

Valley County Planning and Zoning

PO Box 1350 • 700 South Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Email: cherrick@valleycountyid.gov

DISCLAIMER

Pre-application meetings with Valley County Staff are required prior to submitting an application.

Please note that information provided in a pre-application meeting or over the phone does not guarantee approval by either the Planning and Zoning Commission nor the Valley County Board of Commissioners. Planning and Zoning staff cannot give you legal advice. You should seek the advice of an attorney if you have specific legal questions regarding the sufficiency of your application.

Sincerely,

A handwritten signature in cursive script, appearing to read "Cynda Herrick".

Cynda Herrick, AICP, CFM
Planning and Zoning Director

Valley County Code:

9-5H-1: PREAPPLICATION CONFERENCE:

A. Conference Required: Prior to the formal filing of an application, the applicant shall confer with the administrator or staff to obtain proper forms, information, and guidance.

B. Familiarity With Standards, Goals And Objectives: The applicant shall familiarize himself with the standards of this title, the goals and objectives of the comprehensive plan, and review procedure and submittal requirements, which will affect the proposal.

C. Meeting At Site Or Other Investigations: The preapplication conference may include a meeting at the proposed site and other investigations deemed necessary by the administrator or staff.

Valley County Planning and Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
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208-382-7115



Placement Permit Application

(Valley County Code 6-1 and 9-4)

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

☐ **READY FOR ISSUANCE**

PLACEMENT PERMIT # PSP DATE RECEIVED: _____

FEE: \$ _____ ☐ Check # _____ or ☐ Cash or ☐ Card Payment

Approved: _____ Date: _____ Inspected / Closed: _____ Date: _____

Permit Required Prior to Placement of Structure

☐ Agricultural Building ☐ Shed / Utility Building ☐ Shipping Container ☐ Park Model ☐ Other: _____

Describe Use of Structure _____ Size of Structure _____

Parcel Number _____

Subdivision Name _____ Lot # _____ Block # _____

Site Address _____ City _____ Zip Code _____

Property Owner _____

Mailing Address _____ City _____ Zip Code _____

Contact Name _____ Phone # _____

Email _____

Latitude _____ deg _____ m _____ s N Longitude _____ deg _____ m _____ s W Site Elevation: _____ Structure Height: _____

Check your CCRs to ensure compliance.

☐ Attach Site Plan. See Page 2 for requirements. LAND USE

☐ Central District Health Accessory Use Authorization required if a septic system is on the property.
☐ Septic System ☐ Sewer Service:
☐ Not Applicable ☐ Other: SETBACKS

☐ Driveway Approach Permit #: _____
Must be obtained for all new driveways off public roads before permit is issued. Call Valley County Road Department at 208-382-7195. FLOODPLAIN

☐ FAA Form 7460.1 may be required. CDH / SEWER

❖ Shipping Containers must be painted or have siding that blends with the natural terrain or other structures on the property. APPROACH

❖ Outdoor Lighting must be maximum of 20-ft high, maximum of 3000 lumens, and fully shielded. FAA 7460.1

I hereby certify that I have read and correctly completed this application. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Applicant's Signature: _____

Date: _____

Special Conditions

Site Plan must include:

- Distances from property lines, measured from the eaves,
- Distances from other structures on the property, measured from the eaves.
- Locations of easements, irrigation ditches, creeks, and other waterways.
- Driveway location.
- Well and Septic system locations.

VCC 6-1-9.C: A building permit is required for placement of any structure over 3-ft in height.

VCC 6-1-2.4 and 9-1-10 – Agricultural Buildings - Farm buildings house farm implements, hay, grain, poultry, livestock, or other horticultural products. Must be located on a tract of land in excess of 5 acres wholly or in part classified by the Valley County Assessor in land use categories 1 – 7 for appraisal and taxing purposes. **No human habitation.** Cannot be converted into structures for other uses without first obtaining a building permit that has gone through plan review for the new type of occupancy

VCC 6-1-8: A utility structure will qualify for a placement permit if:

- the size does not exceed 600 square feet,
- maximum rafter span of 20-ft and a maximum eave overhang of 2-ft,
- will be single-story, detached (6 feet minimum from all other structures, eave to eave),
- used for storage only, and
- have **no human occupancy**. A snow roof or any type of attached structure is not eligible.

VCC 6-1-9-H: Shipping Containers are also referred to as a CONEX box and defined as a large, reusable steel box designed to protect goods.

