

Valley County Planning & Zoning Department

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Recreational Vehicle Campground (RVC) (Administrative Permit)

Valley County Code Section 9-4-8

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

RVC PERMIT #: _____

FEE: \$ 50.00 Check # _____ or Cash

ACCEPTED BY: _____

DATE RECEIVED: _____

CROSS REFERENCE FILE(S): _____

DATE ISSUED: _____

Applicant's Signature: _____ Date: _____

The following must be completed and submitted with this application:

- ❖ A **site plan**, drawn to scale, showing the following:
 - **# and location of RVs** with setbacks from property lines.
 - **Existing or new structures:** Those over three (3) feet in height shall be subject to single family residential setback requirements, including porta potties.
 - **Parking:** Location and # of vehicles that will be accommodated (include boats, ATVs, etc.) Parking shall not be in a road right-of-way or in a setback area.
 - **Lighting:** Height and type of fixtures (max of 20', 3000 lumens, fully shielded – VCC Title 6-2)
 - **Fire Pits:** All campfires must be in a safe and well-maintained fire pit. All fires must be attended at all times. All fires must be fully extinguished when not being attended. A fire extinguisher and/or water hose along with a shovel must be accessible.
 - **Topographic considerations:** streams, step banks, other hazards.
 - **Lot Coverage Maximum:** All structures, parking lots, fire pits, and impervious areas cannot cover more than 35% of the lot.
- ❖ An approved permit from the Idaho Central District Health (CDH) or central sewage treatment facility such as North Lake Recreational Sewer and Water District. See Question #3
- ❖ An approved garbage plan. See Question #4.
- ❖ A Fire Protection Plan

Valley County Code 9-4-8 is online at www.co.valley.id.us or at the Planning & Zoning Office.

OWNER: _____ PHONE #: _____

CONTACT PERSON: _____ PHONE #: _____

EMAIL ADDRESSES: _____

OWNER'S MAILING ADDRESS: _____ ZIP _____

TAX PARCEL NUMBER: _____ SITUS ADDRESS OF PROPERTY: _____

SUBDIVISION NAME – LOT/BLOCK (IF APPLICABLE): _____

SIZE OF PROPERTY: _____ Acres or _____ Square Feet

DESCRIBE ANY EXISTING LAND USES OR STRUCTURES:

STANDARDS:

1. Occupation by owner required. RVCs are permitted only when one of the RV units on the property is owner-occupied, which includes immediate family members. Ownership cannot be fractional or timeshare ownerships.

Please initial that you are aware of these restrictions: _____

2. If any of the property is used as a rental unit or rental property, it is then considered an RV Park and will require a conditional use permit.

Please initial that you are aware of this restriction: _____

3. The RVC must meet all requirements of the Idaho Central District Health (CDH) with respect to the provision of individual potable water and sewage disposal facilities, portable holding tanks, or have a permit from an approved central sewage treatment facility.

Check (✓) all which apply and attach approval from CDH or sewage treatment facility for the RVC.

- ___ Individual potable water
- ___ Individual septic system
- ___ Gray water system and sewage disposal facilities
- ___ Portable holding tanks
- ___ Porta potties - cannot be located in an area that will adversely affect neighbors
- ___ Permit from sewage treatment facility

4. Please check (✓) how you will provide garbage removal.

- ___ Contract for garbage pickup with local provider; submit proof of service
- ___ Haul garbage to the Valley County Materials Recovery Facility (240 Spink Lane)
- ___ Haul garbage to your primary residence outside Valley County

5. Check (✓) all which apply: ___ electric power, ___ generator, ___ solar panels

GOOD NEIGHBOR RECOMMENDATION/CONSIDERATIONS:

- 1) Quiet Hours: Should observe quiet hours from 10:00 p.m. to 7:00 a.m.
 - 2) Should follow local ordinances and licensing requirements for ATVs, UTVs, and snowmobiles.
 - 3) Should try to limit the number of trips through the neighborhood by recreational vehicles.
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REQUIREMENTS AND DEFINITIONS:

RECREATIONAL VEHICLE CAMPGROUND: A parcel of land under one ownership which has been planned and improved for the placement of two (2) or three (3) transient recreational vehicles for dwelling purposes, including placement on parcels where single family residential uses have also been established. It is specifically for the recreational use of the parcel by friends and family of the property. An administrative permit in accordance with VCC Title 9-4-8 Recreational Vehicle Campground is required.

This does not include multiple family groups that are camping on holiday type of weekends. (VCC Title 9-1-10)

One RV unit is allowed without a permit. Two or three units that are kept on-site for more than an occasional weekend will require an administrative permit. More than three units will require a conditional use permit.

PROCEDURE:

- An application for an RVC shall be submitted to and reviewed by the Planning and Zoning Administrator for completeness prior to issuance of the permit.
- The Valley County Planning and Zoning Office will notify property owners within 300 ft of the property boundaries and active Home/Property Owner Associations.
_____ (DATE COMPLETED)
- Objections to the application must be written and received by the Planning and Zoning Administrator within 10 working days. Objections must give specific grounds and facts upon which the objection is based. If the Planning and Zoning Administrator determines that objections are sufficient to warrant a conditional use permit, the applicant shall be notified promptly that a conditional use permit is required.
_____ (OBJECTION DATE DEADLINE)
- If there are no objections within 10 working days, the RVC will be issued an administrative permit and be a permitted use.
_____ (DATE ISSUED)
- Recreational Vehicle Campground requirements shall be enforced in accordance with VCC 9-2.

A new permit will be required if changes are made to the site, change in ownership, etc.