



Valley County Board of County Commissioners Invites You to Participate in a PUBLIC HEARING

Ordinance Amendment Revision to Title 6 Building Regulations Agricultural Category Change and Prohibition of Treeforts for Human Habitation

The purpose of this ordinance amendment is to:

- Limit agricultural building permits to parcels larger than 5 acres and classed in land use categories 1-5 by the Valley County Assessor.
- Prohibit tree houses for human habitation.

6-1-2: SCOPE; EXEMPTIONS

B. Exemptions:

4. Farm Outbuildings:
 - a. Farm outbuildings on a "farm" as defined herein shall be exempt from this chapter, except as provided in subsection 6-1-8A of this chapter. Buildings for the purpose of human habitation, which are located on said farm are not exempt from this chapter.
 - b. "Farm" shall mean a tract of land in excess of five (5) acres wholly or in part classed in any of the land use categories 1 through 5 for appraisal and taxing purposes by the Valley County assessor. *[Categories 6 and 7 would be removed.]*
6. Tree Houses and Other Natural Structures: Tree houses, tree forts or treesheds for use by children that will not be slept in and are under 30-sqft shall be exempt from this code. No building permit will be issued for structures for human habitation or storage that incorporate natural vegetation such as trees, boulders, streams, straw, mud etc. This does not include masonry that is part of the engineered structure.

6-1-3 DEFINITIONS:

Tree house, tree fort or treeshed is a platform or building constructed around, next to or among the trunk or branches of one or more mature trees while above ground.

The Staff Report will be posted online at:

www.co.valley.id.us

The Valley County Code is available online:

www.co.valley.id.us

PUBLIC HEARING

January 3, 2022

2:00 p.m.

Courthouse Building

2nd Floor

219 North Main Street

Cascade, Idaho

**Written comments must be received by
mail, fax, or email no later than
5:00 p.m., December 27, 2021.**

The meeting is in-person but is also teleconference and web-based. However, we cannot guarantee reliability of the phone system or the internet.

To listen to the hearing, please go to

www.co.valley.id.us

and click on link labeled

"Watch Commissioner Meetings Live"

To comment telephonically or in-person,

call Doug Miller at 208-382-7100

prior to 5:00 p.m.

December 30, 2021

OR

email dmiller@co.valley.id.us

until testimony is opened.

Direct questions and written comments to:

Cynda Herrick, AICP, CFM

Planning & Zoning Director

PO Box 1350

Cascade, ID 83611

208-382-7115 (phone)

208-382-7119 (fax)

cherrick@co.valley.id.us