



Cynda Herrick, AICP, CFM  
VALLEY COUNTY  
IDAHO

Planning & Zoning Administrator  
Floodplain Coordinator

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

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### STAFF REPORT

#### Amendment to the Valley County Code 9-6-2 Flood Prone Areas

**HEARING DATE:** January 14, 2021  
**TO:** Planning and Zoning Commission  
**STAFF:** Cynda Herrick, AICP, CFM  
**REQUEST:** Allow legally platted lots that existed on February 1, 2019, in a floodplain to be developed.

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#### **BACKGROUND:**

This amendment is being proposed to allow legally platted lots that existed on February 1, 2019, and are in a floodplain to be developed. If there is no portion of the lot where the structures can be located outside the identified flood prone area, then a permit can be issued so long as there is compliance with subsection D and Title 11 of the Valley County Code.

This is only being proposed due to the adoption of new flood insurance rate maps (FIRM) on February 1, 2019, that made some lots undevelopable under current Valley County Code. Staff has identified four lots that were legally platted in 2006, but will not be buildable now due to the newly adopted Flood Insurance Rate Maps (see attached map showing four lots). Three of the lots are interior lots that are downstream from an uncertified levy (old irrigation headgate). None of the lots front on the North Fork of the Payette River.

#### **The proposed modification is:**

##### 9-6-2: FLOOD PRONE AREAS:

C. Permitted Uses: The following are permitted uses within flood prone areas:

Agricultural and open space uses, except structures for enclosing animals.

Civic or community service uses, except structures, shelters, sewage treatment facilities, cemeteries, or sanitary landfills.

Industrial uses, except structures and the storage of chemicals, petroleum products, and similar products which are water soluble or floatable. Wood processing plants without structures may be permitted uses.

Private or commercial recreation uses, except structures or shelters for human occupancy or for enclosing animals.

Residential uses when the lot is located within a subdivision plat recorded prior to ~~September 5, 1990~~ February 1, 2019; there is no portion of the lot where the structures can be located outside the identified flood prone area; and, the structures comply with the applicable standards in subsection D of this section.

Structures established prior to ~~September 5, 1990~~ February 1, 2019, that are in a flood prone area, that are destroyed or substantially damaged by extraordinary events such as fire, earthquake, etc., may be replaced, but shall be in compliance with title 11 of this Code.

## **FINDINGS:**

1. Legal notice was posted in the Star News on Dec. 24 and Dec. 31, 2020. Potentially affected agencies were notified on Dec. 15, 2020. The notice sheet was posted on bulletin boards at post offices and libraries in Cascade, Donnelly, McCall, and Yellow Pine. The notice was posted online at [www.co.valley.id.us/public-hearing-information](http://www.co.valley.id.us/public-hearing-information) on Dec. 14, 2020.

2. Responses received:

Central District Health can issue septic permits in a flood zone. However, rules prohibit the issuance of a septic permit in a designated floodway. (Dec. 17, 2020)

Kati Carberry, Watershed Coordinator for the Idaho Department of Environmental Quality, stated that the proposed amendment should include provisions that would include retention of riparian vegetation and natural canopy cover of adjacent waterways. Repealing or altering this ordinance has the potential to negate some of the longstanding efforts to protect water quality unless proper consideration is taken (i.e. overlay amendments that appeal to both landowners and maintenance or adequate riparian vegetation and canopy cover. (Jan. 7, 2021)

Craig Utter, Payette Land Trust, emailed the following (Jan. 5, 2021):

- Trying to wrap his head around the potential impact of this ordinance change and the downstream impacts.
- Not knowing how many lot/acres this will impact makes it difficult to gauge the impact.
- Is there a way to provide actual impacted lot data before a decision is made? A study maybe?
- This is coming right on the heels of the water quality summit for the Valley; building in these areas are contributing to the Water Quality issues we are beginning to experience.
- Will there be language that specifies how large a home, requirements for mitigation of impacts?

Kara Utter, 258 Moonridge DR, made the following comments (Jan. 5, 2021):

- She opposes the amendment as written.
- Could possibly apply to hundreds of properties throughout the county.
- Requests in-depth research on each parcel.

