

Valley County Planning and Zoning

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STAFF REPORT: Proposed Ordinance - Design Guidelines and Landscaping Along Scenic Byways and Removal of Short-term Rental Codes

HEARING DATE: September 3, 2026

TO: PZ Commission

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

The proposed ordinance removes any permit requirements for short-term rentals per state statutes that went into effect on July 1, 2026.

Design Guidelines and Landscaping along Scenic Byways have been prepared for discussion by the P&Z Commission and for input from the public. The Commission will make recommendations to the Board of County Commissioners who will hold another public hearing at a later date.

The draft ordinance is attached.

FINDINGS:

1. That the proper legal requirements for advertisement of the public hearing have been fulfilled as required by Valley County Code, and by the Laws of the State of Idaho.
 - Legal notice was posted in the *Star News* on August 13, 2026, and August 20, 2026.
 - Potentially affected agencies were notified on August 4, 2026.
 - The notice sheet was posted online on the Valley County meeting dashboard website on August 4, 2026.
 - The notice sheet was sent to post offices and libraries in Cascade, Donnelly, McCall, and Yellow Pine to be posted onsite.

2. Agency Responses received:

Paul Ashton, Parametrix and Valley County Engineer, submitted comments and proposed edits. See attached. (August 22, 2026)

- Director Herrick responded on August 22, 2026.

Emily Hart, McCall Airport Manager, had no comment. (August 4, 2026)

3. Responses Received from the Public: *none*

STAFF COMMENTS:

The proposed ordinance intends to modify Title 6 and Title 9 of the Valley County Code to establish concepts for design guidelines and landscaping along scenic byways; measurable standards were not developed. The thought is that by not developing standards that will be used to design all buildings and landscaping it will leave individuality up to the owner and will be more site specific.

The process is that the P&Z Commission will review in a conditional use permit process and the P&Z Director will review in a building permit process.

Things the P&Z Commission should consider:

- Discuss whether they want to review all building permits themselves in a manner similar to McCall. See 6-4-6 Process
- Is the differentiation in the appearance of a structure enough to provide appealing visual qualities along the scenic byway by not allowing flat, long walls.
- Removal of all mention of affordability, low-cost, reduced costs.
- Attached is a picture of landscaping. It shows vegetation that screens a structure, near the structure and would no impact the view corridor. (Attached)

(Parametrix Comments)

- Discuss whether they want buildings to be more similar and follow a theme by requiring standards such as 20% rock, 80 stucco...etc. (Parametrix comments on Design Guidelines 6-4-5.C; they believe subjective)
 - ADD Viewshed definition
 - Title 9 has an appeal procedure; we could put an appeal procedure for permitted uses in Title 6.
 - We measure setbacks from property lines in Title 9; we could include that in Title 6. However, our goal is to require within 300' of the property line along the scenic byway, so may want to include language to clarify.
 - Discuss 6-4-5.B – do you want it commercial and industrial only, or do you want it to include other uses (see Parametrix comments)
 - A licensed landscaper might be an excessive requirement for landscape plans; do we even want them to be professionally prepared, and if so, by whom?
 - I think the violations and legal action should be modified. Some thoughts are if they don't follow approved plans the Building Official will put a stop work order on the project. If landscaping is not completed according to plan within six months of final occupancy or is not maintained then should we push it to Title 9 compliance or what would you recommend?
-

ATTACHMENTS:

- DRAFT Ordinance
- Recommended type of landscaping.
- All Responses

END OF STAFF REPORT



ORDINANCE NO: 2026-__
Design Guidelines and Landscaping along Scenic Byways
Removal of Short-Term Rental Codes

AN ORDINANCE AMENDING VALLEY COUNTY CODE, IN ORDER TO MODIFY THE TITLE 6 AND TITLE 9 OF THE VALLEY COUNTY CODE IN ORDER TO ESTABLISH DESIGN GUIDELINES AND LANDSCAPING ALONG SCENIC BYWAYS; AND TO REMOVE ANY REQUIREMENTS FOR COMPLIANCE WITH PREVIOUSLY ADOPTED SHORT-TERM RENTAL CODES.

Title 6

Chapter 4 Design Guidelines and Landscaping along Scenic Byways

SECTION:

6-4-1: Short Title

6-4-2: Purpose

6-4-3: Applicability

6-4-4: Definitions

6-4-5: Performance Standards

6-4-6: Process

6-4-7: Violations And Legal Actions

6-4-1: SHORT TITLE:

This chapter shall be known and may be cited as the *VALLEY COUNTY DESIGN GUIDELINES AND LANDSCAPING ALONG SCENIC BYWAYS*.

6-4-2: PURPOSE:

The general purpose is to protect the intrinsic qualities of the established Payette River National Scenic Byway or other designated scenic byways, by establishing regulations and a process for review. This chapter establishes standards for structure design guidelines and landscaping in order to accomplish the following:

- A. Protect vistas along scenic byways by requiring visually interesting structures and landscaping that breaks up the monotony of a structure on property that may be visually impactful;

- B. Provide continued viewsheds as you travel along scenic byways;
- C. Protect against visually blocking a viewshed;
- D. Enhance the viewscape along a scenic byway; and,
- E. To work toward keeping Valley County a place where people want to live, work, play, and visit.

