



219 1st Avenue South, Suite 208 Hailey, ID 83333  
 Land Use Services: 208-788-5570 ♦ Fax 208-788-5576  
[www.blainecounty.org](http://www.blainecounty.org)

16-056

**LAND USE & BUILDING SERVICES**  
**CONDITIONAL USE PERMIT APPLICATION**  
**MISCELLANEOUS**

As set forth in Chapter 25, Title 9 (Zoning Ordinance) of the County Code, Blaine County, Idaho  
 Please complete the form and 'Save As' a Word Document and send to [pzcouter@co.blaine.id.us](mailto:pzcouter@co.blaine.id.us)

**Contact Information**

- (1) Applicant/Agent      Name: Animal Shelter of the Wood River Valley, Inc. c/o Jim Garrison  
 Mailing Address: PO Box 1496, Hailey, ID 83333  
 Phone: 206-914-1404  
 Email: jim.d.garrison@outlook.com
  
- (2) Owner                      Name: Animal Shelter of the Wood River Valley, Inc.  
 Mailing Address: PO Box 1496, Hailey, ID 83333  
 Phone: 208-788-4351  
 Email: brooke@animalshelterwrv.org
  
- (3) Responsible Party      Name: Jim Garrison  
 Mailing Address: PO Box 733, Ketchum, ID 83340  
 Phone: 206-914-1404  
 Email: jim.d.garrison@outlook.com

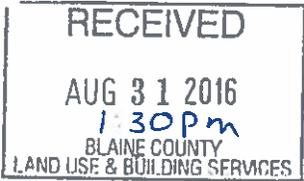
**"Responsible Party is the person who will be the sole responsible contact with the County"**

**Project Information**

- (4) General                      Size of Tract: 871,200 SF (20 Acres)  
 Present Land Use: Open Space  
 Existing Zoning: R-5 Residential/ Agricultural  
 Overlay District(s): Area of City Impact, Floodplain
  
- (5) Property Address: 101 Croy Creek Road
  
- (6) Requested Action: Development of a new animal shelter to supplement the existing animal shelter located at 100 Croy Creek Road.

**Legal Information**

- (7) Legal Description (Include section, township, range): *Lot 1, Croy Canyon Ranch Sub.*
  
- (8) Parcel Number              RP - RP001220000010
  
- (9) Status of Applicant        Is the applicant the owner of the property legally described above? Yes  No   
 If no, explain:
  
- (10) Adjacent Ownership      Does the applicant own property adjacent to the area proposed for development? Yes  No   
 If yes, explain:



## Additional Information

- (11) Please attach the following:
- a) Septic permit and letter from the South Central Health District.
  - b) Proof of ownership.
  - c) Vicinity map which includes all lands within ½ mile of subject property.
  - d) Lot and parcel map available from the County Assessor's Office. The applicant is responsible to accurately indicate the names of surrounding landowners, including private road owners, on the map.
  - e) The names and addresses of surrounding landowners within 300' of the exterior boundary of the subject property, including private road owners, are to be typed onto self-adhesive copier labels.
  - f) Three (3) copies of the proposed site plan showing, Nine (9) copies if application is to be heard by the Planning & Zoning Commission:
    - Property line and north arrow;
    - Existing and proposed easements;
    - Location of all existing and proposed structures;
    - Exterior building elevations and floor plans for proposed structure(s);
    - Drainage plan;
    - Grading plan showing existing and proposed grade changes;
    - Traffic access and traffic circulation plan;
    - Parking and loading areas;
    - Outdoor lighting plan;
    - Existing and proposed landscaping including irrigation methods;
    - Existing and proposed fencing;
    - Refuse and service areas;
    - Location and design of signs;
    - Location of utilities including electric, gas, well, septic tank and drain field(s);
  - g) Typed responses to attached Standards of Evaluation including a narrative as to how the proposal will comply with specific standards and objectives of the Comprehensive Plan.
  - h) A description of the existing land uses on the parcels of land located within 300' of the exterior boundary of the property being evaluated;
  - i) Agency review of the proposal as determined appropriate by staff;
  - j) A refundable "Notice" fee of \$50.00 for a Notice board to be posted on site of property being considered for at least 7 days prior to public hearing.
  - k) Application fee of \$300.00 and current postage + .15¢ per surrounding landowner mailing fee.
  - l) There may be County Engineer review fees in addition to application fee.

