



Valley County Planning & Zoning Commission Invites You to Participate in a PUBLIC HEARING

Ordinance Amendment Revision to Title 10 Valley County Code

The plan and subdivision plat review required by the Valley County Subdivision Ordinance, determines, among other things, that the parcel[s] subject to the proposed subdivision has sufficient depth to groundwater to support septic systems, power is available to provide service to future dwellings, road rights of way exist, and roads are constructed to sufficient standards to provide emergency vehicle access to subdivided parcels. This proposed ordinance would modify the minimum size of a rural parcel from 20 acres to 160 acres. Smaller lots would be created through the subdivision process.

10-1-3: SCOPE:

- A. The regulations of this title shall apply to the subdivision of all land within the unincorporated territory of Valley County, except for land within impact areas for which different ordinances have been adopted, as defined by the definition of a "subdivision".
- B. It shall be unlawful hereafter to make a subdivision of land, unless it is qualified as an exception in the scope, until plans and a subdivision plat thereof are submitted to and approved by the administrator or the county planning and zoning commission, and by the board of county commissioners.
- C. Exceptions: The following division of land shall not be deemed a subdivision for land use purposes, but must comply with Title 11 of the Valley County Code - Flood Control:
 5. A division of land into parcels (containing) ~~twenty (20)~~ one-hundred sixty (160) acres or more.

10-1-6: DEFINITIONS:

ORIGINAL PARCEL: A lot in a platted subdivision or a tract of land of record at the time of the adoption of the subdivision regulations on April 29, 1970, as evidenced by a parcel number having been assigned by the Valley County assessor, or each one-fourth (¼) of a section held in one ownership.

Proposed Revisions and Staff Report
will be posted online at:

www.co.valley.id.us/public-hearing-information

The Valley County Code is available online:

www.co.valley.id.us/departments/planning-zoning/ordinances

PUBLIC HEARING

October 14, 2021

6:00 p.m.

Courthouse Building
2nd Floor
219 North Main Street
Cascade, Idaho

You are invited to participate in the public hearing and/or comment on the proposal. You may view the hearing by going to our website, www.co.valley.id.us, and click on "Watch Commissioner Meetings Live".

The meeting is in-person but is also teleconference and web-based. However, we cannot guarantee reliability of the phone system or the internet. You can register in advance for this meeting by contacting Cynda Herrick, Planning and Zoning Director, 208-382-7115, or attend in person.

You may comment in person or by mail, fax, or email. Written comments must be received at least seven days prior to the public hearing.

If you do not submit a comment, we will assume you have no objections.

Direct questions and written comments to:

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