



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

Ordinance Proposal: Design Guidelines and Landscaping along Scenic Byways and Removal of Short-term Rental Codes

The Valley County Planning and Zoning Commission will hold a public hearing to review proposed ordinance changes. The Commission will make recommendations to the Board of County Commissioners who will hold another public hearing at a later date.

The proposed ordinance intends to modify Title 6 and Title 9 of the Valley County Code to establish design guidelines and landscaping along scenic byways and to remove any requirements for compliance with previously adopted short-term rental codes.

The proposed Ordinance includes definitions, performance standards, applicability, processes, and violations and legal actions.

The general purpose of modifying Title 6 is to protect the intrinsic qualities of scenic byways including the established Payette River National Scenic Byway by establishing standards, guidelines, regulations, and a process for review of structure designs.

The proposed standards and guidelines will apply to all new structures and landscaping that may have a visual impact within 300' of an identified scenic byway.

Standards include design guidelines and landscaping requirements. Other standards are outlined in the ordinance draft.

Design Guidelines would include use of color and material contrast, facades and wall articulation, use of windows and openings, roofline and building profiles, incorporation of landscaping and green spaces, creating a sense of entry, horizontal and vertical variations, incorporation of art and murals, affordable detailing, modular design and prefabrication, and sustainability as design.

Landscaping Requirements would include design recommendations, vegetation height, strategic tree

PUBLIC HEARING
September 3, 2026
4:00 p.m.

Valley County Courthouse
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 Meetings Live".

The meeting is in-person.

You may comment in person, by U.S. Postal Service mail, or by email.

Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by

5:00 p.m., Wednesday,
August 26, 2026.

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

**Direct questions and
written comments to:**

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clustering, scenic preservation, water efficiency, ecological protection, visual design, and maintenance.

If a conditional use permit is required for a new proposed use, then the building designs and landscaping plan would be submitted to the PZ Commission for approval as part of the CUP. Professionally prepared landscape plans and 3-dimensional renderings of the project as viewed from the scenic byway would be required.

If the proposed use is a permitted use, then the building designs and landscaping plan would be submitted to the Building Department as part of the Building Permit Packet. The Planning and Zoning Director would review and approve as part of the building permit in a manner similar to setbacks, floodplains, etc. Professionally prepared landscape plans and 3-dimensional renderings of the project as viewed from the scenic byway would be required for buildings that require engineering. Owner-drawn plans would be sufficient for placement permits.

Design guidelines would be inspected and approved by the building inspector prior to final occupancy. Landscape plans would be inspected and approved by code compliance and completed within six months of final occupancy.

Violations: If the building official or planning and zoning administrator found that any provision of this chapter were being violated, they would give notice by hand delivery or by certified mail, return receipt requested, of such violation to the owner and/or to the occupant of such premises, demanding that the violation be abated within 30 days of the date of hand delivery or of the date of mailing of the notice.

If the violation is not abated within 30 days, the building official may institute actions and proceedings, either legal or equitable, to enjoin, restrain or abate any violations of this chapter. (Ord. 05-2, 11-8-2004). The person in violation of this chapter would be liable for a civil penalty as provided in section 1-4-1 of this code. (Ord. 05-2, 11-8-2004; amd. 2011 Code)

The general purpose of modifying Title 9 is to add: All building permits and conditional use permits issued along an identified scenic byway shall comply with Title 6-4 Design Guidelines and Landscaping along Scenic Byways. As well as adding a section with the purpose, areas of application, and standards for scenic byways.

The proposed ordinance would also remove requirements for compliance with previously adopted short-term rental codes due to new State of Idaho statutes.

This is an action item. The agenda and a flyer that details the public hearing process are attached.

The draft ordinance can be reviewed at the Planning and Zoning office located in the Valley County Courthouse at 700 South Main Street in Cascade, Idaho.

**More information, including the draft ordinance and staff report,
will be posted online:**

<https://www.co.valley.id.us/meetingdashboard>