**ACKNOWLEDGMENTS**

- (12) The undersigned certifies that (s)he is the owner or authorized representative of the land in question and that (s)he has filled in this application to the best of his/her knowledge, and that (s)he agrees to comply with all county codes and state laws, as amended, regulating properties in Blaine County, Idaho. The applicant agrees in the event of a dispute concerning the interpretation or enforcement of the conditional use permit in which the County of Blaine is the prevailing party to pay reasonable attorney's fees and costs, including fees and costs of appeal for the County of Blaine.
- (13) The undersigned grants permission to County Personnel to inspect any property which is the subject of this application until such time as all condition(s) of approval attached to the application(s) have been satisfied.

SIGNATURE OF APPLICANT/AGENT: \_\_\_\_\_

DATE: 8/31/16



\*\*\*\*\*

**ADMINISTRATIVE RECORD**

Required Fee: \$300.00 300.00 paid on 8-31-16  
If Applicable: 20% of above fee for Ketchum Rural, Carey, West Magic, Smiley Creek or Wood River Rural Fire Dept. Plan Check: 60.00 paid on 8-31-16  
Refundable Board Fee \$50.00 50.00 paid on 8-31-16  
Surrounding Landowner Notices  
Current Postage + .15¢ ea x 8 = 4.96 paid on 8-31-16  
TOTAL 414.96 receipt # 367709

Engineering and consultant fees are calculated based on the time spent by County hired private consultants and their staff to review various projects. These fees are to be paid in full upon receipt and prior to scheduling an applicant's public hearing.

Date Application Certified \_\_\_\_\_  
Hearing Date: \_\_\_\_\_  
Date of and Disposition \_\_\_\_\_



## **CONDITIONAL USE PERMIT Standards of Evaluation**

Pursuant to Chapter 25, Section 3, Title 9 (Zoning Ordinance) of the Blaine County Code

An applicant for a conditional use permit shall provide written responses to the Standards of Evaluation contained herein below in sufficient detail to allow the Commission or the Board to evaluate the proposed action relative to said standards. In reviewing these applications, the Commission is required to find adequate evidence to support approval or conditional approval, or in the event such information is unattainable (or unavailable), deny the application.

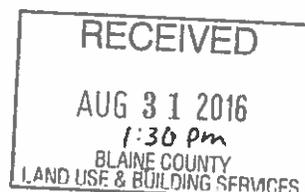
The Commission or the Board shall review the particular facts and circumstances of each proposed conditional use in the terms of the following standards and shall determine if there is sufficient evidence to make findings that the proposed action:

1. Will, in fact, constitute a conditional use as established for the zoning district involved;  
→ The Animal Shelter is listed as conditional use in section 9-7-5 of Chapter 7 of the Blaine County Code.
  
2. Will be harmonious with and in accordance with the general objectives or with any specific objective of the comprehensive plan and/or this title;  
→ The proposed Animal Shelter will supplement the existing facility across Croy Creek Road. The existing facility will remain functioning only as a crematorium and storage facility. The new facility will strive to meet the public needs for animal safety and quality of life. The new facility will comply with the Blaine County Zoning Ordinance including the herein standards of evaluation. The Blaine County Comp. Plan 8-1-1-14, Section 13, Public Services, Facilities and Utilities states the following; "The pet animal population grows with the permanent resident population. Local vets encourage spaying and neutering of domestic animals, however the animal population continues to grow, placing additional strain on the services and facilities of the Shelter." The proposed new Animal Shelter is in response to the additional strain on the services and facilities of the Shelter, and therefore is in compliance with the Comp. Plan.
  
3. Will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area. All outdoor lighting shall comply with chapter 29A of this title;  
→ The proposed Animal Shelter is designed to be harmonious with the existing rural character of the surrounding neighborhood and general vicinity. The building is a series of connected rectangular shapes with simple gabled roof forms that will create a sense of a collection of barn-like structures in the landscape.

The connected buildings form a south facing, U-shaped courtyard that will be a secured outdoor space for visitors, owners and pets. Breaking the architecture up this way creates lower roofs, smaller scaled components to the building and brings ample natural light to the linear interior spaces.

While this building does have a large footprint, the intent of the visually separate roof forms is intended to create as much of a residential scale as possible. Small enclosed link elements are planned in a number of locations to enhance this sense of connected forms and also provide practical separation from the various functions of the buildings that require it.

The exterior materials are intended to be a mix of colored metal siding, painted fiber-cement, brick accents and an earth toned, asphalt shingled roof. The overriding color scheme will in the earth tones inspired by the surrounding mountains.