- Allowed with a placement permit.
- Shall be painted or have siding that is a color that blends with the natural terrain or other structures on the property,
- Shall be ready for inspection within two months of placement.
- No commercial advertising or signage on the side of a container allowed.

VCC 9-4-3-2: SETBACKS:

- A. Buildings Exceeding Three Feet In Height: The setbacks for all buildings exceeding 3-feet in height shall be in accordance with section 9-4-8, table 4-A of this chapter.
- B. Setback From Highway 55: All buildings shall be set back 100-feet from the right of way line of Highway 55 unless a more restrictive setback is required within other sections of this title.
- C. High Water Lines and Ditches: All residential buildings shall be set back at least 30 feet from high water lines and ditches. All other buildings shall be set back at least 100 feet from high water lines and ditches.
- D. Front Yard: Front yard shall be determined by the structure establishing the principal use on the property and the access street or road.
- E. Encroachment By Other Structures: No other structures may encroach on the yards determined for the structure establishing the principal use.
- F. Measurement: Setbacks shall be measured horizontally, perpendicular to the property line, to the nearest corner or projections or overhang.
- G. Adjustment Of Front or Rear Yard Setbacks: The minimum front or rear yard setbacks may be adjusted to allow a proposed principal use building to conform with the average setback of existing similar buildings on adjoining properties within the same block; however, no setback may be less than 7.5 feet.
- H. Lots Having Common Boundary Line with BLM Property Surrounding Cascade Reservoir: Minimum rear yard setbacks for those lots having a common boundary line with Bureau of Reclamation property surrounding Cascade Reservoir are 7.5 feet but may not be less than that provided for in subsection C of this section.

VCC 5-4-8.C Placement of Addresses:

- Address numbers should be placed on all homes to be visible from the road at the point of entry.
- If the home is not visible from the road, then the address needs to be posted on the home AND at the driveway entrance in an area where it is visible year-round (i.e. not hidden by snow or plants).
- Numbers shall contrast with their background (i.e., contrast with the house or post color)
- Numbers should be at least 3 ½ inches in height.
- Numbers shall be visible during both daytime and at night from the road.

(Compliance Checklist – the Full Ordinance can be found on the Valley County website.)

OUTDOOR LIGHTING

PURPOSE: The general purpose is to protect and promote the public health, safety and welfare, the quality of life, and the ability to view the night sky, by establishing regulations and a process for review of exterior lighting.

