

Valley County Planning and Zoning Commission

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



Phone: 208-382-7115
Email: cherrick@co.valley.id.us

Katlin Caldwell, Chairman
Ken Roberts, Vice-Chairman

Scott Freeman, Commissioner
Carrie Potter, Commissioner
Gary Swain, Commissioner

MINUTES

Valley County Planning and Zoning Commission
February 12, 2024
Valley County Court House - Cascade, Idaho
WORK SESSION - 3:00 p.m.

A. 3:00 p.m. - Joint Training with Board of County Commissioners

Chairman Hasbrouck began the workshop between the Valley County Board of County Commissioners and Valley County Planning & Zoning Commissioners. Chief Deputy Prosecuting Attorney, Brian Oakey provided an overview of the matters that would be discussed during the workshop/training. The Valley County Planning & Zoning Commissioners and Valley County Board of County Commissioners had the opportunity to ask questions to Chief Deputy Prosecuting Attorney Brian Oakey and Planning & Zoning Director Cynda Herrick.

B. PZ Commission Work Session

1. **OPEN:** Meeting called to order at 4:37 p.m. by Chairman Caldwell. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Katlin Caldwell:	Present
PZ Commissioner – Scott Freeman:	Present
PZ Commissioner – Carrie Potter:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Gary Swain:	Present
PZ Planner II – Lori Hunter:	Present

2. Conservation Easements and Payette Land Trust

Craig Utter, Payette Land Trust Executive Director, discussed conservation easements with the Commissioners. Mr. Utter first started with land conservation as a rancher in Nebraska; he has been with the Payette Land Trust since 2018. The Payette Land Trust covers four counties: Adams, Idaho, Valley, and Washington counties. It is a non-profit organization with two employees: Mr. Utter and someone who primarily does education. The Payette Land Trust does private, voluntary conservation easements in perpetuity. Conservation easements are a contract between owner of land and an entity (e.g. Payette Land Trust). The conservation easements can include easement of agricultural land, open space areas, wetland, trail access, etc. Development is curtailed. The monetary value of easements are based on the difference of a real estate appraisal at full use and the value based on draft easement restrictions. The

U.S. Internal Revenue Service (IRS) allows full donation over 15-years. Another option is to bargain sale the easement; this is used if a property owner does not need the tax credit but wants cash. Another option is a 100% value sale. Easements are a voluntary partnership. Stewardship and legal defense funds are maintained by Payette Land Trust.

Conservation easements can be worded in a variety of ways depending on the desires of the property owner. If grazing is allowed, the easement might say grazing is allowed, but not say it must be grazed. Commercial timber is allowed as long as a timber plan is adopted. Best management practices (BMPs) are included in an easement agreement.

The Land Trust Alliance is a national group for conservation easements.

Estate taxes are a very complicated topic. A property owner could use the proceeds from the sale of development rights to buy more property to add to the overall ranch property.

3. North Lake Recreational Sewer and Water District

The master plan for the North Lake Recreational Sewer and Water District (NLRSWD) is currently under review. Travis Pryor, NLRSWD, and Jason King, NLRSWD Engineer, reviewed the draft plan with the Commissioners. The NLRSWD boundary, planned upgrades, and service bottleneck area were discussed. Developers request to be annexed into NLRSWD; this process was discussed. Information regarding the annexation process is also available on the NLRSWD website.

Travis stated that they are not at capacity and development pays for itself.

4. Comprehensive Plan Amendment Discussion

The Commissioners and staff briefly discussed proposed changes to the Valley County Comprehensive Plan. New ordinances would be based on any new changes to the Comprehensive Plan. This matter will be discussed at future meetings.

Chairman Caldwell adjourned the meeting at 6:00 p.m.