookout.com).
- **State Legislative Changes:**
Recent updates to Idaho state code 67-6526 necessitate careful

reconsideration of AOI boundaries. The law requires that areas of impact should not exceed regions very likely to be annexed within the next five years and should not extend more than two miles from existing city limits, except under specific conditions (mccall.id.us). The current proposals do not appear to align with these statutory requirements and in particular Lucks Point Subdivision is further than 2 miles from current City limits.

Conclusion:

We urge the City of McCall and Valley County to reconsider any plans that would call for the annexation of Lucks Point Subdivision. Our community values its independence, historical significance, and the quality of life that has been preserved for generations. We believe that maintaining our current governance structure best serves the interests of our residents and the broader region.

We request that our opposition be formally recorded and considered in all future discussions and decisions regarding the annexation and AOI boundary adjustments.

Respectfully,

Board of Directors

Lucks Point Homeowners Association

Marco Meyer

President

[REDACTED]

[REDACTED]

FW: Testimony for upcoming VCC hearing 7/7/2025

From Forest Atkinson <FAtkinson@mccall.id.us>

Date Thu 6/26/2025 10:02 AM

To Erin Greaves <egreaves@mccall.id.us>; BessieJo Wagner <bwagner@mccall.id.us>; Michelle Groenevelt <mgroenevelt@mccall.id.us>; Meredith Todd <mtodd@mccall.id.us>

Forwarding as I'm not sure who else Scott BCC'ed on this.

-----Original Message-----

From: Scott Harris [REDACTED]

Sent: Wednesday, June 25, 2025 3:43 PM

To: Cynda Herrick <cherrick@co.valley.id.us>; Valley County Commissioners <commissioners@co.valley.id.us>; Douglas Miller <dmiller@co.valley.id.us>

Subject: Testimony for upcoming VCC hearing 7/7/2025

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Valley County P&Z, Cinda Herrick, Valley County Commissioners:

We respectfully request you hold a public hearing in McCall to seek public input into your finalized plan to reduce the size of and assume takeover of the McCall City Area of Impact. Your July 7, 2025, 2pm public hearing is not only inconvenient for the very McCall population that will be affected, but adds traffic danger to would be attendees travelling to and from Cascade, as this is Monday of the 4 th of July Holiday weekend and traffic on Highway 55 headed both north and south will be unusually heavy. Many McCall folks will be out of town for the holiday weekend. People who work will be unable to attend this early in the day on a Monday.

A hearing in McCall at a time when everyone can attend would give you a much more balanced, fair perspective of public wishes. You actually agreed in the last general hearing held in McCall at the Library before you had finalized your proposal that it would be most fair, and best to hold such a meeting in McCall in response to Mayor Giles request, as he pointed out the travel difficulties.

The City of McCall is much better situated, and is motivated and has sufficient staff to determine the appropriate future direction and growth of the City and its environs, given the complexities and pressures we are facing. Residents of the Area of Impact have subscribed to zoning protections which would be eliminated. Current public lands around Payette Lake would be open for unrestricted development. The Lake, itself, already endangered would be even more vulnerable because the Commissioners already claim inadequate ability to enact and enforce meaningful boating and water use codes, and have repeatedly claimed lack of personnel for code enforcement.

We support the two proposals put forth by the City of McCall, preferably the plan with the larger expansion of the Area of Impact, and ask that you do not enact your current proposal without further opportunity for public and City of McCall input.

Scott and Connie Harris

86 Ilka Lane

McCall, ID 83638

June 25, 2025

General Public Comments for the June 26, 2025 City Council Meeting

Name	Address	Email	Content
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LaVerne Skiftun	509 Brundage Drive	McCall ID 83638	
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I am disappointed with the council on how they are handling this issue. The skis look great....Four or five people are making a decision of our town of close to 4,000. Not good! The council needs to listen to the People they are supposed to be working for. The council has already heard from over 400 people that they like the ski roof. Something is definitely off here and I've always heard majority wins. Let's get together and figure this out and remember who you are working for. I have been a resident of McCall for 47 years come October. I love our town...I am for the ski roof. LaVerne B. Skiftun

Brandon Colglazier	404 S 3rd St	Mccall ID 83638	
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Hello, I appreciate the time and energy that this council puts into the community, thank you. This comment is to urge the council to find a way to have the skis on the roof remain that way, sooner than later. This issue is clearly a hot topic and important to many. Everyone is watching, and we would love to see you go to bat for Cade, by following through with your findings from the 2024 meeting regarding this topic. Thank you for your continued effort to make McCall the best it can be.