- Concerned with erosion and destabilizing banks downstream.
- Each site should require a separate permit.

Ruth Lewinski wants to uphold the standards currently in place. stated that building homes on riverfront property and low-land regions may present short-term economic gain for Valley County. However, I do not believe that this is a wise investment for the long-term health of current residents or future homeowners. Historic flood plains have high water tables where septic systems and wells can be difficult to maintain. (Jan. 7, 2021)

Wesley Keller, 260 Moonridge Drive, is a watershed restoration specialist and believes the proposal weakens protections to our floodplains and should be rejected. The flood prone areas identified in the FEMA maps are based on elevation data; low areas near a stream are at higher risk for flooding. Amending this ordinance does not change the fact that these flood prone areas are still not suitable for development. The proposal ignores the goals of surface water and natural resources identified in the Valley County Comprehensive Plan. (Jan. 7, 2021)

## **STAFF COMMENTS**

**I scanned the floodplain and could only find four new lots that will have to build to floodplain standards in Title 11 of the Valley Code. Prior to the February 1, 2019, there were approximately five lots that qualified.**

**If this code is not amended those four lots will go from a market of approximately \$60,000 each to 0. They were legally platted in 2006.**

**FLOODWAY:** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation.

**FLOOD ZONE:** A geographical area shown on a Flood Insurance Rate Map (FIRM) that reflects the severity or type of flooding in the area, and applicable insurance rate.

## **ATTACHMENTS:**

- Proposed Ordinance.
- Maps of Four Lots
- Responses

**END OF STAFF REPORT**

VALLEY COUNTY  
ORDINANCE NO: 20-\_\_\_\_  
Development in the Floodplain

21-

AN ORDINANCE TO PROVIDE FOR AMENDMENT TO VALLEY COUNTY CODE TITLE 9 IN ORDER TO ALLOW FILL AND CONSTRUCTION ON LEGALLY PLATTED LOTS IN THE FLOODPLAIN. THIS IS ONLY BEING PROPOSED DUE TO THE ADOPTION OF NEW FLOOD INSURANCE RATE MAPS ON FEBRUARY 1, 2019, THAT MADE LOTS UNDEVELOPABLE.

Valley County Code

**9-6-2: FLOOD PRONE AREAS:**

C. Permitted Uses: The following are permitted uses within flood prone areas:

Agricultural and open space uses, except structures for enclosing animals.

Civic or community service uses, except structures, shelters, sewage treatment facilities, cemeteries, or sanitary landfills.

Industrial uses, except structures and the storage of chemicals, petroleum products, and similar products which are water soluble or floatable. Wood processing plants without structures may be permitted uses.

Private or commercial recreation uses, except structures or shelters for human occupancy or for enclosing animals.

Residential uses when the lot is located within a subdivision plat recorded prior to ~~September 5, 1990~~ February 1, 2019; there is no portion of the lot where the structures can be located outside the identified flood prone area; and, the structures comply with the applicable standards in subsection D of this section.

Structures established prior to ~~September 5, 1990~~ February 1, 2019, that are in a flood prone area, that are destroyed or substantially damaged by extraordinary events such as fire, earthquake, etc., may be replaced, but shall be in compliance with title 11 of this Code.

**NOW, THEREFORE, BE IT ORDAINED AND APPROVED by the Valley County Board of Commissioners, Idaho this — day of \_\_\_\_\_, 2021, with an effective date being the date of publication.**