6-4-3: APPLICABILITY:

- A. All new structures that may have a visual impact within 300' of an identified scenic byway, whether they are a permitted use or a conditional use.
- B. All landscaping that may have a visual impact within 300' of an identified scenic byway.

6-4-4: DEFINITIONS:

Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application:

Intrinsic Qualities: the specific, defining features of a scenic byway.

Landscape: the visible, tangible features of an area of land. It includes a combination of physical landforms (like mountains and rivers), living elements (like forests and wildlife), and human-made structures (like buildings and roads), all functioning together as a distinct geographical and visual scene.

Landscaping: is the art and science of modifying the visible features of an outdoor space to make it both functional and aesthetically pleasing. It bridges nature and architecture by balancing plant life with structural changes

Scenic: Distinctive and remarkable visual environments, or "vistas," that define the character of the corridor.

Viewscape: the overall visual connection, vista, or spatial arrangement of a natural or urban landscape that is visible from a specific perspective.

Vista: A vista is a view.

6-4-5: PERFORMANCE STANDARDS:

- A. Purpose: These regulations are intended to establish standards and guidelines that endeavor to protect scenic byways through thoughtful design of structures and landscaping that enhances the site without causing damage to the vista in order to maintain the quality of the county's physical and aesthetic character.

- B. Applicability: These standards shall apply to all the following whether they are permitted uses or conditional uses:
1. All new structures that may have a visual impact along an identified scenic byway, whether they are a permitted use or a conditional use, including:
 - a. Buildings and structures;
 - b. Recreational areas;
 - c. Parking lots;
 2. All landscaping that may have a visual impact along an identified scenic byway.

C. Standards:

1. **Design Guidelines:** When developing design guidelines for breaking up the monotony of commercial and industrial buildings while maintaining low-cost construction, it's essential to strike a balance between aesthetic appeal and functionality. Here are some strategies to achieve that goal:

a. **Use of Color and Material Contrast**

Varied Color Palettes: Introduce a range of subtle or bold colors to distinguish different sections or layers of the building. This can be done by contrasting base colors with accent trims, signage, or cladding.

Affordable Finishes: Consider materials like painted metal, pre-cast concrete panels, or corrugated metal that are cost-effective but can be arranged in ways that create visual interest (e.g., horizontal or vertical stripes, varied textures).

b. **Facades and Wall Articulation**

Break Up Flat Facades: Use indented, projecting, or staggered walls to avoid a plain, flat surface. Even simple step-backs or forward extensions can add dimension and reduce visual monotony.

Modular Panels: Modular facades can create rhythm through a repeated pattern of varying sizes. This technique allows the design to remain flexible and scalable without increasing costs significantly.

Wall Treatments: For example, simple paneling, perforated metal, or metal mesh can add depth without adding significant cost.

c. **Use of Windows and Openings**

Strategic Window Placement: Instead of using a uniform grid of windows, vary their sizes, shapes, and placements. This creates visual interest while still allowing for energy-efficient and functional window usage.

Tinted or Decorative Glazing: Low-cost glazing options with patterns or tints can provide texture and privacy while adding to the aesthetic appeal.

d. Roofline and Building Profile

Vary the Roofline: A flat roof can be broken up with parapets, or angled sections (e.g., gabled or sawtooth roofs). Simple variations in the roof can create a more dynamic visual experience.

Green Roof or Solar Panels: Though slightly higher in cost initially, green roofs or solar arrays can offer long-term value and sustainability. Even partial green roof sections or terraces can soften the look of an industrial building.

e. Incorporate Landscaping and Green Spaces

Plantings and Green Walls: Adding landscaping elements such as trees, shrubs, or green walls can reduce the impact of large-scale buildings. It helps soften the harshness of industrial environments and can be designed to be low-maintenance and cost-effective.

Courtyards and Plazas: Even small courtyards or plazas can break up the massing of a building and provide functional outdoor spaces for employees or the public.

f. Create a Sense of Entry

Distinct Entrances: Vary the design of the entrance to the building with features like awnings, raised walkways, or distinctive canopies. This allows a sense of arrival without increasing costs drastically.

Framing Entrances: A simple framing of the main entrance with decorative lighting or an architectural element (e.g., a metal arch or small pergola) can make a big impact at a low cost.

g. Horizontal and Vertical Variations

Scale and Proportion: Introduce changes in the scale by creating smaller “modules” or “blocks” that make up the building. This breaks up the bulk of the structure and can give it a more residential or neighborhood-like feel.

Vertical Elements: Use columns, pilasters, or structural elements that break up long walls and give the building a more varied texture.

h. Incorporate Art and Murals

Public Art: Work with local artists to incorporate murals or temporary art installations on the building's exterior. It adds a unique character and can be inexpensive if done by artists or using community programs.

Light Displays: Consider including a creative use of lighting to showcase art or information that reflects the company culture or community.

i. Affordable Detailing

Simplified Architectural Details: Instead of intricate, expensive ornamentation, focus on simple but effective detailing like exposed joints, clean lines, or trim that defines edges.