Amanda Garrett	3499 Forest Dr	Waldorf MD 20601	
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My husband and I decided to vacation in McCall, ID 3 years ago. Of course to ski at Brundage Mountain. We fell in love, it was home. We were absolutely in awe of the small town feel, streets that you could just walk around and visit the small family owned shops. We loved that the sidewalks were rolled up at 9pm. It was so quiet. Brundage was awesome families bringing their dogs, tents and grills to cook out. We said this is our place. We came back over the winter and we are getting ready to come in July to see what it's like during the 2nd season. As an outsider looking in, and falling in love with this small town, leave the damn skis on top of the roof it gives the town character. Leave McCall the way it is, it's beautiful. This is one of the top places on our list. Everyone complains about the Californians moving into Idaho. To the McCall council you are allowing this to happen and take the small town out of the small town.

Susie Greer	25 Arnica Ct	McCall ID 83638	
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Please leave the ski roof in place. It adds so much character and charm to the downtown area. I've been reading the comments on the Facebook page, and everyone agrees it needs to stay and you need to update the code ASAP. As a Californian trying to move there because we hate what California has turned into, I'm quite concerned that McCall is heading in the

same direction with over-building without proper infrastructure in place and over-regulation. We fell in love with McCall the first time we came here in 2016 because we felt like it was a safe, mostly conservative, freedom-loving place to live life without a million stupid laws that benefit no one but the failed government. We loved how friendly people were here when we called to hook up utilities and such. It was so refreshing! Please pay attention to what you're doing and do the opposite of what California has done. Keep McCall the way it was meant to be. Unique, quaint, friendly to all. We don't want it to change. Please update your codes to what the community wants, and leave the ski roof alone! Thank you!

Kay Hansen

2920 Round Valley Cir New Meadows ID 83654

The skis on the roof are awesome, giving the building character. I enjoy the look very much. Please do not make the owner remove them.

Rebecca Wonenberg

409 Margaret Way McCall ID 83638

I support the skis on the roof of 200 Lenora St - Laketown Shore Shop. I feel they are a good representation of the community of McCall's spirit and honestly part of the lively hood that allows us locals to live here. We are a ski town on a lake. It's beautiful and the skis bring that history off the mountains and to the streets. As someone on one of the local pages wrote, people in Hawaii use old surfboards as fences and it is photographed by worldwide photographers drawing in more people. When the matter of the skis was brought up close to 2 years ago, it was the community's understanding that something would be worked on to provide a way for businesses in McCall to share a form of expression like this in a legal manner. Can you please provide our community with a timeline for either a variance application or a code change? I understand trying to keep verbiage clear so codes can be enforced and that it takes time to re-write such things, but what has been done so far? If work has already started, can you provide us information on that work and the timeline that has already started? I have helped re-write bylaws and it is most definitely a lengthy process, but we were given a deadline of 3 months. Please, provide us with a timeline. Shouldn't our current values and community needs be met by our codes? Just with any law, changes at times need to be made based on society having made leaps and bounds that outgrew those laws. Thank you

Dawn Matus

608 Woodlands Dr McCall ID 83638

Please install speed monitoring signs (like those on Warren Wagon Rd) and possibly speed cameras on Spring Mountain Blvd. Drivers routinely ignore the 25 mph signs, and many tailgate. Speeding picks up especially during the summer months, and often along the straightaway leading to Woodlands Dr AND in the school zone. That includes cars, pickups and semis. It's dangerous for pedestrians, cyclists, animals, and other drivers. Thank you!