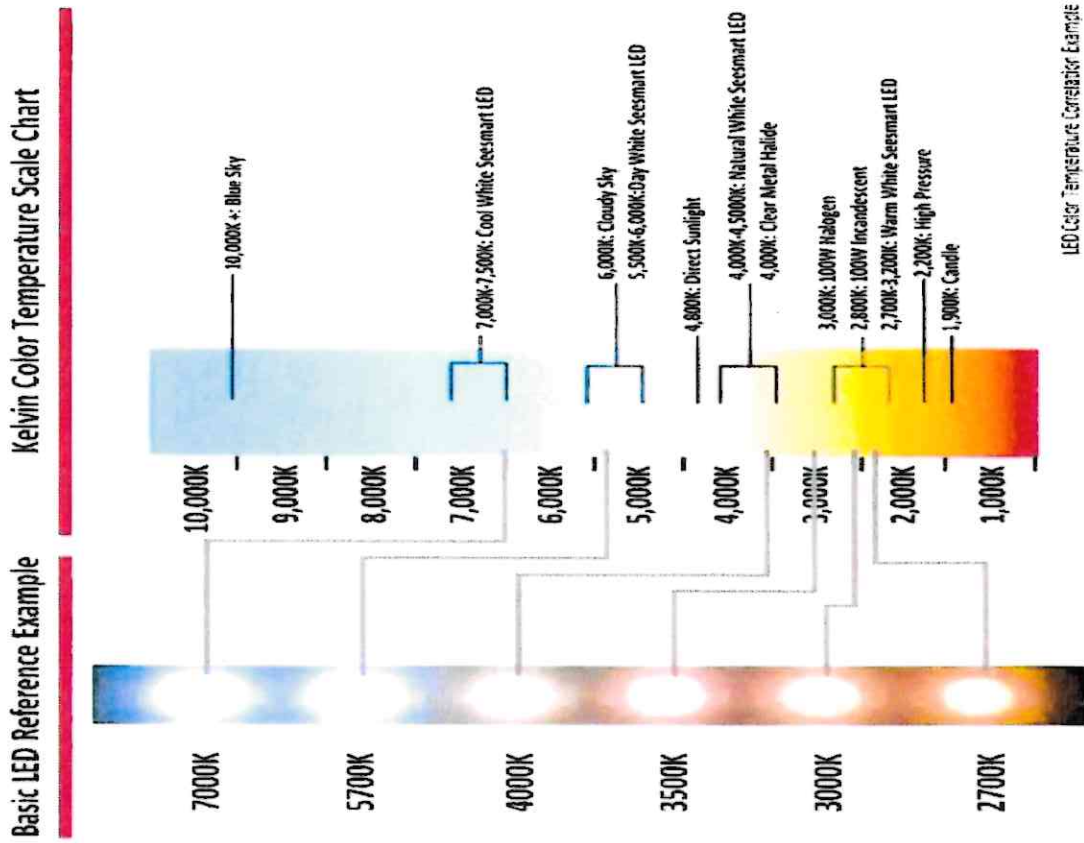
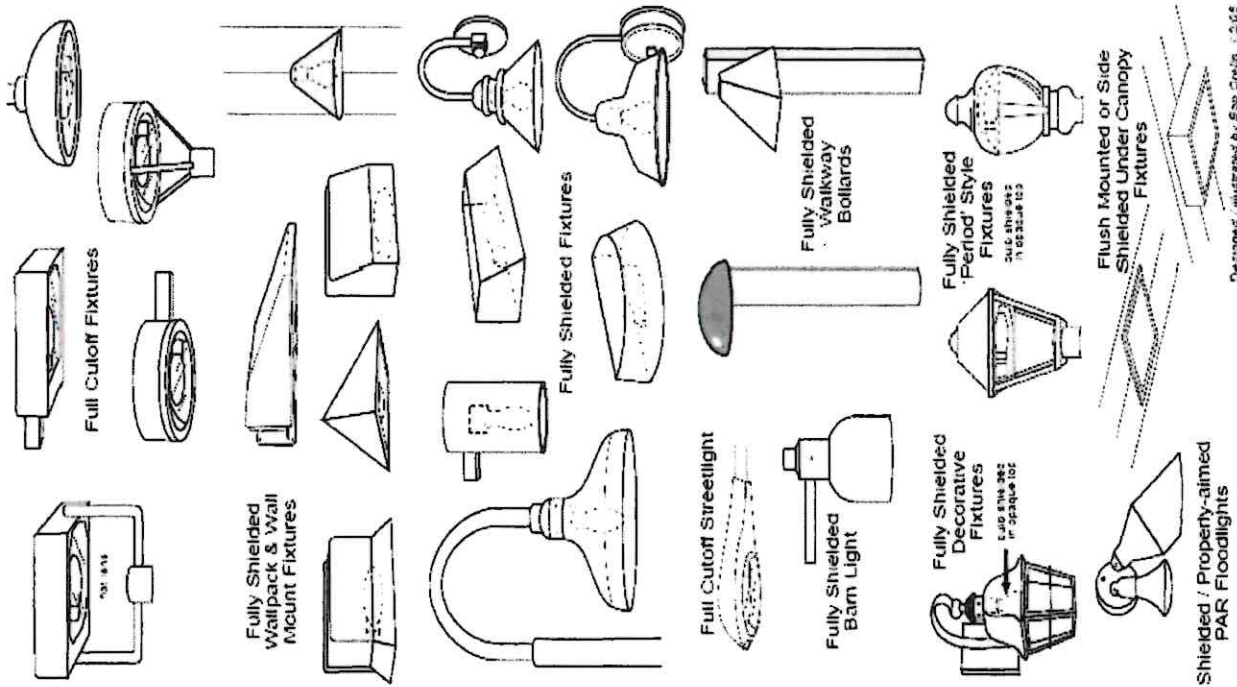
APPLICABILITY – All exterior lighting shall comply.

PERFORMANCE STANDARDS: (All nonessential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.)