Patterned Concrete or Pavement: Instead of traditional smooth concrete, opt for stamped or textured concrete to give surfaces character without adding significant costs.

j. Modular Design and Prefabrication

Modular Building Blocks: Use prefabricated, modular construction systems that allow for design flexibility at a reduced cost. These pre-built modules can be stacked, arranged, or adjusted to create a unique exterior.

Precast Concrete: Prefabricated panels can create an industrial aesthetic while allowing for multiple texture and pattern possibilities. It's cost-effective and quick to install.

k. Sustainability as Design

Energy Efficiency: Design the building with energy-efficient windows, insulation, and passive solar strategies. While the up-front costs may be slightly higher, long-term savings on energy bills make this an attractive option.

Repurposed Materials: Look for opportunities to incorporate reclaimed or recycled materials. For example, reclaimed wood, metal, or even shipping containers can add texture and an industrial vibe.

2. **Landscaping Requirements:** When developing landscaping for breaking up the monotony of commercial and industrial buildings while maintaining low-cost maintenance, it's essential to strike a balance between aesthetic appeal and functionality. Here are some strategies to achieve that goal:

a. Design Recommendations

- Repeat native plant palettes along corridor segments
- Use naturalistic rather than formal planting patterns
- Match vegetation to local ecosystems
- Preserve historic agricultural landscapes when possible
- Minimize “suburbanized” roadside appearance

b. Vegetation within designated scenic view corridors should remain below a specified height (e.g., 30–42 inches near overlooks and roadway edges).

c. Trees should be clustered strategically to preserve panoramic views.

- Native grasses and wildflowers
- Drought-tolerant shrubs
- Deep-rooted erosion-control species
- Native shade trees in appropriate locations

d. Scenic Preservation

- Maintain protected view corridors at overlooks and curves
- Preserve mature native trees unless hazardous
- Limit vegetation height in designated scenic areas

e. Water Efficiency

- At least 75% drought-tolerant/native plants
- Turf limited to functional gathering areas
- Drip irrigation required for new installations

f. Ecological Protection

- No invasive species
- Native seed mixes required for revegetation
- Pollinator habitat encouraged

g. Visual Design

- Naturalistic planting layouts
- Earth-tone hardscape materials
- Minimize reflective or brightly colored landscape elements

h. Maintenance

- Integrated pest management practices
- Reduced mowing schedule
- Seasonal weed control program
- Maintain scenic overlook visibility

6-4-6: SUBMITTAL AND PROCESS:

- A. **Conditional Use:** if a conditional use permit is required for a new proposed use, then the building designs and landscaping plan shall be submitted to the Planning and Zoning Commission for approval as part of the conditional use permit. Professionally prepared landscape plans and 3-dimensional renderings of the project as viewed from the scenic byway are required.
- B. **Permitted Use:** if the proposed use is a permitted use, then the building designs and landscaping plan shall be submitted to the Building Department as part of the Building Permit packet. The Planning and Zoning Director will review and approve as part of the building permit in a manner similar to setbacks, floodplains, etc. Professionally prepared landscape plans and 3-dimensional renderings of the project as viewed from the scenic byway are required for buildings that require engineering. Owner drawn plans may be submitted for placement permits.
- C. **Design Guidelines** will be inspected and approved by the building inspector prior to final occupancy.
- D. **Landscaping Plans** shall be inspected and approved by code compliance and must be completed within six months of final occupancy.

6-4-7: VIOLATIONS AND LEGAL ACTIONS:

- A. **Notice Of Violations:** If the building official or planning and zoning administrator finds that any provision of this chapter is being violated, they shall give notice by hand delivery or by certified mail, return receipt requested, of such violation to the owner and/or to the occupant of such premises, demanding that the violation be abated within thirty (30) days of the date of hand delivery or of the date of mailing of the notice.

B. Noncompliance; Actions And Proceedings: If the violation is not abated within thirty (30) days, the building official may institute actions and proceedings, either legal or equitable, to enjoin, restrain or abate any violations of this chapter. (Ord. 05-2, 11-8-2004)

C. Penalty: The person in violation of this chapter shall be liable for a civil penalty as provided in section 1-4-1 of this code. (Ord. 05-2, 11-8-2004; amd. 2011 Code)

(The following is in a legislative format. Underlined text is inclusion into existing code. ~~Strikethrough~~ text are exclusions from the existing code.)

9-5-3: STANDARDS:

The provisions of this chapter shall apply to the various buildings and uses designated herein as conditional uses.

C. Buildings:

1. Permanent Foundation; Minimum Roof Area; Building Regulations: All buildings or structures to be set on a permanent foundation and exceeding one hundred twenty (120) square feet in roof area are subject to the provisions of title 6, chapter 1 of this code or any subsequent updates or adoptions. Compliance with the provisions of said title 6, chapter 1 shall be a condition of approval of the conditional use permit. (Ord. 10-06, 8-23-2010; amd. Ord. 11-5, 6-6-2011)

2. Building Permits Required: Building permits are required and may be obtained from the county building department after the conditional use permit is issued. The building department will assist the zoning department by imposing pertinent conditions of approval on the building permit.

i. Site And Development Standards: Building height, shape, floor area, construction material, and location on the property may be regulated herein under the site and development standards for the specific use as well as by provisions of the building code.

j. All building permits and conditional use permits issued along an identified scenic by way shall comply with Title 6-4 Design Guidelines and Landscaping along Scenic Byways.

