



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

Revisions to: Valley County Comprehensive Plan and Valley County Code

The Valley County Planning and Zoning Commission will hold a public hearing on proposed revisions to the Valley County Comprehensive Plan and the Valley County Code.

The Comprehensive Plan was last revised on November 26, 2018. The proposed revisions include updated information on various statistics, agencies and other changes. These changes include updated future land use maps and Impact Area Maps. The Comprehensive Plan presents historical background and an analysis of current situations.

Proposed changes to Valley County Code include, but are not limited to the following:

- Upgraded standards to protect water quality.
- Application of Valley County Code to all areas of unincorporated Valley County; a rezone of all lands in the previous McCall Impact Area to Multiple Use (MU).
- Driveway standards for Fire Code.
- Updates to Wildland Urban Interface Codes.
- Updates to Floodplain Codes.

The Commission's decision will be a recommendation to the Board of County Commissioners.

This is an Action Item. Attached are the agenda and a flyer that details the public hearing process. Contents of the files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse at 219 North Main Street in Cascade, Idaho.

The Valley County Code, the current Comprehensive Plan, and proposed revisions are available online at
www.co.valley.id.us/meetingdashboard

(Copies can also be emailed, upon request.)

PUBLIC HEARING

October 23, 2025

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, October 16, 2025.

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

Direct questions and written comments to:

Cynda Herrick, AICP, CFM
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Valley County Planning and Zoning Commission

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



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

Ken Roberts, Chairman
Carrie Potter, Vice-Chair

Brad Mabe, Commissioner
Ben Oyarzo, Commissioner
Heidi Schneider, Commissioner

A G E N D A

Valley County Planning and Zoning Commission
October 23, 2025
Valley County Court House - Cascade, Idaho
PUBLIC HEARING – 4:00 p.m.

You may view the hearing by going to www.co.valley.id.us and click on “Watch Meetings Live”.

A. OPEN: Call to Order

B. NEW BUSINESS:

1. Revisions to Valley County Comprehensive Plan and Valley County Code:

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This is an Action Item.

The Valley County Code, the current Comprehensive Plan, and proposed revisions are available online at www.co.valley.id.us. (Copies can also be emailed, upon request.)

Agenda subject to change.

Valley County adheres to ADA requirements. If anyone requires an accommodation, please contact our office prior to the meeting.

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 calendars 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.

2 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	30-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

Administrative Permits

- Accessory Dwelling Unit (VCC 9-4-7)
- Excavation / Pond (VCC 9-4-3-4)
- Floodplain (VCC 11-1-4)
- Recreational Vehicle Campground (VCC 9-4-9)
- Short-Term Rental (VCC 9-4-10)
- Signs (VCC 9-7)
- Placement Permit (VCC 6-1-9)

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)