

Jurisdictions

Septic Systems

Central District Health

Did you know septic systems and drainfields need to be maintained?

Individual Wells

Idaho Department of Water Resources

Central Sewer and/or Water

Idaho Department of Environmental Quality

Wetlands

U.S. Army Corps of Engineers

State Highway 55

Idaho Transportation Department

Valley County

Assessor Office	208-382-7126
Clerk's Office	208-382-7100
Building Department	208-382-7114
Parks & Recreation	208-405-3148
Planning & Zoning	208-382-7115
Road & Bridge	208-382-7195
Sheriff	208-382-7150
Treasurer	208-382-7110

Appeal Process

Valley County Code 9-5H-12

Appeals must be written.

The appeal must be submitted to the Planning and Zoning Director within 10 calendar days from the decision date, with the appropriate fee.

Administrative Decisions



Planning and Zoning Commission



Board of County Commissioners



Reconsideration



District Court



(and beyond)



Valley County Planning and Zoning

Idaho Code 67-65

Local Land Use Planning Act

The purpose is to promote the health, safety and general welfare of the people of the state of Idaho.

Valley County Codes (VCC) can be found on the Valley County website: www.co.valley.id.us

Valley County has performance-based land use ordinances with one Land Use Zone: Multiple Use

Allowed uses are agriculture (including timber) and single-family residences (VCC Table 9-3-1). Most other uses require a permit per VCC Title 9 Land Use and Development.

The Compatibility Rating is a tool to assist in the determination of compatibility of a proposed land use with surrounding land uses. It is not the sole deciding factor in the approval or denial of any applicant. (VCC 9-11-1)

Public Hearing Procedures (VCC 9-5H-11)

- Chairman announces the item (e.g., C.U.P. # and name).
- Commissioners state if they have a conflict of interest or have had *ex parte* contact.
- Staff Report, Exhibits, and Questions for Staff.
- Presentation by Applicant.
- Testimony of Proponents.
- Testimony of Undecided.
- Testimony of Opponents.
- Rebuttal by the Applicant.
- If new information is provided, must reopen for other testimony.
- The Public Hearing is closed for Commissioner deliberation.
- Commissioners approve a motion or postpone to a future date for further information.
- There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12.

3 minutes each

Minimum Valley County Standards (VCC 9-5)

All lots or parcels for conditional uses shall have direct frontage along a public or private road

Minimum Lot Sizes for New Subdivisions:

- One acre where individual sewage disposal systems and individual wells are proposed.
- 20,000-sqft where a central water supply system and individual sewage disposal systems are proposed.
- 12,000-sqft where a central sewage collection and disposal system and individual wells are proposed.
- 8,000-sqft where both central systems are proposed.

Residential Setbacks

Front	20-ft
Side	7.5 ft
Rear	20-ft
Side Street	20-ft
High Water Line	50-ft
State Highway 55	100-ft

All setbacks are measured from the eaves of the structure, not the wall, to the property line.

Other setbacks vary. (VCC 9-5-8)

Maximum lot coverage—35%

Maximum Density
2.5 Dwelling Units Per Acre

No Development in the Floodplain

Planned Unit Developments (PUDs) may vary from these minimums

Riparian Area Overlay (VCC 9-6-6)

Administrative Permits

Accessory Dwelling Unit (VCC 9-4-7)

Excavation / Pond (VCC 9-4-3-4)

Floodplain (VCC 11-1-4)

Placement Permit (VCC 6-1)

Recreational Vehicle Campground
(VCC 9-4-9)

Short-Term Rental (VCC 9-4-10)

Signs (VCC 9-7)

Placement Permit (VCC 6-1)

Other

Conditional Use Permits (C.U.P.) are required for short-term rentals for greater than 12 guests.

A C.U.P. is also required to rent out sites for RVs, camping, or glamping.

Applications are available on the Valley County website or from the Planning and Zoning Office.

Please Note

Detailed plans for Site Grading and Stormwater Pollution Prevention Plans (SWPPP) are not required at time of conditional use permit approval.

Prior to construction of the infrastructure, excavation, or recordation of the final plat, the final plans must be approved by the County Engineer. (VCC 9-5A-1-E)