

Valley County Planning and Zoning Department

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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

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.

	Approvals	Required	Received	Approved
<input type="checkbox"/> Attach Site Plan. See Page 2 for requirements.	LAND USE			
<input type="checkbox"/> Central District Health Accessory Use Authorization required if a septic system is on the property. <input type="radio"/> Septic System <input type="radio"/> Sewer Service: <input type="radio"/> Not Applicable <input type="radio"/> Other:	SETBACKS			
<input type="checkbox"/> 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 for information.	FLOODPLAIN			
<input type="checkbox"/> 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.