Chapter 6 Special Areas

9-6-1: GENERAL PROVISIONS:

This chapter defines and contains standards and procedures for special areas and the use and development of lands therein. The purpose of designating special areas with greater restrictions is to fulfill the intent of the comprehensive plan, protect persons and property from potentially hazardous conditions, indirectly minimize property taxes which may be used to repair such damages, and to minimize the destruction of resources which are economically, ecologically, and/or socially important to the county. Since the guidelines for uses in special areas are supplementary to other regulations, the special areas are also called overlay districts.

A. Special Areas: The following are herein recognized as special areas:

- k. Riparian Area Overlays: Refer to section 9-6-6 of this chapter.
- l. Scenic Byways: Refer to section 9-6-7 of this chapter.

9-6-6: Scenic Byways:

A. Purpose: The purpose of this special overlay is to protect the intrinsic qualities of our scenic byways by establishing regulations and a process for review of design guidelines and landscaping requirements.

B. Areas of Application: The standards and procedures for scenic byways shall apply to those lands which are within 300 feet of any identified scenic byway. Identified scenic byways are as listed in the following subsection:

- 1. Payette River National Scenic Byway: Highway 55 from the southern entry into Valley County through to the northern exist from Valley County.

C. Standards: (See Title 6, Chapter 4 of the Valley County Code.)

CHAPTER 4

PERMITTED USES

SECTION:

9-4-10: Short-Term Rentals

9-4-7: ACCESSORY DWELLING UNITS:

~~H. Use as a Short-term Rental Property: If the ADU changes from a long term rental to a short term rental or constructed with the intent of being a short-term rental property of thirty (30) days or less then a conditional use permit will be required and must be in compliance with the rules of the state tax commission under Chapter 36, Title 63, Idaho Code~~

9-4-10: SHORT-TERM RENTALS: This section will be removed in its entirety due to new state statutes.

NOW, THEREFORE, BE IT ORDAINED AND APPROVED by the Valley County Board of Commissioners, Idaho this ____ day of _____, 2026, with an effective date being the date of publication after approval of the written Finding of Fact and Conclusions of Law.

Sherry Maupin, Chairman
Valley County Board of Commissioners

Katlin Caldwell
Valley County Board of Commissioners

Neal Thompson
Valley County Board of Commissioners

Attest:

Maria Guest, Administrative Assistant

From: Cynda Herrick <cherrick@valleycountyid.gov>
Sent: Saturday, August 22, 2026 9:24 AM
To: Paul Ashton <pashton@parametrix.com>
Cc: Cody Janson <cjanson@parametrix.com>; Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: VC PZ Commission - Agency Notice for September 3, 2026

Thank you for your comments on the design guidelines and landscaping...it is always helpful to get another set of eyes.

Our setbacks are typically measured from the property line, but we can insert that. P&Z will decide if it is only commercial/industrial or apply to all structures. To find out who approves you need to drop down to the process. I think we should take out the enforcement and penalty portion, since this is all in Title 6...it will be part of building permit approvals. Yes, all lighting will need to comply with the lighting section. Once the PZ looks at this we will coordinate with Title 9. We can discuss the compliance with road standards since this is only along Highway 55. If it has a CUP, you will be involved in the site grading/stormwater/visual impact portion. Height will depend on location. I think the owner will do the maintenance, Valley County will not take on that responsibility. I do not envision a licensed landscaper requirement. Structures will be inspected by the building inspector...

This is a document that I am sure will be much changed by the time it gets through the Planning and Zoning Commission ☺.

I like your comments! Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

Service **T**ransparent *Accountable* **R**esponsive

From: Paul Ashton <pashton@parametrix.com>
Sent: Friday, August 21, 2026 11:17 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Lori Hunter <lhunter@valleycountyid.gov>; Cody Janson <cjanson@parametrix.com>; Kerstin Dettrich <KDettrich@valleycountyid.gov>
Subject: RE: VC PZ Commission - Agency Notice for September 3, 2026

Cynda,

Attached is a letter with our comments on the items scheduled for the September 3 Valley County P&Z Commission meeting. Please note that we also included comments and a few suggested edits to the proposed Scenic Byway Ordinance. Some are engineering-related, while others are more general in nature, so please consider them as you deem appropriate.

Please let me know if you would like to discuss any of the items or if you would like us to revise any of the comments.

Thanks!

Parametrix No. 314-4875-001

Cynda Herrick, AICP, CFM
Valley County Planning and Zoning
700 South Main Street
PO Box 1350
Cascade, ID 83611

Re: September 3, 2026, Planning and Zoning Commission Agenda Items

Dear Cynda:

We have reviewed the items you requested us to review as listed on the September 3, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the following comments for your consideration:

Old Business:

1. SUB 26-011 North Fork Landing – Preliminary Plat

See Parametrix comments in the July 9, 2026 Planning and Zoning agenda letter.