\_\_\_\_\_  
Elting Hasbrouck, Chairman

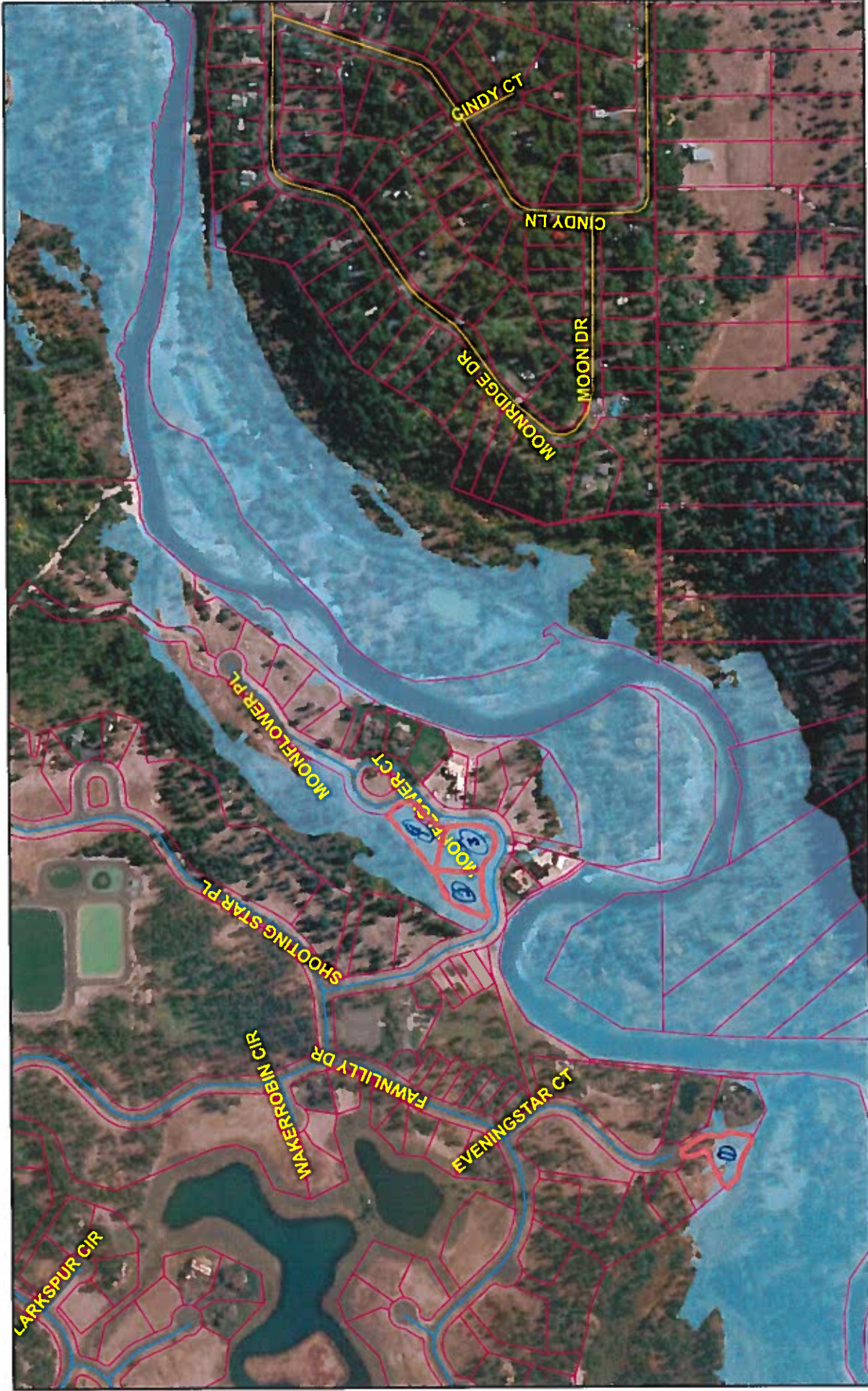
Attest:

