

ELMORE COUNTY PLANNING AND ZONING COMMISSION

**South Fork Boise Senior Center
350 N Pine Featherville Rd
Pine, ID 83647**

Tuesday September 30, 2014 at 10:00am

Agenda

PUBLIC MEETING

Receive input on recreational vehicles in the Pine/Featherville area.



Elmore County Land Use and Building Department

520 East 2nd South Street
Mountain Home, ID 83647
Phone: (208) 587-2142 ext.254
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Alan Christy
Director

Tell Riley
Building Official

Beth Bresnahan
Planner I

Kacey Ramsauer
Administrative
Assistant

Memorandum

Date: 9/22/14

To: Elmore County Planning and Zoning Commission

From: Alan Christy, Director

Re: Recreational Vehicles / Pine Meeting September 30, 2014, 10:00a.m.

Background

The Land Use and Building Department ("Department") started receiving numerous complaints in early 2013 regarding properties with too many recreational vehicles ("RV's"). The Department conducted research and investigations into the matter. The Department sent out letters of violation and the property owners came into compliance.

In early 2014 the Department received additional complaints regarding properties with too many RV's. The Department again conducted research and investigations into the matter. The Department has sent out letters of violation to property owners. At this time many of the citizens in the Pine/Featherville corridor have expressed concern with how the county Zoning and Development Ordinance ("Ordinance") is written. The county conducted a meeting in Pine on August 8, 2014 and additional concerns were expressed to the Department and the Board of County Commissioners ("Board").

The Department had a brief meeting with both the Board and the Elmore County Planning and Zoning Commission ("Commission") for guidance on an amendment to the Ordinance. A memorandum from Ron & Juanita Strolberg was submitted to the Department and attached to this memorandum as attachment #1. At this time it has been determined that amending the definitions for Recreational Vehicle and Recreational Vehicle Park would be the simplest way to resolve the issue. The proposed changes to the definitions is attached to this memorandum as attachment #2.

The Commission will be conducting a meeting in Pine on September 30, 2014 at 10:00a.m. at the Pine Senior Center to gather more input from the citizens of the area. The citizens and the Commission may want to consider the following:

- Total number of RV's per property, RV's per acre?
- Seasonal dates for use, April through November?
- Time limits, 14 days?

Once these items are resolved the Commission will schedule an ordinance amendment public hearing. It is anticipated the public hearing will be the first week of November.

Attachments:

1. Memorandum from Ron & Juanita Strolberg
2. Proposed Definition changes

CAMPGROUND / ~~RECREATIONAL VEHICLE PARK~~: A facility where camper/recreational vehicles may stop or park for short periods of time. An area or tract of land that accommodates one or more temporary residential uses, including, but not limited to, cabins, tents, campers, travel trailers, motor homes, and/or recreational vehicles and where sewer and water hook-ups are provided.

CARPOR: A covered shelter for no more than three (3) automobiles open on two (2) or more sides.

CAR WASH: An establishment or area that provides facilities for washing and cleaning vehicles, which may use production line methods with a conveyor, blower, or other mechanical devices, and that may employ some hand labor. The facility may include vacuums and drying areas as accessory uses.

CEMETERY: Land used or intended to be used for the burial of the human and animal remains, including crematories, mausoleums, and mortuaries if operated in connection with and within the boundaries of such cemetery.

CERTIFICATION: Certification is the act whereby the Director verifies that an application is complete and complies with relevant ordinance requirements.

CERTIFICATE OF OCCUPANCY: A certificate issued by the building inspector to indicate that, after construction of the building has been completed or a change of use or alteration of an existing building is completed, that the building is in compliance with the terms of this Ordinance and applicable building code.

CHECK DAM: A structure erected perpendicular to the direction of flow of floodwaters in a foothill or other hillside tributary floodway, and which does not exceed ten (10') feet in height or fifty (50) acre-feet of storage capacity and is constructed for the purpose of reducing the velocity of floodwaters or reducing flood flows downstream or both. For the purposes of this ordinance, energy dissipating devices shall be considered check dams.

CHEMICAL MANUFACTURING: A use that creates products by transforming organic and inorganic raw materials with chemical processes.

CHILD / DAY CARE FACILITY: Any home, structure, or place where non-medical care, protection, or supervision is regularly provided to children under fourteen (14) years of age for periods of less than twenty-four (24) hours per day while parents or guardians are not on the premises. There are three (3) types of childcare facilities:

- A Family Child Care Home - A child care facility, which provides care for five (5) or fewer children throughout the day;
- B Group Child Care Home - A child care facility which provides care for six (6) to twelve (12) children throughout the day; and

RECREATIONAL VEHICLE: A portable structure primarily designed as temporary living accommodation for recreational, camping, and travel use and as defined in Idaho Code section 49-119. Private seasonal use of recreational vehicle(s) may be allowed as an accessory use. Any commercial or “for rent” recreational vehicle space must be approved as a recreation vehicle park. Recreational vehicles utilizing sewer connections must have approval from Central District Health Department. Recreational vehicles shall meet the location and setback requirements of this Title. Areas utilized by recreational vehicles shall be kept in an orderly manner as to not create a public nuisance or public health hazard. [Seasonal use is limited to April 1 through November 30] [Unimproved recreational vehicle space that does not contain water, sewer and/or power is limited to 14 continuous days]

RECREATIONAL VEHICLE PARK: A commercial or business premises upon which two (2) or more parking sites are located, established, or maintained for occupancy by recreational vehicles for temporary use for recreation or vacation purposes.