New Business:

1. SUB 26-012 Buckcamp Meadows - Preliminary & Final Plat

The applicant should clarify whether the access road is a private road or a driveway. A private road will need to comply with the Valley County Minimum Standards for Private Road Design and Construction. Otherwise, the driveway does not need to be developed and grading and drainage plans are not required for review. The applicant will need to comply with fire access requirements.

A Traffic Impact Study is not warranted for one additional residence; however, the Road and Bridge Department should approve the access arrangement. All driveway connections to public roads for the development shall comply with the Valley County Minimum Standards for Private/Public Road Design and Construction.

2. CUP 26-024 Westside Ranches LLC Laydown Yard

The Applicant did not provide Anticipated Trip Generation estimates but based on the described operation provided in the application and the ITD District 3 Traffic Impact Study minimum requirements, a traffic impact study is not required for this development (<100 peak hour trips, <1000 vehicles per day, <35000 SF retail, and no known safety concerns).

Valley County Road & Bridge Department will assess county public road access requirements as applicable.

All proposed driveway connections to public roads for the described operations within the development shall comply with the Valley County Minimum Standards for Private/Public Road Design and Construction.



3. VAC 26-002 Raynor Vacation of Utility Easements

Along with obtaining no-objection or release documentation from utility providers and public agencies, the applicant should verify that there are no storm drain facilities within the utility easement. From our observation, the easement does not appear to provide access to any storm drain facilities.

4. Proposed Ordinance - Design Guidelines and Landscaping Along Scenic Byways and Removal of Short-term Rental Codes

See attached Word document with Parametrix comments.

Please contact me if you have any questions.

Sincerely,

Parametrix



Paul Ashton, PE



ORDINANCE NO: 2026-__
Design Guidelines and Landscaping along Scenic Byways
Removal of Short-Term Rental Codes

AN ORDINANCE AMENDING VALLEY COUNTY CODE, IN ORDER TO MODIFY THE TITLE 6 AND TITLE 9 OF THE VALLEY COUNTY CODE IN ORDER TO ESTABLISH DESIGN GUIDELINES AND LANDSCAPING ALONG SCENIC BYWAYS; AND TO REMOVE ANY REQUIREMENTS FOR COMPLIANCE WITH PREVIOUSLY ADOPTED SHORT-TERM RENTAL CODES.

Title 6

Chapter 4 Design Guidelines and Landscaping along Scenic Byways

SECTION:

6-4-1: Short Title

6-4-2: Purpose

6-4-3: Applicability

6-4-4: Definitions

6-4-5: Performance Standards

6-4-6: Process

6-4-7: Violations Andand Legal Actions

6-4-1: SHORT TITLE:

This chapter shall be known and may be cited as the *VALLEY COUNTY DESIGN GUIDELINES AND LANDSCAPING ALONG SCENIC BYWAYS*.

6-4-2: PURPOSE:

The general purpose is to protect the intrinsic qualities of the established Payette River National Scenic Byway or other designated scenic byways, by establishing regulations and a process for review. This chapter establishes standards for structure design guidelines and landscaping in order to accomplish the following:

- A. Protect vistas along scenic byways by requiring visually interesting structures and landscaping that breaks up the monotony of a structure on property that may be visually impactful;
- B. Provide continued viewsheds as you travel along scenic byways;

- C. Protect against visually blocking a viewshed;
- D. Enhance the viewscape along a scenic byway; and,
- E. ~~Maintain~~To work toward keeping Valley County as a place where people want to live, work, play, and visit.

6-4-3: APPLICABILITY:

- A. All new structures that may have a visual impact within 300' of an identified scenic byway, whether they are a permitted use or a conditional use.
- B. All landscaping that may have a visual impact within 300' of an identified scenic byway.

6-4-4: DEFINITIONS:

Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application:

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Landscaping: is the art and science of modifying the visible features of an outdoor space to make it both functional and aesthetically pleasing. It bridges nature and architecture by balancing plant life with structural changes

Scenic: Distinctive and remarkable visual environments, or "vistas," that define the character of the corridor.

Viewscape: the overall visual connection, vista, or spatial arrangement of a natural or urban landscape that is visible from a specific perspective.

Viewshed: the geographical area that is visible from a specific location.

Vista: A vista is a view.

6-4-5: PERFORMANCE STANDARDS:

- ~~A.~~ A. Purpose: These regulations are intended to establish standards and guidelines that endeavor to protect scenic byways through thoughtful design of structures and landscaping that enhances the site without causing damage to the vista in order to maintain the quality of the county's physical and aesthetic character.

Commented [PA1]: Should the policy specify types of structures or leave it open to ALL? (residences, businesses, bridges, signs, lighting, fencing, etc.

Commented [PA2]: The draft applies to structures and landscaping that "may have a visual impact," but does not establish who makes that determination, what evidence is used, or how an applicant can appeal it. The ordinance should use objective applicability criteria or establish a documented administrative determination and appeal process.

Commented [PA3]: Does the 300-foot area of application boundary need an objective measurement method? The ordinance should state whether 300 feet is measured from:

- the surveyed highway right-of-way line;
- the highway centerline;
- the edge of pavement; or
- another mapped corridor boundary.