All Other Outdoor Lighting Shall Meet The Following Standards:

- The height of any light fixture or illumination source shall not exceed thirty feet (30').
- All lighting or illumination units or sources shall be hooded or shielded in a downward direction so they do not produce glare or cause light trespass on any adjacent lot or real property as depicted in section 6-2-7 of this chapter.
- Lights or illumination units shall not direct light, either directly or through a reflecting device, upon any adjacent lot or real property. Lighting should not illuminate the sky or reflect off adjacent water bodies or produce glare or cause light trespass on any adjacent lot or real property.
- All outdoor lights used for parking areas, walkways, and similar uses mounted on poles eight feet (8') or greater in height shall be directed downward. The light source shall be shielded so that it will not produce glare or cause light trespass on any adjacent lot or real property.
- The installation of mercury vapor lamps is hereby prohibited.
- Flashing or intermittent lights, lights of changing degree of intensity, or moving lights shall not be permitted. This subsection shall not be construed so as to prohibit ...holiday lights.
- Sensor activated lights, provided:
 - It is located in such a manner as to prevent glare and lighting onto properties of others or into a public right of way;
 - It is set to only go on when activated and to go off within five (5) minutes after activation has ceased;
 - It shall not be triggered by activity off the property.
- Up lighting for flags, provided the flag is of a government and the maximum lumen output is one thousand three hundred (1,300) lumens. Flags are encouraged to be taken down at sunset to avoid the need for lighting.
- LED lighting color shall not exceed 3,000 K.

Examples of Fully Shielded Luminaires



Compliant Light Fixture Example



Non-Compliant Example



Amazon – P8709 Dark Sky Cup



Here are some examples of options to bring your lights into Dark Sky Compliance

Amazon - B0CLBC493B White Shades for LED String Lights



Amazon – 6107500 One Light Dimmable LED outdoor



Amazon - Bioluz LED PAR20
Light Bulb Max 3000K



Frosted Glass Spray Paint

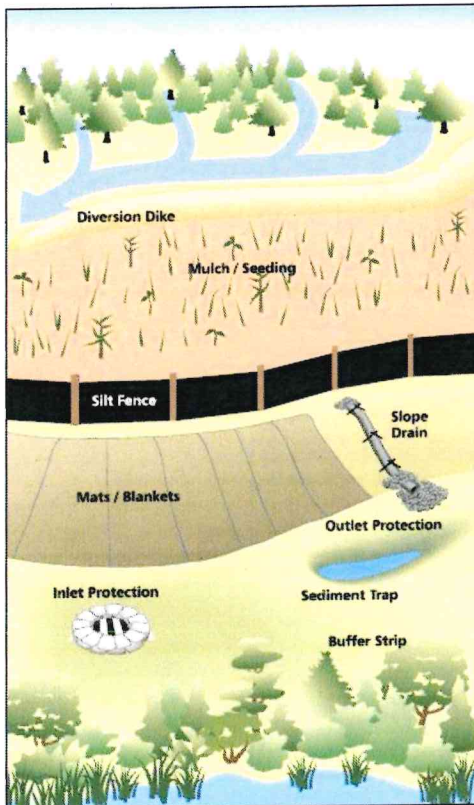


CHECKLIST

Property owners (ultimately responsible person), Developers, and Contractors must ensure work performed on their site does not impact lakes, streams, and stormwater. It is their responsibility to prevent dirt and other sediments from leaving the site during construction. After construction is completed, they must also permanently stabilize the site through re-vegetation, landscaping or other means to ensure that sediment won't leave the site in the future. Valley County Code (VCC)