\_\_\_\_\_  
Douglas A. Miller  
Valley County Clerk



# Valley County Planning and Zoning

4 lots in Orange

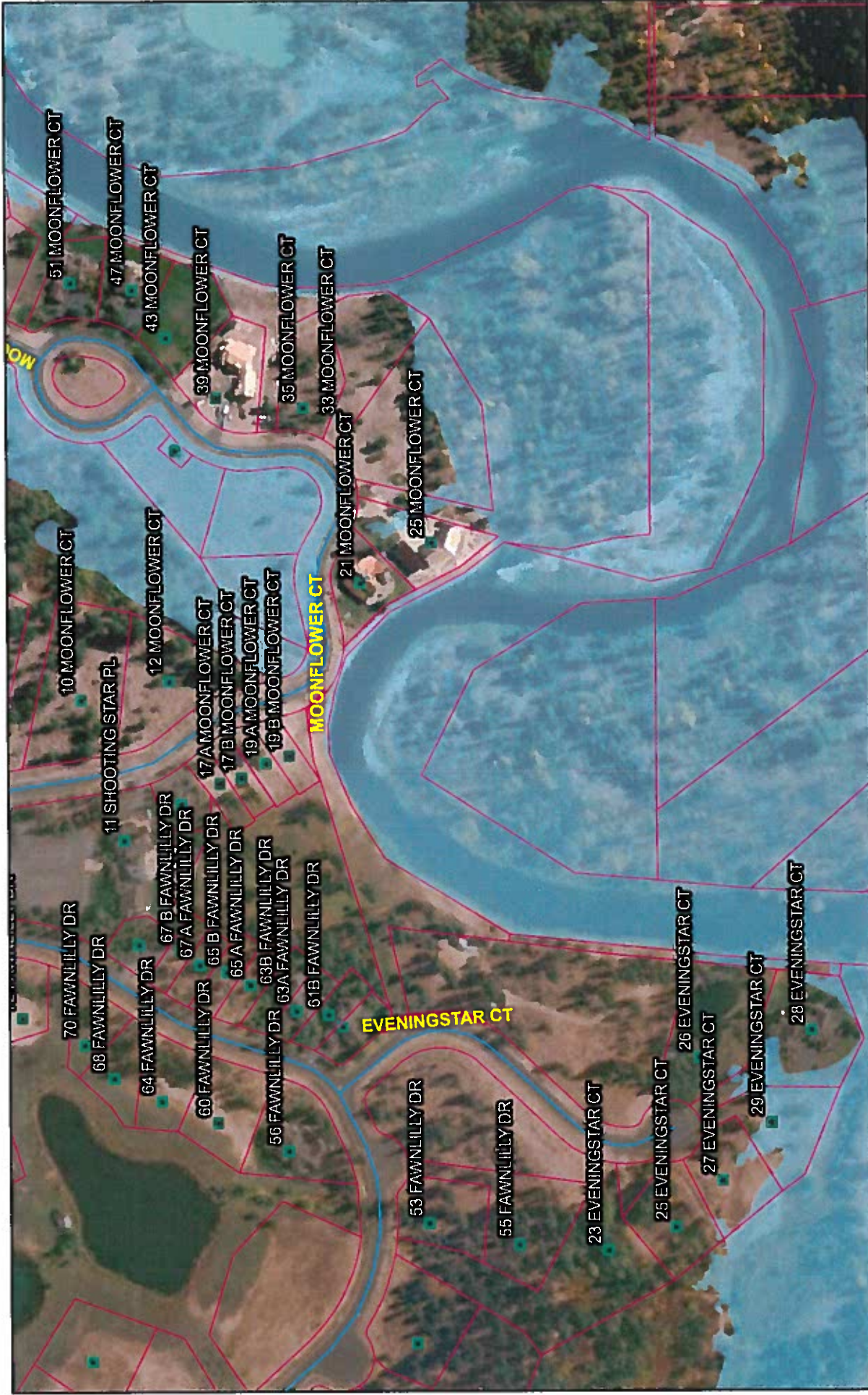


1/6/2021, 7:37:22 AM

- Floodplain
- A (1% Annual Chance, 100-Year)
- AE (1% Annual Chance, 100-Year)
- Floodway (1% Annual Chance, 100-Year)
- 500-Year Floodplain (0.2% Annual Chance)
- AE (1% Annual Chance, 100-Year)
- All Road Labels
- Roads
- Parcel Boundaries
- URBAN/RURAL



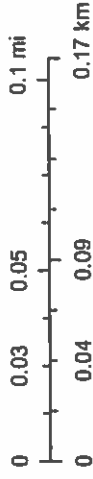
# Valley County Planning and Zoning



1/6/2021, 7:29:45 AM

- Floodplain**
- Floodway (1% Annual Chance, 100-Year)
  - A (1% Annual Chance, 100-Year)
  - AE (1% Annual Chance, 100-Year)
- Addresses**
- All Road Labels
- Parcel Boundaries**
- Parcel Boundaries

1:4,514





Valley County Transmittal  
Division of Community and Environmental Health

Return to:

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

Rezone # \_\_\_\_\_

Conditional Use # Ordinance Amendment to Valley Co

Preliminary / Final / Short Plat Code 9-6-2 Flood Prone Areas

- 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
  - waste flow characteristics
  - bedrock from original grade
  - 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
  - community sewage system
  - community water well
  - interim sewage
  - central water
  - individual sewage
  - individual water
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - community sewage system
  - community water
  - sewage dry lines
  - central 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
  - swimming pools or spas
  - child care center
  - beverage establishment
  - grocery store

14. CDH can issue septic permits in a flood zone (100yr, 500yr, etc.)  
However, rules prohibit the issuance of a septic permit in a  
designated flood way.