A-B. Applicability: These standards shall apply to all the following whether they are permitted uses or conditional uses:

1. All new structures that may have a visual impact along an identified scenic byway, whether they are a permitted use or a conditional use, including:
 - a. Buildings and structures;
 - b. Recreational areas;
 - c. Parking lots;
2. All landscaping that may have a visual impact along an identified scenic byway.

B-C. Standards:

1. **Design Guidelines:** When developing design guidelines for breaking up the monotony of commercial and industrial buildings while maintaining low-cost construction, it's essential to strike a balance between aesthetic appeal and functionality. Here are some strategies to achieve that goal:

a. Use of Color and Material Contrast

Varied Color Palettes: Introduce a range of subtle or bold colors to distinguish different sections or layers of the building. This can be done by contrasting base colors with accent trims, signage, or cladding.

Affordable Finishes: Consider materials like painted metal, pre-cast concrete panels, or corrugated metal that are cost-effective but can be arranged in ways that create visual interest (e.g., horizontal or vertical stripes, varied textures).

b. Facades and Wall Articulation

Break Up Flat Facades: Use indented, projecting, or staggered walls to avoid a plain, flat surface. Even simple step-backs or forward extensions can add dimension and reduce visual monotony.

Modular Panels: Modular facades can create rhythm through a repeated pattern of varying sizes. This technique allows the design to remain flexible and scalable without increasing costs significantly.

Wall Treatments: For example, simple paneling, perforated metal, or metal mesh can add depth without adding significant cost.

Commented [PA4]: The scope is inconsistent with the stated purpose.

The design discussion focuses primarily on commercial and industrial buildings, while the applicability language extends to all new structures, recreational areas, parking lots, and landscaping.

The ordinance should expressly address whether it applies to:

- residences;
- accessory structures and sheds;
- agricultural buildings;
- additions and alterations;
- utility and communication facilities;
- temporary structures;
- public-road and public-utility projects;
- signs;
- solar facilities; and
- structures that are not visible from the byway due to terrain or vegetation.

Commented [PA5]: Who develops the design guidelines? Are they submitted for approval? Who approves? Everything seems subjective.

c. Use of Windows and Openings

Strategic Window Placement: Instead of using a uniform grid of windows, vary their sizes, shapes, and placements. This creates visual interest while still allowing for energy-efficient and functional window usage.

Tinted or Decorative Glazing: Low-cost glazing options with patterns or tints can provide texture and privacy while adding to the aesthetic appeal.

d. Roofline and Building Profile

Vary the Roofline: A flat roof can be broken up with parapets, or angled sections (e.g., gabled or sawtooth roofs). Simple variations in the roof can create a more dynamic visual experience.

Green Roof or Solar Panels: Though slightly higher in cost initially, green roofs or solar arrays can offer long-term value and sustainability. Even partial green roof sections or terraces can soften the look of an industrial building.

e. Incorporate Landscaping and Green Spaces

Plantings and Green Walls: Adding landscaping elements such as trees, shrubs, or green walls can reduce the impact of large-scale buildings. It helps soften the harshness of industrial environments and can be designed to be low-maintenance and cost-effective.

Courtyards and Plazas: Even small courtyards or plazas can break up the massing of a building and provide functional outdoor spaces for employees or the public.

f. Create a Sense of Entry

Distinct Entrances: Vary the design of the entrance to the building with features like awnings, raised walkways, or distinctive canopies. This allows a sense of arrival without increasing costs drastically.

Framing Entrances: A simple framing of the main entrance with decorative lighting or an architectural element (e.g., a metal arch or small pergola) can make a big impact at a low cost.

g. Horizontal and Vertical Variations

Scale and Proportion: Introduce changes in the scale by creating smaller “modules” or “blocks” that make up the building. This breaks up the bulk of the structure and can give it a more residential or neighborhood-like feel.

Vertical Elements: Use columns, pilasters, or structural elements that break up long walls and give the building a more varied texture.

h. Incorporate Art and Murals

Public Art: Work with local artists to incorporate murals or temporary art installations on the building's exterior. It adds a unique character and can be inexpensive if done by [local](#) artists or using community programs.

Commented [PA6]: Is this what was intended?

Light Displays: Consider including a creative use of lighting to showcase art or information that reflects the company culture or community.

Commented [PA7]: "Creative light displays" may conflict with the existing lighting code. Any design encouragement for decorative or creative lighting should remain subject to the current restrictions on glare, light trespass, skyglow, flashing or moving lights, and illumination of public roads.

i. Affordable Detailing

Simplified Architectural Details: Instead of intricate, expensive ornamentation, focus on simple but effective detailing like exposed joints, clean lines, or trim that defines edges.

Patterned Concrete or Pavement: Instead of traditional smooth concrete, opt for stamped or textured concrete to give surfaces character without adding significant costs.

j. Modular Design and Prefabrication

Modular Building Blocks: Use prefabricated, modular construction systems that allow for design flexibility at a reduced cost. These pre-built modules can be stacked, arranged, or adjusted to create a unique exterior.

