



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

Ordinance Amendment Revision to Title 10 Subdivision Regulations

The plan and subdivision plat review required by the Valley County Subdivision Ordinance, determines, among other things, that the parcel(s) subject to the proposed subdivision has sufficient depth to groundwater to support septic systems, power is available to provide service to future dwellings, road rights of way exist, and roads are constructed to sufficient standards to provide emergency vehicle access to subdivided parcels.

This proposed ordinance would remove 10-1-3.C Exceptions 5. Lots would be created through the subdivision process.

10-1-3: SCOPE:

- A. The regulations of this title shall apply to the subdivision of all land within the unincorporated territory of Valley County, except for land within impact areas for which different ordinances have been adopted, as defined by the definition of a "subdivision".
- B. It shall be unlawful hereafter to make a subdivision of land, unless it is qualified as an exception in the scope, until plans and a subdivision plat thereof are submitted to and approved by the administrator or the county planning and zoning commission, and by the board of county commissioners.
- C. Exceptions: The following division of land shall not be deemed a subdivision for land use purposes, but must comply with Title 11 of the Valley County Code - Flood Control:
 - ~~5. A division of land into parcels (containing) one hundred sixty (160) acres or more. [Exception #5 would be removed]~~

10-1-6: DEFINITIONS:

ORIGINAL PARCEL: A lot in a platted subdivision or a tract of land of record at the time of the adoption of the subdivision regulations on April 29, 1970, as evidenced by a parcel number having been assigned by the Valley County assessor, ~~or each one-fourth (1/4) of a section held in one ownership.~~ [The last portion would be removed.]

The Planning and Zoning Commission recommended approval on October 14, 2021. Previous written and emailed comments will be included in the record and sent to the Board of County Commissioners

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 18, 2022

1:00 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., January 11, 2022.**

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.
January 14, 2022

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