

Valley County Planning & Zoning Commission

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, Chairman
Neal Thompson, Vice-Chair

Katlin Caldwell, Commissioner
Sasha Childs, Commissioner
Scott Freeman, Commissioner
Ken Roberts, Commissioner

MINUTES

Valley County Planning and Zoning Commission
December 16, 2021
Valley County Court House - Cascade, Idaho

WORK SESSION – 5:30 p.m.

The Valley County Planning and Zoning Commission is in-person but is also a teleconference and web-based meeting; however, we cannot guarantee reliability of the phone system or the internet. The public is welcome to attend and listen; however, this is not a public hearing. Public hearings will be scheduled at a future date.

A. OPEN: Meeting called to order at 5:30 p.m. by Acting Chairman Thompson. The following were present

PZ Commissioner –	Katlin Caldwell
PZ Commissioner –	Sasha Childs
PZ Commissioner –	Ken Roberts
PZ Commissioner –	Neal Thompson
County Commissioner –	Dave Bingaman
County Commissioner –	Sherry Maupin (via Teams)
PZ Director –	Cynda Herrick
PZ Assistant Planner –	Lori Hunter
Deputy Prosecutor –	Brian Oakey

B. Joint Work Session with the Board of County Commissioners

• Discussion of Future Zoning Overlays

PZ Director Cynda Herrick and the Commissioners discussed the differences between the current Valley County zoning, a performance-based style of zoning, and the Euclidian Zoning. The work session discussion is for the unincorporated areas of Valley County, excluding the McCall Impact Area. Designating overlay zones for residential, commercial, and industrial uses was discussed. These overlay zones would operate similar to the current Special Areas designated in Valley County Code such as Flood Prone Areas and Roseberry Townsite Historical Overlay District.

The growth in Valley County, the increased number of appeals, possible frontage roads along Highway 55, future widening of Highway 55, turning lanes, and view corridors were also discussed. Water quality and roads will affect future planning. Uses along the Highway 55 corridor, development of parcels within floodplain area, short-term rentals, and subdivision requirements were discussed.

Reactive versus proactive planning was discussed. Development should be encouraged in

areas of central sewer and water. Commercial uses in areas on septic systems and wells must meet requirements of Central District Health and Idaho Department of Environmental Quality.

The Commissioners discussed “Like Kind Use” such as areas where industrial and commercial uses are already occurring. This information would be used for the initial draft overlay zones. Types and size of subdivisions were discussed.

The overlay zones would need design and landscaping requirements. A chart would list the type of businesses allowed in a zone. Other uses not in the list would be allowed by an approved Conditional Use Permits or could be completely prohibited.

The benefits of the current multiple use zoning are the public input and mitigation requirements that are required in the conditional use permit process. A Euclidian zoning style would result in a loss of local control and public input.

Increased growth results in infrastructural impacts, such as transportation, community sewer and water systems, and public services. Funding process was discussed, including impact Fees, development agreements, and possible future state legislative changes.

The next steps will include overlay maps drafts, Planning and Zoning Commission work sessions, public workshops to get public input, and public hearings with both Planning and Zoning Commission and the Board of County Commissioners. The Planning and Zoning Commission would recommend changes to the future land use in the Comprehensive Plan. The Board of County Commissioners would adopt changes. Then Ordinances would be written to implement the changes in the Comprehensive Plan; public hearings would occur at both the PZ Commission and Board level. A consultant may be needed to help with the process.

Ordinance changes would include defining new subdivision types and plat types. Allowing home-based businesses in single-family residential areas was discussed; would parking of work vehicles be allowed?

Overlays fit into the current Valley County Code. Euclidian Zones would not.

Zoning should protect people and give them expectation of future use. Zoning (either overlays or Euclidian) would give commercial and industrial uses a known location for their business. Conditional Use Permits would no longer be needed for specific uses in these areas. The process would be streamlined. Design guidelines would be needed. Different types of commercial uses have different impacts. The existing Multiple Use Zone does provide flexibility.

The subdivision process, preservation of agricultural land, open spaces, and view corridors were discussed. Valley County supports clustering and compatibility.

Commissioners will review information provided by Director Herrick and the GIS maps. Director Herrick encouraged them to review how other counties are zoned and regulate land use. The Commissioners should envision desired future growth and plan for 20+ years. Work sessions will be scheduled for 2022.

Director Herrick has not heard from applicants that the conditional use process is difficult. Valley County fees are not high (\$150 for commercial use application fee). The timeline can discourage some applicants. Existing infrastructure affects what uses can occur, regardless of zoning classification.

Acting Chairman Thompson adjourned the meeting at 7:15 p.m.