Idaho Construction Site EROSION and SEDIMENT CONTROL

FIELD GUIDE



Basic Stormwater Best Management Practices at Construction Sites

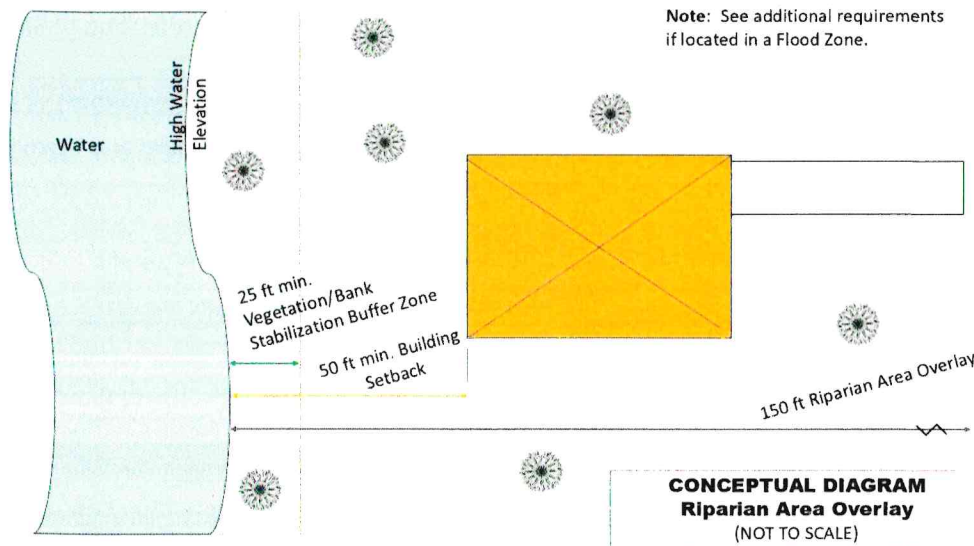
- ☐ Name, signature and attached certification of BMP trained responsible person if in Riparian Area Overlay: _____
VCC 9-6-6 [Call (208)382-7115 for Information]
- ☐ Review and know the pertinent Codes and Permit Requirements. No construction activity shall take place without a valid Permit. Land disturbance greater than 1 acre requires a formal State of Idaho Stormwater Pollution Prevention Plan (SWPPP).
- ☐ Contact Valley County after BMPs are in place ... **BEFORE** grading begins. (208)382-7114 (building permits) or (208)382-7115 (placement permits, sheds, containers, ponds, berms, etc.) VCC 9-4-3-4-F
- ☐ Limit Land Disturbance, i.e. establish clearing limits, provide dust control, and limit equipment travel ways.
- ☐ Stormwater detention basins, retention basins, swales or other techniques shall be used when recommended or required by the Valley County Engineer. VCC 9-6-6-C.3
- ☐ Preserve Natural Vegetation, i.e. maintain 25 ft minimum vegetative buffer zones towards waterways. VCC 9-4-3-2.2
- ☐ Increase Water Infiltration, i.e. vegetative drainages and bio-detention basins. i.e. direct water into tree wells or gardens. Use open paver stones or gravel pathways (these are considered pervious uses).
- ☐ Use Man-Made Erosion Perimeter Controls, i.e. silt fences and/or

wattles, pave or gravel roadways.

- ☐ Protect Slopes, i.e. re-establish cover and bench/dikes/berm to reduce flow velocity.
- ☐ Use Downspouts and Swales to Redirect Stormwater, i.e. rock or vegetation lined with check dams.
- ☐ Capture Sediment-laden water, i.e. silt fences, detention ponds or wetland filters
- ☐ Use Storm Drain Filters and Protection like vehicle track-out controls.
- ☐ Create Special Bays for Equipment Fueling & Washouts
- ☐ Properly Store and Cover Worksite Materials
- ☐ Train Employees and Subcontractors on procedures and provide sanitation facilities
- ☐ Conduct Frequent Inspections
- ☐ Stabilize Work Zones after construction has ceased
- ☐ Do NOT Fertilize in a Riparian Overlay Area VCC 9-4-3-2-C.4

Recently Updated - Miscellaneous Standards:

- Fire Departments must approve driveways if over 150-ft from an access road. VCC 6-1-9-E.3
- 35% Lot Coverage: structures and impervious surfaces, such as driveways, patios, etc. VCC Title 9 Definitions
- Setbacks from high water lines are 50-ft for residential uses and 100-ft for all other uses. VCC 9-4-3-2-C
- There shall be no filling or dredging of lake bottoms, rivers, or wetlands without proper jurisdictional permits, i.e. IDWR, USACE, Valley County, etc. VCC 9-6-6
- There shall be no excessive clearing of vegetation. VCC 9-6-6



- 100-ft min. Building Setback for all other buildings.

Potential Code Violations for Not Implementing Best Management Practices

- Valley County Titles 6, 9, 10 and 11.
- Idaho Water Quality Standards (IDAPA 58.01.25, IDAPA 58.01.02.050, IDAPA 58.01.051, IDAPA 58.01.02.350, Idaho Statute 39-126, Idaho Statute Title 39-3610 and IDAPA 58.01.02 080, et al). Stream Channel Protection Act (Title 42, Chapter 38, Idaho Code).
- Federal Clean Water Act 33 U.S.C. §1251 et seq. (1972)
- County Ordinances & Special Requirements
- Army Corps of Engineers for Wetlands Section 404 of the Clean Water Act

BMP References:

- <https://www.epa.gov/npdes/stormwater-discharges-construction-activities>
- <https://www.co.valley.id.us/media/Departments/PlanningZoning/Stormwater.pdf>
- <https://www.deq.idaho.gov/permits/water-quality-permits-certifications/storm-water-permits/>