



Cynda Herrick, AICP, CFM
VALLEY COUNTY
IDAHO

Planning & Zoning Administrator
Floodplain Coordinator

PO Box 1350
219 North Main Street
Cascade, Idaho 83611-1350

Phone: 208.382.7115
FAX: 208.382.7119
Email: cherrick@co.valley.id.us

STAFF REPORT

Amendment to the Valley County Code Minimum 1-Acre Lots

HEARING DATE: October 8, 2020
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
REQUEST: Modify Minimum Lot Size

BACKGROUND:

The amendment would change Valley County Code 9-5C-2 back to the way it was prior to 2006. It will allow the minimum lot size of one acre for single-family subdivisions that use individual sewage disposal systems (aka septic systems) and individual wells.

The current Valley County Code states:

B. New Subdivisions:

1. Single-Family Residences: New subdivisions for single-family residences shall provide the following minimum lot sizes:
 - a. An average lot size of two (2) acres where individual sewage disposal and individual water supply systems are proposed. This will allow clustering of one acre lots with dedicated open space. If an applicant can show that smaller average lot sizes are compatible with surrounding land uses then lot sizes can be decreased by the Planning and Zoning Commission.

The proposed modification is:

B. New Subdivisions:

1. Single-Family Residences: New subdivisions for single-family residences shall provide the following minimum lot sizes:
 - a. One acre where individual sewage disposal systems and individual wells are proposed.

FINDINGS:

1. Legal notice was posted in the *Star News* on September 17, and September 24, 2020. Potentially affected agencies, the Mountain Central Association of Realtors, and known local Surveyors were notified on September 2, 2020. The notice sheet was posted on bulletin boards at post offices and libraries in Cascade, Donnelly, McCall, and Yellow Pine. On

September 2, 2020, the notice sheet was posted on the Valley County website under “Public Hearing Information”.

2. Responses received:

Sarah Arjona, Idaho Transportation Department, has no objection to the proposal. (Sept. 8, 2020)

Central District Health has no objections to the proposal. (Sept. 15, 2020)

ATTACHMENTS:

- Proposed changes to Valley County Code.
- Responses

END OF STAFF REPORT

VALLEY COUNTY
ORDINANCE NO: 20-____
Minimum One Acre Lots

AN ORDINANCE TO PROVIDE FOR AMENDMENT TO VALLEY COUNTY CODE TITLE 9 ARTICLE C. RESIDENTIAL USES IN ORDER TO PROVIDE FOR A MINIMUM ONE ACRE LOT SIZE WHEN THERE IS INDIVIDUAL SEPTIC AND INDIVIDUAL WELLS AND REMOVE REQUIREMENT FOR AN AVERAGE OF 2 ACRES PER LOT; AND, PROVIDING THE EFFECTIVE DATE THEREFORE.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF VALLEY COUNTY, IDAHO, AS SHOWN IN A LEGISLATIVE FORMAT AS FOLLOWS:

Title 9, Chapter 5

Formatted: Centered

ARTICLE C. RESIDENTIAL USES

Formatted: Font: 12 pt

B. New Subdivisions:

1. Single-Family Residences: New subdivisions for single-family residences shall provide the following minimum lot sizes:
 - a. ~~One acre where individual sewage disposal systems and individual wells are proposed. An average lot size of two (2) acres where individual sewage disposal and individual water supply systems are proposed. This will allow clustering of one acre lots with dedicated open space. If an applicant can show that smaller average lot sizes are compatible with surrounding land uses then lot sizes can be decreased by the Planning and Zoning Commission.~~
 - b. Twenty thousand (20,000) square feet where a central water supply system and individual sewage disposal systems are proposed.
 - c. Twelve thousand (12,000) square feet where a central sewage collection and disposal system and individual wells are proposed.
 - d. Eight thousand (8,000) square feet where both central systems are proposed.

NOW, THEREFORE, BE IT ORDAINED AND APPROVED by the Valley County Board of Commissioners, Idaho this 6th day of July, 2020, with an effective date being the date of publication.

Elting Hasbrouck, Chairman

Attest:

Douglas A. Miller
Valley County Clerk



Valley County Transmittal
Division of Community and Environmental Health

Return to:

- Cascade
- Donnelly
- McCall
- McCall Impact
- Valley County

Rezone # _____

Conditional Use # Ordinance Amendment to

Preliminary / Final / Short Plat Valley Co. Code 9-5C-2

Minimum 1 Acre lots



1. We have No Objections to this Proposal.
2. We recommend Denial of this Proposal.
3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
4. We will require more data concerning soil conditions on this Proposal before we can comment.
5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - bedrock from original grade
 - waste flow characteristics
 - other _____
6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community water
10. Run-off is not to create a mosquito breeding problem
11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
13. We will require plans be submitted for a plan review for any:
 - food establishment
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center
14. _____

Reviewed By: _____

Date: 9/15/20

Ordinance Amendment - Minimum 1 Acre Lot

D3 Development Services <D3Development.Services@itd.idaho.gov>

Tue 9/8/2020 10:45 AM

To: Cynda Herrick <cherrick@co.valley.id.us>; Lori Hunter <lhunter@co.valley.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.

Good morning,
ITD has no objection to the proposed ordinance amendment.

Thank you,

Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338

From: Lori Hunter <lhunter@co.valley.id.us>

Sent: Wednesday, September 2, 2020 8:24 AM

Cc: treinhardt@cmchd.org; Suzanne @ CDH <smack@cdh.idaho.gov>; Heather Soelberg <clerk@cascadeid.us>; Lori Clemens <lclemens@cityofdonnelly.org>; BessieJo Wagner <bwagner@mccall.id.us>; DEQ Alicia Martin <alicia.martin@deq.idaho.gov>; IDFG - Bill Bosworth <bill.bosworth@idfg.idaho.gov>; IDL - Scott Corkill <scorkill@idl.idaho.gov>; idl_jurisdictional@idl.iaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Erika Bowen <Erika.Bowen@itd.idaho.gov>; Durena Farr <durena.farr@id.nacdnet.net>; Patti Bolen <pbolen@co.valley.id.us>; mckenzie@micaelmckenzieinc.com

Subject: [EXTERNAL] Agency Notice for PZ meeting - October 2020

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---

Please read, distribute, and comment on the attached public hearing notices. Relevant maps, site plans, etc., will also be attached. More information will be available at www.co.valley.id.us/public-hearing-information/

Send comments to: cherrick@co.valley.id.us

Lori Hunter, P&Z Technician
Valley County Planning & Zoning Dept.
Phone: 208-382-7115
Fax: 208-382-7119
lhunter@co.valley.id.us

The smallest good deed is greater than the grandest intention.

Visit the P&Z GIS map at www.co.valley.id.us/departments/information-technology/gis-maps/