

September 11, 2017

18:45

Cascade, Idaho

The city of Cascade Planning and Zoning Commission held a public hearing in the pavilion at Leisure Time RV Park.

The Commission consists of:

Lorri Hunter; chairperson

Heather Perkins; board member

Adam Mapp; board member

Ron Brown; board member

Also in attendance was Carrie Rushby, Cascade city clerk and Sally Gossi, city building inspector.

Ron Brown recused himself from sitting on the Commission due to conflict of interest.

The purpose of the public hearing was to inform the home owners there is a major conflict with the classification of Leisure Time RV Park. Leisure Time RV Park does not meet the requirements of an RV Park under state of Idaho nor FEMA regulations.

The RV park is within the flood plain FEMA recently established for the city of Cascade. By changing the classification of Leisure Time RV Park, the FEMA restrictions for Leisure Time would be voided.

FEMA approved RV parks:

No permanent structures

All RVs must vacate lots 180 days a year

No full-time residents

Idaho code defining RV parks:

No permanent structures

All Rvs must vacate lots 180 days a year

No full-time residents

A rough draft was passed out that would reclassify the park from recreation to RS IV Mixed Use Residential. This classification is new, created specifically to meet the needs of Leisure Time.

There was much discussion on the topic.

It was brought out that the Leisure Time's CC&Rs would remain in effect and if they were stricter they would prevail.

When all discussion was over the public hearing was called to a close.

The Planning and Zoning Commission then discussed the concerns of the residents.

The three concerns brought up the most were the 180-day requirement, the wordage "stick built" homes, and the FEMA flood plain classification.

The Commission is going to research the 180-day rule as it applies to lots privately owned and they felt the park owners should have control of what is built within the park. The wordage "stick built" will be removed. All units would have to be an RV-based unit to begin with. It was taken under advisement to use the lot set-backs used in Leisure Time CC&Rs.

By changing the classification away from RV the issues with FEMA are resolved, and we would not be holding the city up from complying for flood insurance throughout the affected areas.

The Planning and Zoning Commission will meet again at its regularly scheduled monthly meeting on Sept 18th at 18:00 in city hall. At that time, it will finalize its recommendation to Cascade City Council.

Cascade City Council has the option to accept and adopt the recommendations of Planning and Zoning, or it can modify it, or it can disregard it and write its own.

The City Council has to have a public hearing before it can make any decision.

This hearing must be posted in the newspaper and it will be on the Leisure Time RV Park website.

I would like to thank everyone who was able to attend the workshop. All comments were well received and I feel we will come out of this much better off.

Ron Brown

att: Planning and Zoning handout

Title 3 Land Use Regulations

Chapter 1 Zoning Regulations

3-1-5: Zoning Map:

add to (B):

R-IV Zone - Mixed-Use Residential: [color?]

Add:

(F) Change from RECZone to R-IV Zone: The city zoning map is hereby amended to change from REC zone to R-IV mixed-use residential that area shown on the map as Leisuretime R.V. Park Subdivisions 1, 2, & 3.

Add:

3-1-8B: R-IV Zone - Mixed-Use Residential:

(A) Permitted Uses: 1. Recreational Vehicles as defined in 3-1-4; limited to 180 days of occupancy in a consecutive 12-month period. A current vehicle license is required. The RV's wheels and hitches must remain intact and transportable so as not to impede the immediate transport of the unit in case of an emergency. No additions, decks, or porches may be permanently attached to the RV unit. 2. Park Model homes licensed as recreational vehicles. A current vehicle license is required. The RV's wheels and hitches must remain intact and transportable so as not to impede the immediate transport of the unit in case of an emergency. No additions, decks, or porches may be permanently attached to the RV unit. 3. Park Model homes not licensed as recreational vehicles and may have additions or be placed on a permanent foundation. Building permits are required. 4. Stick-built homes limited to 650 square feet; a loft is permitted but two-stories are not. The required minimum living area is not less than 220 square feet. Building permits are required. 5. Garden/Utility sheds not to exceed 100 square feet in floor area. The placement of the shed requires a building permit from the City of Cascade Building Department. Additional permits may be required by the State of Idaho. The building must be placed to the rear of the property, behind the front building line of the dwelling, and so as not to impede fire protection or emergency vehicles. 6. Common areas and amenities, including private swimming pools. 7. Animals: Dogs, cats, and other household pets, provided the same are not kept, bred, or maintained for commercial purposes, and are not of such number or kept in such a manner that they become a nuisance, are permitted.

(B) Area Requirements: 1. Every building hereafter erected or structurally altered shall have a minimum setback of 10 feet from the front property line, five feet from the side, and five feet from the rear. 2. Every building hereafter erected or structurally altered must meet building codes for floodplain construction in the City of Cascade. The only exemptions are for recreational vehicles/park models that are on the site for fewer than 180 consecutive days, are fully licensed, have no permanently attached additions, and are ready for highway use. 3. Extension cords cannot be used as a substitute for permanent wiring.

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(C) Non-Conforming Use: Existing non-conforming units and accessory structures may remain. However, new structures and/or home improvements that exceed 50% of the structure's value will be required to be built in compliance with floodplain construction.