



City of McCall

www.mccall.id.us

216 East Park Street
McCall, Idaho 83638

Phone 208-634-7142

Fax 208-634-3038

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Our records indicate you live or own property within McCall's Area of Impact (AOI).

The AOI is a designation of unincorporated Valley County adjacent to McCall City limits. It has been in place for almost 50 years in order to plan for consistency, quality, and long-term sustainability in the provision of public services, standards for development, conservation of natural, historical, and cultural resources, and efficient community connectivity. This area is expected to be annexed into the City at some future time.

The City of McCall is writing to inform you of important developments concerning McCall's AOI and to encourage your participation in discussions regarding potential changes.

McCall's AOI is designated for future growth under Idaho State Law. Valley County adopted the McCall Area Comprehensive Plan in 2018 to set the vision and policies within the AOI. The County's current AOI planning and zoning regulations closely align with the City's, and the joint McCall Area Planning and Zoning Commission includes representatives from both jurisdictions. While Valley County Commissioners make final land-use decisions in the AOI, the City of McCall provides professional planning, engineering, arborist services, and permit administration. Valley County remains responsible for services such as road maintenance and law enforcement in the AOI.

Recent updates to Idaho state code 67-6526 have led to ongoing discussions between Valley County and the City of McCall about the AOI. The statute requires the City and County to confirm or modify AOI boundaries based on certain criteria. A joint meeting between Valley County and the City of McCall was held on September 27, 2024. During this meeting, both agencies agreed to work together to ensure compliance with the new statutory requirements. However, since that meeting, new information from the County suggests a potential shift in approach, including reconsidering or altering how the McCall Area Comprehensive Plan, zoning regulations, the joint planning commission, and existing regulations are applied to the AOI.

The next City and County joint meeting is scheduled for March 10, 2025, from 3-5 pm at the McCall Public Library and will be streamed on <https://www.youtube.com/cityofmccall>. This meeting will provide an opportunity for further discussion between agencies. Use this link: <https://engagemccall.com/comment> to the City of McCall comment portal to provide comments in advance of the meeting. It is important that you provide written comments in advance if you have views about this issue, as the meeting, while open to the public, will not include an open public comment period for in-person remarks.

How Might Changes Affect You as an AOI Resident?

If governance of the AOI changes, there could be notable impacts on residents and property owners. Valley County has indicated an interest in administering the AOI under the existing single-zone county-wide land use code. This could mean changes to current zoning regulations, the repeal of the McCall Area Comprehensive Plan, and adjustments to how development decisions are made. Depending on what replaces the current framework, potential effects may include:

- Uncertainty regarding adjacent land uses due to differences in or elimination of zoning regulations
- Potential shifts in property values
- Ambiguity regarding property rights and land use decisions
- Changes in neighborhood character
- Modifications to development standards affecting building quality
- Alterations to landscaping requirements
- Adjustments to architectural and design review processes
- Changes to the scenic corridor and shoreline protections
- Potential impacts on water quality and Payette Lake due to upland development
- Expansion of industrial and commercial development patterns
- Changes in public involvement in long-range planning decisions
- The need to travel to Cascade for public hearings and permitting processes

What is City Annexation?

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. Generally, land cannot be annexed without the consent of a majority of property owners within the area. The annexation process follows a structured legal procedure to determine if an area meets the necessary criteria for inclusion. **If you are interested in learning more about annexation, please visit <https://engagemccall.com/annex> to indicate your interest.**

How Can You Get Involved?

The City of McCall encourages residents to stay informed and participate in shaping the future of the AOI. Please complete the attached form to express your interest or share any feedback. Your involvement is essential in guiding decisions that will impact our community.

The City of McCall is committed to keeping you informed and engaged throughout this collaborative process with Valley County. Updates and additional resources will be available on our website at <http://www.mccall.id.us/mccallimpactarea>. If you have any questions or require further information, please contact us at McCall City Hall (208)634-7142.