

Conditional Use Permit Application

JEFFERSON COUNTY PLANNING AND ZONING, 210 Courthouse Way Suite 170., Rigby Idaho 83442

(208) 745-9220

APPLICANT SHALL SUBMIT:

- Detailed letter** by the applicant. Explain how the project was designed
- Site plan** One full size, scaled drawing and one reduced to 8 1/2"x11". Show existing and proposed structures.
- Supplemental information**, as applicable.
- Warranty deed** or evidence of proprietary interest.
- Proper fee** of \$450.00

PLANNING & ZONING DEPARTMENT WILL OBTAIN:

- Parcel map**
- Aerial**
- Property owners within 1,000 feet of the property boundaries**

GENERAL INFORMATION: (answer as applicable)

Proposed use(s): _____ Total square feet of all proposed structures: _____
Hours of operation: _____ Days of operation: _____
Proposed number of parking spaces: _____ Number of employees during largest shift: _____
Maximum number of patrons expected: _____ Will there be an outdoor speaker system? _____
Sewage disposal: municipal sewer / individual septic Water: municipal supply / community well / individual well

SITE INFORMATION:

Location: Quarter: _____ Section: _____ Township: _____ Range: _____ Total Acres: _____
Subdivision Name: _____ Lot: _____ Block: _____
Site Address: _____ City: _____
Tax Parcel Number(s): _____ Zoning: _____ Area of City Impact: _____

OWNER:

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
Email: _____

APPLICANT:

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
Email: _____

I consent to this application and allow Planning and Zoning staff to enter the property for site inspections related to this application.

I certify this information is correct to the best of my knowledge.

Signature: (Owner)

Date

Signature: (Applicant)

Date

OFFICE USE ONLY	Building Permit? Y N #:
Received By:	Date: Fee:

3.7.0: CONDITIONAL USES

3.7.1 Authorization to Grant or Deny Conditional Uses.

(a) Uses designated in this ordinance as conditional uses may be permitted upon authorization by the Planning and Zoning Commission in accordance with the standards and procedures established in this Section. The Planning and Zoning

Commission may impose, in addition to those standards and requirements expressly specified by this ordinance, any additional conditions which it considers necessary to protect the best interests of the surrounding property or the County as a whole. Those conditions may include, but are not limited to:

- (1) More restrictive standards than generally required, such as increased lot or yard size, with limitations, or increased parking space requirements.
- (2) Minimizing adverse impacts, such as limiting the number, size, and location of signs, and requiring screening, diking, fencing, or landscaping.
- (3) Controlling the timing, sequence, and duration of development.
- (4) Designating the exact location and nature of development, and assuring that it is maintained properly.
- (5) Requiring the provision of on-site or off-site public facilities.

(b) Any use, which is granted and permitted as a conditional use under the terms of this ordinance, shall be deemed to be a conforming use in said zone. A use existing prior to the effective date of this ordinance shall be considered a nonconforming use, except that any use which existed prior to April 1, 2005, and which could be allowed by a conditional use upon the existing lot, shall be deemed as a conforming use if complying with current standards of this ordinance.

3.7.2: Application for a Conditional Use Permit.

A property owner, or his agent, may initiate a request for a conditional use, or for the modification of an existing conditional use, by filing an application with the zoning official on forms prescribed by Planning and Zoning Department. The application shall be submitted at least twenty-eight (28) days prior to the meeting at which it will be considered. The application for a conditional use shall be accompanied by a site plan drawn neatly and accurately and to an appropriate scale showing at least the following items:

- (a) Setbacks.
- (b) All building locations and overhangs.
- (c) Driveways and parking spaces.
- (d) Landscaping, if required.

The plan, as approved or modified by the Planning and Zoning Commission, shall be made a part of the applicant's file, and all construction and development shall comply with said plan.

3.7.3: Public Hearing on a Conditional Use.

Before the Planning and Zoning Commission shall act upon a request for a conditional use, it shall hold a public hearing pursuant to Section 3.15.0 of this ordinance.

3.7.4: Standards Governing Conditional Uses.

A conditional use shall comply with the standards of the zone in which it is located, except as the Planning and Zoning Commission may modify these standards in authorizing the conditional use, or as otherwise provided as follows:

- (a) Yards. In a residential zone a required yard shall be at least two-thirds (2/3) the height of the principal structure. In any zone, additional yard requirements may be imposed.
- (b) Churches, Synagogues, Temples, and Other Religious Facilities. The Planning and Zoning Commission may authorize a church etc., as a conditional use, if in its judgment, the size of the site is adequate for the intended use, access to the site is adequate, and the surrounding property will not otherwise be adversely affected. A church may exceed the height limitations of the zone in which it is located to a maximum of fifty

(50) feet, if the total floor area of the building does not exceed one and one-half (1 ½) times the area of the site, and if the yard dimensions in each case are equal to at least two-thirds (2/3) of the height of the principal structure. In addition to the signs permitted in the zone in which it is located, a church may have a bulletin board not exceeding twenty (20) square feet in area and set back ten (10) feet from the road.

(c) Public utility. In considering an application for a public utility use, the Planning and Zoning Commission shall determine that the site, easement, or right-of-way is located so as to best serve the immediate area, and in the case of a right-of-way, easement will not result in the uneconomic parceling of land. As far as possible, transmission towers, poles, overhead wires, pumping stations, and similar gear shall be so located, designated, and installed as to minimize their effect on scenic values and interference in radio and television receivers in the vicinity.

(d) Wrecking yard. A wrecking yard shall be enclosed by a sight-obscuring fence not less than eight (8) feet high from the grade of the land.

(e) Mini-storage complexes. The following standards shall govern all conditional use permits for mini-storage complexes:

(1) Each mini-storage complex shall be screened by a sight obscuring fence of a minimum height of six (6) feet from the grade or landscaping along any lot line abutting a residential zone.

(2) A dustless surface shall be required on all areas designated for vehicular movement, on- or off-loading, or parking.

(3) A minimum of five percent (5%) of the gross vehicular area, including a minimum three-foot (3') buffer strip abutting a public right-of-way, except for required clear vision area, shall be landscaped with approved living plant materials which shall include but not be limited to trees and shrubs. Trees shall be at least six (6) feet high at the time of planting.

Living plant materials shall be spaced on three- (3) foot to five- (5) foot centers, depending on maximum growth at maturity. Shrubs shall be a minimum of thirty (30) inches in height at maturity.

(4) Adequate on-site area for on- and off-loading of vehicles shall be provided so that such operations do not take place on, or interfere with, public right-of-way.

(5) If exterior security lighting is provided, it shall be screened to prevent spillover into any adjacent residential areas.

3.7.5 Time Limit on Permit for Conditional Use:

Authorization of a conditional use shall be void after one year unless the use has been established or a building permit has been issued for the use. The Planning and Zoning Commission may extend this period upon the written request of the applicant if received prior to the expiration date.

OFFICE USE ONLY				
File No.:	Fee:	Received By:	Date:	GIS Breakdown:
X-Ref:	Log:	History Map:	Prog. Sheet:	Stamped:
Pipeline:	Airport:	P&Z:	Wildland:	Southwest