Reviewed By: [Signature]

Date: 12/17/20

**IDEQ CommNet's on Proposed Amendment to Valley County Code 9-6-2****Kati.Carberry@deq.idaho.gov <Kati.Carberry@deq.idaho.gov>**

Thu 1/7/2021 10:27 AM

To: Cynda Herrick &lt;cherrick@co.valley.id.us&gt;

Cc: Lance.Holloway@deq.idaho.gov &lt;Lance.Holloway@deq.idaho.gov&gt;; Aaron.Scheff@deq.idaho.gov &lt;Aaron.Scheff@deq.idaho.gov&gt;

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.

Hi Cynda,

Thank you for allowing the Department of Environmental Quality the opportunity to comment on the proposed amendment. Please feel free to contact me with any questions you may have.

Kind regards,

Kati

The proposed amendment to Valley County Code 9-6-2, which would legally allow development in the floodplain, should include provisions that would include retention of riparian vegetation and natural canopy cover of adjacent waterways such as rivers, creeks, brooks, sloughs etc.. A floodplain's associated riparian vegetation and canopy cover serve many essential functions including: maintenance of cooler water temperatures; natural filtration of sediments, bacteria, and nutrients prior to surface water runoff entering a waterway; and stabilization of shorelines and banks. These inherent services provided by riparian vegetation and natural canopy help to protect and maintain water quality in order to avoid fish kills and the potential for harmful algae/cyanobacteria blooms. Since several sections of North Fork of the Payette River, Cascade Reservoir, and tributaries are impaired for water temperature, excess nutrients and or sediment, DEQ has been working with F &G, the Valley SWCD, Forest Service and others to reduce these pollutants in the North Fork Payette River watershed. Repealing or altering this ordinance has the potential to negate some of these longstanding efforts and degrade water quality, unless proper consideration is taken (i.e. – overlay amendments that appeal to both landowners and maintenance of adequate riparian vegetation and canopy cover).

We hope that the Valley County P7&Z takes these comments into consideration when voting to amend or keep the current zoning requirements.



**Kati Carberry | Watershed Coordinator**  
Idaho Department of Environmental Quality  
1445 North Orchard st., Boise, ID 83706  
Office: (208) 373-0434  
Fax: (208) 373-0387  
<http://www.deq.idaho.gov/>



**Kara Utter**  
258 Moonridge Dr #1710 | McCall, ID 83638 | 208.315.4429

January 5<sup>th</sup>, 2021

Planning & Zoning Commissioners  
Valley County  
PO Box 1350  
219 N Main St  
Cascade, ID 83611

Re: Ordinance Amendment 9-6-2 Flood Prone Areas

Dear Commissioners,

Due to the complexities of water systems and potential downstream effects that can occur due to changes in streambanks and floodplains, I am opposed to the Amendment as it is written.

Currently, it is written as a general statement that would apply to possibly hundreds of properties throughout the County. I would request that in-depth research into each parcel requesting a construction permit in a floodplain be viewed as an independent and unique application.

As channels are altered and banks are 'stabilized' for construction through a variety of means, water channels are often narrowed, which increases flow. This increase of flow results in erosion and destabilizing of banks downstream. These actions can also alter the original meandered course of a stream which directly affects properties on the opposite side of the river. Finally, the ability to filter out pollutants during flooding is decreased immensely by diminishing the streams natural ability to spread throughout the vegetation and sediments of floodplains.