RECREATIONAL VEHICLE SALES OR SERVICE: The sale, trade, or lease of new or used recreational vehicles or personal recreation items in operating condition and any repair work or minor service. Repair work or minor service shall include, but not be limited to, replacement of parts (e.g., tires, shocks, brakes, mufflers, windshields, radiators, upholstery), oil change, minor engine repair, tune up, and accessory sales of replacement parts.

RECYCLING CENTER: An establishment that is not a junkyard and in which recoverable resource materials, such as paper products, glassware, and metal cans, are collected, sorted, flattened, crushed, or bundled within a completely enclosed structure prior to shipment to others who use such resource materials to manufacture new products.

RECYCLING PLANT: An establishment that is not a junkyard and in which recoverable resource materials, such as paper products, glassware, and metal cans, are recycled, reprocessed, and treated to return such products to a condition in which they may be reused for production.

REFERENCE ROAD: Any Federal public road, State highway or road, or County road designated as a graded and drained or higher improvement designation on the Official maps of the Highway Districts within Elmore County.

REMEDIATION: Structures and/or activities that remove contaminants from soil or water.

REMEDIATION, IN SITU: Remediation that occurs on the same site where the contaminated soil or water exists. In SITU remediation does not involve removal or transportation of soil or water off site.

RENDERING PROCESSING PLANT: ~~An animal processing facility or plant which may include: a) slaughtering, b) meat canning, c) curing, d) smoking, e) salting, f) packing, g) rendering, h) freezing, or other similar establishments in which meat products are so processed for sale to the public and where the inspection of meat, meat byproducts and meat food products are maintained.~~

September 9, 2014

Alan Christy, Director

Elmore County Planning and Zoning Commission

RE: Private Property RV issues in the Pine Featherville area

Mr. Christy

We would like to provide you our thoughts and concerns regarding the issue and hope to be a part of the solution. I am sharing a little history regarding our property because we believe it is similar to others who may have an issue with the current Elmore County Ordinance.

My wife and I purchased two lots in the Hidden Pine Subdivision in 1994, one of the lots had been developed with power, sewer and water and a small bathroom connected to sewer and water. The other lot is adjacent but not developed. The Hidden Pine Subdivision location appealed to us for several reasons. The CC & R's for the HPPA Subdivision were adopted in 1981. Those CC&Rs allow multiple trailers on the lots and were so designed to accommodate them. When our lot was developed it included three septic tank connections. For the past 20 years our trailer and our son's trailer have been physically located on the developed lot, both connected to our septic system with a temporary sewer connection. Other short term stays by family and friends have enabled us to enjoy quality time together and relax from the pressures of our jobs. Our trailers are moved to Pine generally in mid May and bring them out in October or early November each year. On occasion our other undeveloped lot is used by family and friends for short term (week or less) visits. Sewer connections are not necessary for those visits. Hidden Pine Subdivision consists of 26 lots two of which are designated as well lots. There are 8 homes within the subdivision two of which are residents and are occupied year around. Two of the vacant lots are owned by Cabin owners and are not being utilized. The other 14 lots within the subdivision are designed and or used by the property owners /families and friends as seasonable spots for their RVs. We strongly suspect that the Hidden Pine Subdivision that we have described is representative of norm of the RV issues in the rural mountain locations in Elmore County.

We offer the following suggestions for your consideration:

- (1) That the current Elmore County Ordinance be re-drafted to provide a better definition of the differences between Commercial and Private property that is being used for seasonal recreation vehicle purposes.

- (2) That seasonal RV use on private property is clearly defined and would be limited to the months of April thru November. This will discourage full time year around use and help find a common ground with cabin owners and season RV property owners.
- (3) That the re-draft would differentiate between improved RV sites and an un-improved RV sites.
 - (a) Improved RV sites shall include those sites located on a private property in Rural Elmore County that have water, sewer and power connections, and include the April to November use limits.
 - (b) Un-improved RV sites that are located on private property with no water, sewer or power connections shall have a use restriction not to exceed 14 continuous days.
- (4) Private property RV sites will not be subject to commercial design standards such as fencing and setback regulations etc. which are specified in Elmore County Building Codes.

Best Regards

Ron & Juanita Strolberg

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