

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 from Fee Schedule**

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:

DIVISION 2. CONDITIONAL USES

Sec. 112-57. Authorization to grant or deny conditional uses.

(a) Consistent with the Land Use Table located in Sec. 112-595, uses designated as conditional uses may be permitted upon authorization by the PZC in accordance with the standards and procedures established in this section. The PZC may impose, in addition to those standards and requirements expressly specified by this division, 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.
- (2) Minimizing adverse impacts, such as limiting the number, size, and location of signs, and requiring screening, diking, fencing, hours of operation, 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.
- (6) Review from a technical review committee.

(b) Any use, which is granted and permitted as a conditional use under the terms of this division, shall be deemed to be a conforming use in said zone. A use existing prior to the effective date of the ordinance from which this division is derived shall be considered a nonconforming use, except that any use which existed prior to 2008, 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 division.

(c) Any other uses not specifically mentioned in Sec. 112-595 but of a significantly similar nature as that enumerated therein for a particular zone may be considered for a conditional use application after review and approval of the JCC.

(d) Expense to the applicant shall not be considered when making a decision on a conditional use permit.

Sec. 112-59. Application for a conditional use permit.

(a) A property owner, or his agent, may initiate a request for a conditional use or a modification of an existing conditional use, by filing an application with the zoning official on forms prescribed by the 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:

- (1) Setbacks.
- (2) All building locations and overhangs.
- (3) Driveways and parking spaces.
- (4) Landscaping, if required.
- (5) Septic and well location.

(b) The plan, as approved or modified by the PZC, shall be made a part of the applicant's file, and all construction and development shall comply with said plan.

Sec. 112-60. Public hearing on a conditional use.

Before the PZC shall act upon a request for a conditional use, it shall hold a public hearing pursuant to Section 112-28, unless said request is for an Administrative Use Permit.

Sec. 112-63. Time limit on permit for conditional use.

Conditional use permits shall be reviewed on an annual basis, and are valid as long as the use is being maintained in the manner approved. The PZC shall determine the length the conditional use permit is valid during the hearing in which the application has been approved.

Refer to Division 2 of the Jefferson County Zoning Ordinance for more information on Conditional Use Permits and refer to Article V for the Land Use Table.

NOTE TO APPLICANTS: Applications will not be scheduled for an agenda until certified complete. Agendas are scheduled on a first come, first serve basis. If the next agenda is full, it will be scheduled for the next available one.