David Robbins

986 Valley Rim Rd McCall ID 83638

I'm in favor of the skis decor along the roof line of the building discussed. I agree with the points expressed by the business owner. I believe the code should be modified appropriately to allow the skis to remain on the roof. I am disappointed the council didn't address the issue promptly and with a better appreciation of the local support as indicated in letters submitted on the topic. Regards

Amie Anderton

204 Ernesto Drive McCall ID 83638

Hello, I have been keeping aware of the current situation involving Laketown not being able to keep the water skis up on their roof. I am aware that they have put them up twice, and also had to remove them twice. Can you please explain to me that water skis displayed along a roof in a location business is not okay for Laketown and that they are violating city code, but Bourne Naughty can display a logo of a silhouette of a naked woman right in the middle of town? That they can display manikins on their front window wearing lingerie? Especially when their business is on 3rd street--the main road through town? Is that not any violation of city code? Please explain to me the logic behind that. I will tell you as a resident of McCall for 20 years there has been a very negative reception of the City council when Bourne Naughty established their business in town. Laketown's water skis has been a positive reception in the community. You want McCall to have a particular image? I think you need to re-define what that image and what "city code" exactly means--water skis or naked women?

Steve Spickler

130 Cindy Ct McCall ID 83638

I reviewed your map of the proposed changes to the impact areas. I think that a better detailed map would be helpful. On the lower portion is written Moonridge however none of the other street names are listed. I cannot understand what is actually in your proposal.

Eva Prince

317 N Mission St McCall ID 83638

Re: McCall Golf Course FY26 Fees Discussion Dear City Council Members: I write in support of the proposed FY26 fees proposal as outlined by our Golf Professional, Phil Goodson. I appreciate Mr. Goodson's rationale for maintaining affordability and accessibility to this wonderful facility. After several budget years of increased fees impacting the golfing community, the goodwill to be experienced by the maintenance of the current daily and pass holder fees will be appreciated. The popularity of the facility's tournaments should be a justification for the increase in the fees for these well-run activities. The profits from these increases should allow for sound resource allocation without an additional financial burden placed on the patrons of the golf community including our robust local leagues. I express my appreciation for Mr. Goodson's and staff's efforts in creating sound fiscal responsibility of

the facility while protecting the community's trust and goodwill. Kind regards, Eva M. Prince,
Secretary, McCall Ladies Golf Association

From: [Eric Geisler](#)
To: [Mike Maciaszek](#); [Lyle Nelson](#); [Colby Nielsen](#); [Bob Giles](#); [Julie Thrower](#)
Subject: Impact Zone Changes
Date: Monday, June 23, 2025 6:16:35 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to encourage you to retain all areas previously included in the McCall Impact Zone Map.. I live in the White Cloud subdivision and approximately 25% of our lots are included in the original Impact Zone. Several of us bought lots specifically within the Impact Zone in Anticipation that it would lead to Annexation over time. Those of us who have already built have been subject to the McCall P&Z guidelines which have required modifications to suit the city codes which are different from the Valley County codes.

Please leave those areas on the revised map!

Eric Geisler
17 Haymaker Place
McCall, ID 83638

Cell 

From: [Liz Ruhkala](#)
To: commissioners@co.valley.id.us
Cc: cherrick@co.valley.id.us
Subject: Public Hearing on McCall Area of Impact
Date: Sunday, June 29, 2025 11:45:29 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

First of all, I want to voice my concern at the scheduling of the public hearing for the City of McCall Area of Impact on July 7, 2025 at 2:00 PM at the Valley County Courthouse in Cascade, ID. Scheduling this public hearing the week of the July 4th holiday is inconvenient, inconsiderate and dangerous due to high traffic volume. The public hearing should obviously be rescheduled to be held at a time when working people can actually attend.

I want the protections to property, lands and waters that are provided by the McCall Area of Impact. I shudder to think what may happen to Payette Lake and the surrounding lands should the county assume takeover of the AOI. Just look at what has happened and is happening along Highway 55 with the erratic "multi-use" decision making fostered by the county. Looks like a strip mall, with Samson Trail next in line to fall. I want my current rural residential zoning to remain in place, not become a crazy quilt of incompatible multi uses.

The City of McCall has the time, staff and motivation to thoughtfully guide McCall and the AOI. The Commissioners do NOT have the time or sufficient staff to take on the McCall AOI in addition to their current duties and it is unnecessary that they try to do so. We do not want unrestricted growth in our beautiful town!

We support the proposals offered by the City of McCall in opposition to the takeover offered by the Commissioners.

Thank you for your consideration,

Liz Ruhkala
550 Elo Road
McCall, ID