Precast Concrete: Prefabricated panels can create an industrial aesthetic while allowing for multiple texture and pattern possibilities. It's cost-effective and quick to install.

k. Sustainability as Design

Energy Efficiency: Design the building with energy-efficient windows, insulation, and passive solar strategies. While the up-front costs may be slightly higher, long-term savings on energy bills make this an attractive option.

Repurposed Materials: Look for opportunities to incorporate reclaimed or recycled materials. For example, reclaimed wood, metal, or even shipping containers can add texture and an industrial vibe.

Commented [PA8]: The proposed requirements should be coordinated with existing landscaping regulations. Current § 9-5A-4 already defines site plans, landscape plans, screening, installation timing, financial assurance, work in public right-of-way, and maintenance. The ordinance should state which requirements are supplemental and which provision controls in the event of conflict.

2. **Landscaping Requirements:** When developing landscaping for breaking up the monotony of commercial and industrial buildings while maintaining low-cost

Landscaping must not create drainage or icing problems. The ordinance should require landscaping and drainage and all roadside improvements to comply with VC road standards

maintenance, it's essential to strike a balance between aesthetic appeal and functionality. Here are some strategies to achieve that goal:

a. Design Recommendations

- Repeat native plant palettes along corridor segments
- Use naturalistic rather than formal planting patterns
- Match vegetation to local ecosystems
- Preserve historic agricultural landscapes when possible
- Minimize “suburbanized” roadside appearance

b. Vegetation within designated scenic view corridors should remain below a specified height (e.g., 30–42 inches near overlooks and roadway edges).

c. Trees should be clustered strategically to preserve panoramic views.

- Native grasses and wildflowers
- Drought-tolerant shrubs
- Deep-rooted erosion-control species
- Native shade trees in appropriate locations

d. Scenic Preservation

- Maintain protected view corridors at overlooks and curves
- Preserve mature native trees unless hazardous
- Limit vegetation height in designated scenic areas

e. Water Efficiency

- At least 75% drought-tolerant/native plants
- Turf limited to functional gathering areas
- Drip irrigation required for new installations

f. Ecological Protection

- No invasive species
- Native seed mixes required for revegetation
- Pollinator habitat encouraged

g. Visual Design

- Naturalistic planting layouts

Commented [PA9]: Vegetation-height provisions must be subordinated to sight-distance requirements. The proposed 30- to 42-inch vegetation range near roadway edges and overlooks could conflict with the existing prohibition on obstructions exceeding three feet within a 40-foot street-corner sight triangle. Even vegetation below three feet may be inappropriate where a larger sight-distance area is required by design speed or intersection geometry.

The ordinance should expressly state that landscaping may not interfere with:

- intersection and stopping sight distance;
- driveway sight triangles;
- roadway clear zones;
- traffic signs;
- drainage facilities;
- snow storage; or
- maintenance access.

Commented [PA10]: How are these associated with trees?

Commented [PA11]: How high?

- Earth-tone hardscape materials
- Minimize reflective or brightly colored landscape elements

h. **Maintenance**

- Integrated pest management practices
- Reduced mowing schedule
- Seasonal weed control program
- Maintain scenic overlook visibility

Commented [PA12]: What about long-term maintenance and replacement requirements? The draft discusses maintenance but should state who is responsible, how dead or failed plants are replaced, how view corridors are maintained, and whether an approved landscape plan may be materially changed without County approval.

6-4-6: SUBMITTAL AND PROCESS:

A. **Conditional Use:** if a conditional use permit is required for a new proposed use, then the building designs and landscaping plan shall be submitted to the Planning and Zoning Commission for approval as part of the conditional use permit. Professionally prepared landscape plans and 3-dimensional renderings of the project as viewed from the scenic byway are required.

Commented [PA13]: May need to provide more clarification on administrative roles and appeal procedures.

B. **Permitted Use:** if the proposed use is a permitted use, then the building designs and landscaping plan shall be submitted to the Building Department as part of the Building Permit packet. The Planning and Zoning Director will review and approve as part of the building permit in a manner similar to setbacks, floodplains, etc. Professionally prepared landscape plans and 3-dimensional renderings of the project as viewed from the scenic byway are required for buildings that require engineering. Owner drawn plans may be submitted for placement permits.

Commented [PA14]: Licensed landscaper?

C. **Design Guidelines** will be inspected and approved by the building inspector prior to final occupancy.

Commented [PA15]: This doesn't make sense. Should it reference "Structures and landscaping will be . . ."

D. **Landscaping Plans** shall be inspected and approved by code compliance and must be completed within six months of final occupancy.

Commented [PA16]: Mandatory standards should be separated from advisory examples. Much of the draft uses terms such as "consider," "encouraged," "should," and "for example," while the enforcement section allows violations and civil penalties. The ordinance should clearly identify:

- mandatory requirements using "shall" or "must";
- optional design approaches;
- measurable approval criteria; and
- findings required for approval.

6-4-7: VIOLATIONS AND LEGAL ACTIONS:

A. **Notice Of Violations:** If the building official or planning and zoning administrator finds that any provision of this chapter is being violated, they shall give notice by hand delivery or by certified mail, return receipt requested, of such violation to the owner and/or to the

occupant of such premises, demanding that the violation be abated within thirty (30) days of the date of hand delivery or of the date of mailing of the notice.