If each application could be completed and researched to ensure compliance with the Clean Water Act Valley County Comprehensive Plan and the Local Land Use Planning Act, then the potential of downstream affects to riparian areas, habitat and water quality could be mitigated thoroughly. As technology and science have evolved, we are lucky to have modernized our understanding of the floodplain boundaries in our region. I hope that we can continue to progress in a balanced and science-based decision-making process for the future of our County.

Thank you for your time.

Sincerely,



Kara Utter

## **Info on Flood prone areas amendment**

**From:** Craig Utter <[craigutter@payettelandtrust.org](mailto:craigutter@payettelandtrust.org)>

**Sent:** Tuesday, January 5, 2021 11:24 AM

**To:** Cynda Herrick <[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)>

**Subject:** Re: Info on Flood prone areas amendment

I'm trying to wrap my head around the potential impact of this ordinance change and the downstream impacts ( pun intended). Not knowing how many lot/acres this will impact makes it difficult to gauge the impact.

Is there a way to provide actual impacted lot data before a decision is made? A study maybe? This is coming right on the heels of the water quality summit for the Valley, building in these areas are contributing to the Water Quality issues we are beginning to experience, will there be language that specifies how large a home, requirements for mitigation of impacts?

thanks

---

On Tue, Jan 5, 2021 at 10:56 AM Cynda Herrick <[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)> wrote:  
It is being brought forward by me....

The plat is grandfathered. New ordinances may be adopted for development on the individual lots.

Cynda Herrick, AICP, CFM  
Valley County  
Planning and Zoning Administrator  
Floodplain Coordinator  
PO Box 1350  
Cascade, ID 83611  
(208)382-7115

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

S Service  
T Transparent  
A Accountable  
R Responsive

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**From:** Craig Utter <[craigutter@payettelandtrust.org](mailto:craigutter@payettelandtrust.org)>

**Sent:** Tuesday, January 5, 2021 10:10 AM

**To:** Cynda Herrick <[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)>

**Subject:** Re: Info on Flood prone areas amendment

Thanks, I still have a few questions,

Is this amendment being brought forth by the P&Z or by an individual?

Once a lot is platted in perpetuity does it need to meet current laws and codes for whatever development may happen or is it grandfathered into the codes at the time of plating?

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On Tue, Jan 5, 2021 at 9:50 AM Cynda Herrick <[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)> wrote:

Hello Craig,

Happy New Year to you too....

Are you talking about the date change of parcels platted prior to the February 1, 2019, date? When we updated our floodplain ordinance this date was not changed. Because the date was not changed there were a few legally platted lots that would be unbuildable; I am aware of three in Blackhawk on the River.

This is the only reason for the change...Valley County should not make legal lots unbuildable. That is why that exemption was originally in the ordinance.

Once a lot is platted it remains platted into perpetuity or until it is replatted or vacated.

I hope this answers your question.

Cynda Herrick, AICP, CFM  
Valley County  
Planning and Zoning Administrator  
Floodplain Coordinator  
PO Box 1350  
Cascade, ID 83611  
(208)382-7115

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

S Service  
T Transparent  
A Accountable  
R Responsive

---

**From:** Craig Utter <[craigutter@payettelandtrust.org](mailto:craigutter@payettelandtrust.org)>  
**Sent:** Tuesday, January 5, 2021 9:26 AM  
**To:** Cynda Herrick <[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)>  
**Subject:** Info on Flood prone areas amendment

Good morning Cyinda and Happy New Year!

I wanted to touch base with you and get some background information on the proposed ordinance amendment for flood prone areas.

- 1- who is bringing the proposed changes?
- 2- why is this being brought now and not back in 2019?
- 3- would the pre 2019 floodplain requirements be upheld under the amendment for each parcel
- 4- How many parcels/ acres will this affect?

5 - once a property is platted how long does that designation last before it needs to go through the process again, 3 years? 5years? no time limit?

I may have some more questions but this is a start. Any background information you have on why this amendment is needed and being brought now and not back in 2019 would be helpful.

To be fully transparent I am asking both for myself and for the Payette Land Trust along with their membership.

Thanks

--

Craig Utter  
Payette Land Trust, Executive Director  
309 E. Lake Street  
McCall Idaho 83638  
PLT office phone: 208-634-4999



## Citizen against P&Z Code Change

Ruth Lewinski <ruth.lewinski@gmail.com>

Thu 1/7/2021 11:17 AM

To: Cynda Herrick <cherrick@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.

