

Valley County Planning and Zoning Commission

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Ken Roberts, Chairman
Carrie Potter, Vice-Chair

Brad Mabe, Commissioner
Ben Oyarzo, Commissioner
Heidi Schneider, Commissioner

MINUTES

Valley County Planning and Zoning Commission

August 28, 2025

Valley County Court House - Cascade, Idaho

WORK SESSION – 8:30 A.M.

A. OPEN: Meeting called to order at 8:55 a.m. by Chairman Roberts. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Brad Mabe	Present
PZ Commissioner – Ben Oyarzo:	Excused
PZ Commissioner – Carrie Potter:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Heidi Schneider:	Present
PZ Planner II – Lori Hunter:	Present

C. WORK SESSION:

- 1. Valley County Comprehensive Plan Review:** The P&Z Commission is reviewing updates to the Valley County Comprehensive Plan. The public is welcome to attend and listen; however, this is not a public hearing. A public hearing will be scheduled at a future date.

Commissioners and staff continued the discussion on edits to the Valley County Comprehensive Plans. Updates have been made to tables, graphs, and data. Future Land Use Maps drafts were reviewed and changes requested. Ordinances are based on the Comprehensive Plan.

Commissioners and Staff discussed impacts on water quality and quantity, well monitoring, nitrates, phosphorus, and cyanide. Idaho Department of Environmental Quality has not designated any high nitrate areas in Valley County; this is reevaluated every two years.

Commissioners and Staff discussed development agreements, impact fees, proportional share of costs, fire districts, deed restrictions, short-term rentals, multi-family housing, road improvement and maintenance, and wildland urban interface requirements. Impact fees can be only for capital improvements. Development agreements can include requirements for school bus stops. Affordable housing is an issue nationwide, but emphasized in Valley County due to the 78% rate of second home ownership.

Commissioners and Staff discussed adding a goal to encourage agriculture remains a viable element in Valley County's economy. Commissioners made additional edits to the draft plan.

Possible ordinance changes include requirements for riparian areas, increased setbacks from high water lines, and requirements for building in the wildland urban interface area.

Upcoming Meetings

September 11, 2025, 6:00 p.m. - Public Hearings

October 16, 2025, 6:00 p.m. – Public Hearings

October 23, 2025, 4:00 p.m. – anticipated public hearing to make recommendations to the Board.

Chairman Roberts adjourned the meeting at 12:10 p.m.