B. Noncompliance; Actions And Proceedings: If the violation is not abated within thirty (30) days, the building official may institute actions and proceedings, either legal or equitable, to enjoin, restrain or abate any violations of this chapter. (Ord. 05-2, 11-8-2004)

C. Penalty: The person in violation of this chapter shall be liable for a civil penalty as provided in section 1-4-1 of this code. (Ord. 05-2, 11-8-2004; amd. 2011 Code)

(The following is in a legislative format. Underlined text is inclusion into existing code. ~~Strikethrough~~ text are exclusions from the existing code.)

9-5-3: STANDARDS:

The provisions of this chapter shall apply to the various buildings and uses designated herein as conditional uses.

C. Buildings:

1. Permanent Foundation; Minimum Roof Area; Building Regulations: All buildings or structures to be set on a permanent foundation and exceeding one hundred twenty (120) square feet in roof area are subject to the provisions of title 6, chapter 1 of this code or any subsequent updates or adoptions. Compliance with the provisions of said title 6, chapter 1 shall be a condition of approval of the conditional use permit. (Ord. 10-06, 8-23-2010; amd. Ord. 11-5, 6-6-2011)

2. Building Permits Required: Building permits are required and may be obtained from the county building department after the conditional use permit is issued. The building department will assist the zoning department by imposing pertinent conditions of approval on the building permit.

i. Site And Development Standards: Building height, shape, floor area, construction material, and location on the property may be regulated herein under the site and development standards for the specific use as well as by provisions of the building code.

j. All building permits and conditional use permits issued along an identified scenic by way shall comply with Title 6-4 Design Guidelines and Landscaping along Scenic Byways.

Chapter 6 Special Areas

9-6-1: GENERAL PROVISIONS:

This chapter defines and contains standards and procedures for special areas and the use and development of lands therein. The purpose of designating special areas with greater restrictions is to fulfill the intent of the comprehensive plan, protect persons and property from potentially hazardous conditions, indirectly minimize property taxes which may be used to repair such damages, and to minimize the destruction of resources which are economically, ecologically, and/or socially important to the county. Since the guidelines for uses in special areas are supplementary to other regulations, the special areas are also called overlay districts.

A. Special Areas: The following are herein recognized as special areas:

- k. Riparian Area Overlays: Refer to section 9-6-6 of this chapter.
- l. Scenic Byways: Refer to section 9-6-7 of this chapter.

9-6-7: Scenic Byways:

A. Purpose: The purpose of this special overlay is to protect the intrinsic qualities of our scenic byways by establishing regulations and a process for review of design guidelines and landscaping requirements.

B. Areas of Application: The standards and procedures for scenic byways shall apply to those lands which are within 300 feet of any identified scenic byway. Identified scenic byways are as listed in the following subsection:

1. Payette River National Scenic Byway: Highway 55 from the southern entry into Valley County through to the northern exit from Valley County.

C. Standards: (See Title 6, Chapter 4 of the Valley County Code.)

Commented [PA17]: Does the 300-foot area of application boundary need an objective measurement method? The ordinance should state whether 300 feet is measured from:

- the surveyed highway right-of-way line;
- the highway centerline;
- the edge of pavement; or
- another mapped corridor boundary.

CHAPTER 4

PERMITTED USES

SECTION:

9-4-10: Short-Term Rentals

9-4-7: ACCESSORY DWELLING UNITS:

~~H. Use as a Short-term Rental Property: If the ADU changes from a long-term rental to a short term rental or constructed with the intent of being a short-term rental property of thirty (30) days or less then a conditional use permit will be required and must be in compliance with the rules of the state tax commission under Chapter 36, Title 63, Idaho Code~~

9-4-10: SHORT-TERM RENTALS: This section will be removed in its entirety due to new state statutes.

NOW, THEREFORE, BE IT ORDAINED AND APPROVED by the Valley County Board of Commissioners, Idaho this ____ day of _____, 2026, with an effective date being the date of publication after approval of the written Finding of Fact and Conclusions of Law.

Sherry Maupin, Chairman
Valley County Board of Commissioners

Katlin Caldwell
Valley County Board of Commissioners

Neal Thompson
Valley County Board of Commissioners

Attest:

Maria Guest, Administrative Assistant

From: Emily Hart <ehart@mccall.id.us>

Sent: Tuesday, August 4, 2026 11:43 AM

To: Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>

Subject: Re: VC PZ Commission - Agency Notice for September 3, 2026

Hello Lori and Cynda,

McCall Airport Comments Below:

SUB 26-012 Buckcamp Meadows is 2.2 miles from end of Rwy 34. It is in the Conical Surface. No McCall Airport recommendations at this time.

CUP 26-0245 Westside Ranches LLC Laydown Yard. No McCall Airport Comment.

VAC 26-002 Raynor Vacation of Utility Easements. No McCall Airport Comment.

Ordinance Proposal: Scenic Byways... No McCall Airport Comment.

Best,
Emily

Emily Hart, ACE/GA, C.M.

Manager | McCall Municipal Airport

208.630.3441 (cell) | 208.634.1448 (office)

<https://www.mccall.id.us/160/McCall-Municipal-Airport>