Ms. Herrick -

I would like to request the opportunity to make a spoken comment at the Planning & Zoning meeting regarding the the proposed development change on historic flood planes. I am unable to attend the meeting in person, but am able to call in at this time. I hope this is still a possibility. In addition, my written comment is below please forward them to the P&Z Commissioners.

Thank you,  
Ruth Lewinski

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Dear Valley County Planning and Zoning Commissioners -

I would like to comment in opposition of the proposed change of development code in designated 'flood plain areas'. Building homes on riverfront property and 'low-land' regions may present short-term economic gain for Valley County. However, I do not believe that this is a wise investment for the long-term health of current residents or future home owners.

Water tables in historic flood plains tend to very high - and most of these regions in Valley County tend to lie outside of city limits. This means that most of these future developments will rely on septic systems. With a high water table, these systems can be difficult to maintain and often leak. The toxic algae of Cascade Reservoir has been a highly featured topic in the Star News over the last several years. Future septic leaks may contribute to further algae growth as well as contaminate the river downstream. This water is currently highly used by home owners, boaters, fishermen and a whitewater community that now bring a steady economic income to the area.

In addition, wells in high-water table areas can be difficult to drill and maintain. All homeowners deserve access to clean drinking water and the County cannot guarantee long-term access to safe drinking water from wells in these areas. Please refer to contaminated well-water incidences in the Fruitland and Wieser area over the last 20 years, during which homes built near flood plains gradually gained unfiltered arsenic contamination.

Furthermore, flooding in Valley County is very relevant. Please remember the spring during which the dam on the E. Fork of Lake Fork Creek (Lick Creek) burst, putting residents at high risk of injury. Recall the emergency evacuation of the Snowden Wildlife Center during which caretakers and animals were jet-boated downstream shortly before a large propane explosion on the property.

I appeal to you to uphold the standards currently in place - they have built upon historic patterns and the likelihood of future events. These codes have been constructed as a safety measure for Valley County by scientists and professionals with the best interest of all involved.

Thank you for your time and consideration.

Kind regards,

Ruth Lewinski  
McCall Idaho  
MD Candidate, University of Washington School of Medicine

January 7th, 2021

Wesley Keller [wkwesleykeller@gmail.com](mailto:wkwesleykeller@gmail.com)  
260 Moonridge Drive  
McCall, ID 83638

Dear Planning and Zoning Commissioners,

Thank you for the opportunity to provide comments on the **Ordinance Amendment to Valley County Code 9-6-2** to flood prone areas. Comparing the current code to the amended code, it becomes clear, that the change being proposed is not a change in language but rather a change in date from September 5, 1990 to February 1<sup>st</sup> 2019.

*C. Permitted Uses: The following are permitted uses within flood prone areas.*

*Residential uses when the lot is located within a subdivision plat recorded prior to **September 5, 1990**; there is no portion of the lot where the structures can be located outside the identified flood prone area; and, the structures comply with the applicable standards in subsection D of this section.*

This February 1<sup>st</sup> 2019 date is when Federal Emergency Management Agency (FEMA) updated their badly outdated flood maps. These FEMA maps highlight areas which are most likely to be flooded so that city and county planners can make educated decisions regarding development and identifying properties that must have flood insurance. This Ordinance Amendment is proposing to set the clock back twenty-nine years and allow development in areas that are high risk for flooding by disregarding the newly developed FEMA flood maps.

I believe the Ordinance Amendment being proposed **weakens protections to our floodplains** and should be **soundly rejected**. The flood prone areas identified in the FEMA maps are based on elevation data, low areas near a stream are at higher risk for flooding. Amending this ordinance does not change the fact that these flood prone areas are still not suitable for development. Developing in floodplains results in natural resource impacts that affect Valley County waterbodies.

