

To: Valley County Planning & Zoning Commission

From: Dawn Matus

Date: October 23, 2025

Re: Amendments to Valley County Comprehensive Plan & Valley County Code

Dear Commissioners,

I am unable to attend today's public hearing. Having read in the meeting notice the surprising admonishment that "if you do not submit a comment, we will assume you have no objections," I ask that you please read the following, while incomplete, into the public record.

- Language and standards: The use of vague language and a lack of enforceable standards throughout the draft Comprehensive Plan is very concerning, because it raises serious doubts that the plan will be of any practical use as a planning and growth tool. I urge you to pause on moving toward adoption of this plan until it is revised to incorporate clear and specific language and standards for measuring and/or monitoring compliance.
- Zoning: Valley County is one of only two counties in Idaho that retain performance-based zoning. Given the significant current growth and development pressures, this approach is no longer appropriate or wise for the future of our county as viewed from a number of perspectives, including safety, sustainability, attractiveness (important to our tourism-reliant economy) and livability. I echo the many others in our county who have urged Valley County to adopt traditional county-wide zoning.
- Land-use maps: The new maps introduced on pages 92-94 and land-use designations represent a significant change. However, explanation is lacking concerning the rationale behind their placement and intended purpose. The extensive "residential zoning" areas are particularly concerning. I urge the commission to fully engage the public and explain the rationale and methodology behind the design of these maps and their intended use before considering their adoption.

Thank you for the opportunity to comment on this important matter and for incorporating the public's feedback into the Comprehensive Plan.

Sincerely,

Dawn Matus

608 Woodlands Dr

