

**GOODING COUNTY
PLANNING AND ZONING
COMMISSION**

145 7TH Avenue East

PO Box 417

Gooding, Idaho 83330

Phone: (208) 934-5958

Fax: (208) 934-4363

www.goodingcounty.org/P&Z.htm

<u>OFFICE USE ONLY:</u>	
APPLICATION COMPLETE: <input type="checkbox"/>	RECEIVED: _____ AND DATE: _____
COMMISSION ACTION:	HEARING DATE: _____ APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> DATE: _____
PERMIT FEE (\$300): _____	

Person to notify regarding the permit

Phone

**APPLICATION FOR SPECIAL USE PERMIT
PLEASE SUBMIT 7 COMPLETE PACKETS**

<u>Applicant/Representative</u>
Name: _____ _____
Address: _____ _____
Phone: _____
Cell or other#: _____

<u>Property Owner of Record</u>
Name: _____ _____
Address: _____ _____
Phone: _____
Cell or other#: _____

1. Legal description of property (please attach full legal description): Sec. _____ Township _____ Range _____
Attach copy of deed showing ownership.
2. Description of existing use: _____
3. Description of proposed special use. _____

4. Zoning district: _____

PLEASE ATTACH THE FOLLOWING:

5. A plan of the proposed site for the special use, showing north point, the location, height, bulk, general appearance, and intended use of all existing and proposed buildings. Location and dimensions of boundary lines, easements, required yards and setbacks, water courses, drainage features and location and size of existing roads. Location of proposed parking and loading area, traffic area, traffic access and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards, handicap accessibility and such other information as the Commission may require to determine if the proposed special use meets the intent and requirements of this Ordinance. Sites with an average slope greater than ten (10) percent may be required to show proposed erosion control.

6. Attach a narrative statement evaluating the effects on adjoining property: the effect of such elements as noise, glare, odor, fumes, and vibration on adjoining property: a discussion of the general compatibility with adjacent and other properties in the zoning district: and the relationship of the proposed use to the Comprehensive Plan, i.e. why not better served in an urban area.
7. Provide evidence that the proposed site shall be served adequately by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewer, and schools: or the persons or agencies applying for the special use permit shall be responsible to provide adequately such services. (This should include agency letters from such applicable entities as Idaho Power, Qwest, Transportation Department, Highway Dist., Fire District, South Central District Health Dept., etc.)
8. Provide a list of property owners and residents and their addresses three hundred (300) feet beyond the external boundaries of the land being considered and any additional entities that would be substantially impacted by the proposed special use (i.e., Highway Departments, Canal Companies, etc.)
9. Any applicable fee established by the Board (\$300.00).
10. Any other information that may be deemed necessary by the Administrator, Planning & Zoning Commission, and/or the Board of County Commissioners.

Dated this ____ day of _____, 20 ____.

I hereby certify that the above statements are true and accurate to the best of my knowledge.

Signed

By: _____

(Please print name)

The Administrator reserves the right to not officially accept this application until a total review is accomplished and all required information is submitted. The date of the public hearing will be established by the Administrator upon the acceptance of the completed application.

In granting any special use, the Commission may prescribe appropriate conditions, escrow bonds, or safeguards in conformity with this Ordinance. Violations of such conditions, bonds, or safeguards, when made a part of the terms under which the special use is granted, shall be deemed a violation of this Ordinance.

GENERAL STANDARDS APPLICABLE TO ALL SPECIAL USES

Applicant: Please address each item in the narrative statement.

The Commission shall review the particular facts and circumstances of each proposed special use in terms of the following standards and shall find adequate evidence showing that such use at the proposed location:

- _____ Shall, in fact, constitute a special use and would not be better served in an urban area.
- _____ Shall be harmonious with and in accordance with the general objectives, or with any specific objective of the Comprehensive Plan and/or the Zoning Ordinance.
- _____ Shall not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district. Shall not be hazardous or disturbing to existing uses.
- _____ Shall be served adequately by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or the persons or agencies applying for the special use permit shall be responsible to provide adequately any such services.
- _____ Shall not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- _____ Shall not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reasons of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- _____ Shall have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- _____ Shall not result in the undue destruction, loss, or damage of a natural, scenic, or historic features.
- _____ Shall be designed to be as compatible in terms of building height, bulk, scale, setbacks, open spaces and landscaping with adjacent uses as is practical.

