



# 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; fire mitigation plans; base flood elevation information; and roads are constructed to sufficient standards to provide emergency vehicle access to subdivided parcels.

### 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: [See Valley County Code for other exceptions.]

**The Board of County Commissioners would like your input on the below options.**

### Option 1:

~~5. A division of land into parcels (containing) twenty (20) acres or more. [Exception #5 would be removed]~~

or

### Option 2:

5. A division of land into parcels (containing) one-hundred-sixty (160) acres or more. [Exception #5 would be changed.]

**Both Options would also include this modification:**

### 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

## PUBLIC HEARING

# February 22, 2022

## 1:00 p.m.

**Courthouse Building  
2<sup>nd</sup> Floor  
219 North Main Street  
Cascade, Idaho**

**Written comments must be received by  
mail or email no later than  
5:00 p.m., February 14, 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](http://www.co.valley.id.us)

and click on link labeled

**"Watch Commissioner Meetings Live"**

To participate electronically or in-person,  
call Doug Miller at 208-382-7100  
prior to 5:00 p.m.  
February 18, 2022

OR

email [dmiller@co.valley.id.us](mailto: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)  
[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

regulations on April 29, 1970, as evidenced by a parcel number having been assigned by the Valley County assessor, ~~or each one fourth (¼) of a section held in one ownership. [The last portion would be removed.]~~

---

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](http://www.co.valley.id.us)**

\*\*\*

**The Valley County Code is available online:**

**[www.co.valley.id.us](http://www.co.valley.id.us)**