My profession as a watershed restoration specialist has allowed me to focus on restoring and protecting rivers in Valley County for the past 15 years. As I recreate on our rivers, it is apparently clear that allowing homes to be built in floodplains is already resulting in natural resource impacts. Examples of these natural resource impacts are:

- The removal of riparian vegetation which in turn destabilize banks due to the absence of root structure. Just float past Black Hawk On the River and look the rip-rap needed after individuals have developed in the flood plain.
- Landscaping and fertilizing in the floodplain allows nutrients to enter water bodies and cause eutrophication. We have seen Lake Cascade have yearly toxic algae blooms due to elevated nutrients levels in the lake.
- The displacement of wildlife habitat by developing in floodplains. Floodplains are incredibly diverse areas for wildlife and worthy of protection.

- Impacts to our fisheries from degraded riparian habitat, increased sediment and nutrient delivery to streams.

The Valley County Comprehensive Plan (VCCP) recognizes the need to protect our rivers and waterbodies. This is illustrated by the following goals identified in the VCCP:

- Encourage open space buffers adjacent to rivers and creeks in order to preserve riparian areas.
- Protect important riparian areas by:
  - a) Promoting the designation and mapping of critical areas.
  - b) Promoting the reservation of riparian habitats and stream conditions.
  - c) Promoting the rehabilitation and enhancement of degraded riparian habitat and stream conditions.
- Encourage the retention of existing wetlands in order to protect water quality and establishment of new wetlands.
- Valley County shall encourage:
  - a) Preservation, protection and enhancement of wildlife and fish.
  - b) Preservation of open space buffers adjacent to rivers and creeks for wildlife and fish habitat.

To summarize, the Ordinance Amendment to Valley County Code 9-6-2 **should be rejected** because it ignores the best available FEMA maps and allows development in flood prone areas, weakens floodplain protections and ignores the goals of surface water and natural resources identified in the VCCP. I understand that in this economy there is a renewed pressure to develop in floodplains but it is the job of Valley County P&Z and County Commissioners to make decisions that do not allow development in flood prone areas that impact the natural resources that belong to all residents. Thanks for your consideration.

Sincerely,

Wesley Keller



January 7, 2021

Commission Members  
Planning and Zoning  
Valley County, Idaho

Thank you for the opportunity to comment on the **Ordinance Amendment to Valley County Code 9-6-2** for flood prone areas. I was surprised to see this amendment as since 1990 residential structures have been forbidden in flood prone areas. Why, after 30 years are we wanting to take a step backwards?

Development within the floodplain area has long been recognized as detrimental to natural resources and affects waterways within the county. Valley County through its Comprehensive Plan recognized the need to protect its rivers and water bodies. Specifically the plan identifies the following goals:

- Encourage open space buffers adjacent to rivers and creeks in order to preserve riparian areas.
- Protect important riparian areas by:
  - Promoting the designation and mapping of critical areas.
  - Promoting the reservation of riparian habitats and stream conditions.
  - Promoting the rehabilitation and enhancement of degraded riparian habitat and stream conditions
- Encourage the retention of existing wetlands in order to protect water quality and establishment of new wetlands.
- Valley County shall encourage:
  - Preservation, protection and enhancement of wildlife and fish.
  - Preservation of open space buffers adjacent to rivers and creeks for wildlife and fish habitat.

Development in the floodplain area allows for the leaching of fertilizers and other nutrients into the waterways. We are already seeing the negative consequences of this in the yearly toxic algae bloom in Lake Cascade. Development will also result in the lack of habitat for wildlife. Floodplains contain a very diverse amount of wildlife that deserve protection.

It is the duty of the Valley County P&Z and the County Commissioners to follow the County Comprehensive Plan and protect the fragile waterways in the county. It is not your duty to assure that every property owner gets maximum financial benefit from the property they own. It is important to protect the natural areas of this county that so that *all* members of the public can benefit from its natural beauty.

Property that lies in the flood prone area is not worthless. The property can be used for purposes other than residential. The property can also be placed in conservation easements providing considerable tax advantages to the owner.



I urge you to *deny the proposed amendment*. The Valley County Comprehensive Plan was developed with considerable input from *all* members of the public and represents their vision and desire for the development of the county. This proposed amendment is not consistent with that vision.

Thank you for the opportunity to comment on this proposal.

Sincerely,

Judy Secrist

[judyorbobsecrist@msn.com](mailto:judyorbobsecrist@msn.com)

Payette River Subdivision