PUBLIC SITES AND OPEN SPACES

Shall conform to the following:

- _____ **Public Uses:** Where it is determined that a proposed park, playground, school or other public use as shown on any future acquisition map, as authorized in Idaho Code, Section 67-6517, is located in whole or in part within a proposed development the Commission shall notify the appropriate public agency concerning the land proposed to be acquired. Within thirty (30) days of the date of notice, the public agency may request the governing body to suspend consideration on the permit for sixty (60) days from the date of the request; however, if an agreement is not reached within sixty (60) days the Commission shall resume consideration of the special use application.
- _____ **Natural Features:** Existing natural features which add value to development and enhance the attractiveness of the community (such as trees, water-courses, historic spots, and similar irreplaceable assets) shall be preserved in the design of the development.
- _____ **Special Developments:** In the case of planned unit developments and large scale developments, the Commission may require sufficient park or open space facilities of acceptable size, location, and site characteristics that may be suitable for the proposed development.
- _____ **Snake River Canyon Rim and Malad Canyon Rim:** Any encroachment or development within three hundred (300) feet of the Snake River Canyon Rim or the Malad Canyon Rim shall require a special use permit and clearance from Federal, State and Local authorities. Minimum requirements for a special use permit shall include an engineering study and a geological report.

REQUIRED COMMENT/APPROVAL LETTERS FROM THE FOLLOWING AGENCIES:

- A. South Central District Health Department: phone: 208-934-4477
- B. Highway District: Approach Permit/approval from applicable district:
Idaho Dept. of Transportation phone: 208-886-7801
Bliss Hwy Dist phone: 208-352-4400
Gooding Hwy Dist phone: 208-934-5723
Hagerman Hwy Dist phone: 208-539-0898
Wendell Hwy Dist phone: 208-536-6157
Westpoint Hwy Dist phone: 208-308-6557
- *** If the highway district is not responsible for maintenance, provide a recorded road maintenance agreement and easement information, if a private road.
- C. Canal Company/or water district approval from applicable district:
Big Wood Canal Company phone: 208-886-2331
Idaho Dept of Water Resources phone: 208-736-3033
North Side Canal Company phone: 208-324-2319
- D. Fire District comment/approval from applicable district:
Bliss Fire Department: phone: 208-358-1180
Gooding Fire Department: phone: 208-934-8348
Hagerman Fire Department phone: 208-837-4552
Idaho State Fire Marshall phone: 208-334-4370
Wendell Fire Department phone: 208-536-5431
- E. Idaho Power Company phone: 208-734-3428

SITE PLAN INSTRUCTIONS

- A. The site plan must be a Mechanical Drawing drawn with descriptive precision using the aid of drafting implements such as ruler, T squares, compasses, French Curves, etc. May be drawn either by hand or computer generated.
- B. Must be to scale using an accurate drawing scale (for example: "1 in. = 10 ft.," "1 in. = 100 ft." etc.). Should additional sheets be needed, please use match points.
- C. Show the boundaries of the parcel, including the dimensions (found on the survey).
- D. Show the location and dimensions of all existing buildings and structures.
- E. Show the location of the proposed project or division, including the structure dimensions and distances to property lines and existing buildings and structures.
- F. Show the location of all proposed and existing utilities, including power, phone, water, sewer systems, reserve drainfields, etc.
- G. Show the location and dimensions of all existing and proposed roads, driveways, parking areas, rights-of-ways, and easements.
- H. Show the location of any distinguishing physical features located on or adjacent to the property, including, but not limited to: streams, culverts, drainage ways, wetlands, slopes, bluffs, etc.
- I. If you have questions regarding these instructions, please see the example provided below. If you have questions not covered in the example, please call (208) 934-5958, for assistance.

EXAMPLE SITE PLAN ---