The facility will be operated and maintained to the highest standards for the health and welfare of the animals, employees and visiting public. Outdoor lighting will comply with chapter 20A of this title.

4. Will not be hazardous or disturbing to existing or future neighboring uses;

→ The proposed facility will meet all Blaine County, state and federal regulations for sanitary sewer, water and land development.

Current uses within 300 feet of the proposed Animal Shelter property are the following:

- Agricultural
- Recreational – Nordic Ski trails in winter, some summer hiking and biking trails
- Residential

5. Will 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 that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

→ The Animal Shelter site will have direct access off Croy Creek Road, a public right-of-way that is designed to accommodate police, fire and emergency services. The site circulation is engineered to accommodate fire department vehicles and apparatus. The structure will have a fire sprinkler system. All site drainage will be engineered to be self-contained and infiltrated on site. The Animal Shelter will be served by a private on-site sewage disposal facility approved by South Central District Health and Idaho DEQ. Proposed water service will be provided by a new onsite well. Water quality and quantity from existing well logs and data from the "Feasibility Study Potable Water System: Spring Canyon Ranch" dated August 14, 2007 from Brockway Engineering was used to determine that a proposed well can provide domestic water service for the development. The proposed well will be pump tested to determine actual yield. Irrigation water rights for 1.5 acres will be transferred to the applicant for use on site.

6. Will 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;

→ No additional requirements for public facilities and services will be required. The proposed new Animal Shelter will supplement the existing facility and will provide a new added benefit to the public.

7. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water pollution or safety hazards. Water pollution includes impact to surface and ground water and potable water sources. When the proposed use involves a potential contaminant source or potential contaminant as set forth in appendix A of this title, on file in the county, and is located within a wellhead protection area, the commission shall consider the impact of the project on potable water sources and determine whether there is sufficient information in the record to demonstrate that the project has been designed to mitigate adverse impact to potable water source(s);

→ The proposed uses, activities and conditions of operation of the new Animal Shelter will not be detrimental to any persons, property or general welfare of the public. The facility will not generate excessive traffic, noise, smoke, fumes, glare, dust, odors, vibration water pollution or safety hazards. The site is not located within a wellhead protection area.

8. Will have vehicular approaches to the property which shall be designed as not to create an interference with traffic on surrounding public thoroughfares;

→ Two separate approaches are proposed on Croy Creek Road. The driveways are to be separated by the minimum breaking distance according to AASHTO's "A Policy on Geometric

Design of Highways and Streets” for a level 45 mph street. The design will not create any interference with traffic on Croy Creek Road. The ingress and egress will be significantly improved from the existing Animal Shelter.

9. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance; and

➤ No known natural, scenic, or historic features of major importance exist on site.

10. If the applicant or landowner with respect to an application for a conditional use permit under this chapter is the state of Idaho, or any agency, board, department, institution, or district thereof, the commission or the board, in addition to all other applicable standards and criteria hereunder, shall take into account the plans and needs of the state, or any agency, board, department, institution or district thereof, as required by Idaho Code section 67-6528.

➤ The applicant is not a state or federal institution or agency. The Animal Shelter of the Wood River Valley is a non-profit public service facility, funded by donations and fundraising events, and managed by a Board of Directors.

B. Additional Standards: Additional standards for applications for a conditional use permit in the floodplain overlay district are set forth in section [9-17-7](#) of this title. (Ord. 2011-01, 1-18-2011; Ord. 2010-06, 5-25-2010; Ord. 2006-13, 10-26-2006; Ord. 2001-03, 3-19-2001; Ord. 96-3, 4-8-1996; Ord. 77-5, 3-28-1977, eff. 4-7-1977)

### **Conditions of Approval**

Pursuant to §9-25-5 (A) of the Blaine County Code, conditions which may be attached by the Commission include, but are not limited to, those which will:

- Minimize adverse impact on other development.
- Control the sequence, timing and duration of development.
- Assure that development is maintained properly.
- Designate the exact location and nature of development.
- Require the provision for on-site or off-site public facilities or services
- Mitigate foreseeable social, economic, fiscal, and environmental effects.
- Require more restrictive standards than those generally required in the Zoning Ordinance.

Please complete the form and ‘Save As’ a Word Document and send to [pzcounter@co.blaine.id.us](mailto:pzcounter@co.blaine.id.us)