

# Valley County Planning and Zoning

PO Box 1350 • 700 South Main Street  
Cascade, ID 83611-1350



Phone: 208-382-7115  
Email: cherrick@valleycountyid.gov

## DISCLAIMER

Pre-application meetings with Valley County Staff are required prior to submitting an application.

Please note that information provided in a pre-application meeting or over the phone does not guarantee approval by either the Planning and Zoning Commission nor the Valley County Board of Commissioners. Planning and Zoning staff cannot give you legal advice. You should seek the advice of an attorney if you have specific legal questions regarding the sufficiency of your application.

Sincerely,

A handwritten signature in black ink, appearing to read "Cynda Herrick".

Cynda Herrick, AICP, CFM  
Planning and Zoning Director

Valley County Code:

### **9-5H-1: PREAPPLICATION CONFERENCE:**

- A. Conference Required: Prior to the formal filing of an application, the applicant shall confer with the administrator or staff to obtain proper forms, information, and guidance.
- B. Familiarity With Standards, Goals And Objectives: The applicant shall familiarize himself with the standards of this title, the goals and objectives of the comprehensive plan, and review procedure and submittal requirements, which will affect the proposal.
- C. Meeting At Site Or Other Investigations: The preapplication conference may include a meeting at the proposed site and other investigations deemed necessary by the administrator or staff.

# Valley County Planning and Zoning Department

219 N. Main, PO Box 1350  
Cascade, ID 83611  
www.co.valley.id.us  
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## Agricultural Protection Area Application

<b>TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT</b>		<input type="checkbox"/> Check # _____ or <input type="checkbox"/> Cash or <input type="checkbox"/> Card
APPLICATION #:	FEE: \$ _____	
ACCEPTED BY: _____	DATE: _____	
CROSS REFERENCE FILE(S): _____		

Valley County Code Title 15 outlines a voluntary process for agricultural and timber producers to apply to commit lands actively devoted to agriculture production for continued agricultural use for a set time. An Agricultural Protection Area (APA) designation aims to protect productive farmland, rangeland, and forest land; promote farm viability; support the local agricultural economy; and provide for long-term planning stability.

Minimum criteria to qualify requires the applicant to own five (5) contiguous acres or more of land that has been active agricultural or forest production for the previous three (3) consecutive years, as determined through Valley County assessment rolls.

Unless otherwise approved by the Board of County Commissioners, the following land uses are not allowed within an APA:

1. The siting of large, confined animal feeding operations (CAFO);
2. The siting of non-agricultural commercial, manufacturing, industrial, solar energy (does not include solar for agricultural uses such as pump houses, electric fences, and pivots), wind energy, or battery storage structures associated with the APA; or
3. Any other nonagricultural land uses.

*The ordinance regarding Agricultural Protection Areas (Valley County Code Title 15) is subject to change and is online at [www.co.valley.id.us/planning-zoning](http://www.co.valley.id.us/planning-zoning) or at the Planning and Zoning Office, Cascade, Idaho.*

### CONTACT INFORMATION

**APPLICANT / CONTACT:** \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

**PROPERTY OWNER:** \_\_\_\_\_  
(If not the applicant, i.e. a Trust or LLC. Attach proof of authority to sign / power of attorney.)

MAILING ADDRESS: \_\_\_\_\_

**Applicant's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

## PROPERTY INFORMATION

Parcel # (e.g. RP16N03E010003)	Agricultural Category Designation by the Assessor's Office	Number of Years in Production	Types of Agricultural or Forest Commodities Currently Produced

### **The following must be submitted with the application:**

- Narrative that includes the following:
  - Reasons you are applying for the APA designation.
  - Description of the agricultural structures and facilities on the property.
  - Relevant characteristics of the land to be included in the APA.
  - Your plan to continue using the land for agricultural or forest production.
  - Your plans for donation, bequest, sale, transfer, or transition of the agricultural or forest production operations to heirs, business partners, or other third parties, if any, and may include a term longer than 20 years.
- Proof of landownership (for example: deeds or Assessor's reports). If the land is owned by an entity, such as a Trust or LLC, attach documentation of the applicant's ability to sign for the property owner.
- A legal description of the parcels proposed to be included in the APA. (This can be found in deeds or the Assessor's Report).
- A map showing the boundaries of the proposed APA.
- Supporting photographs showing agricultural use.
- Application Fee