



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

LAND USE & BUILDING SERVICES
CONDITIONAL USE PERMIT APPLICATION
GRAVEL PIT

As set forth in Chapter 25, Title 9 (Zoning Ordinance) of the County Code, Blaine County, Idaho

Contact Information

- (1) Applicant Name: _____
 Mailing Address: _____
 Phone: _____
 Email: _____

- (2) Owner Name: _____
 Mailing Address: _____
 Phone: _____
 Email: _____

- (3) **Responsible Party** Name: _____
 Mailing Address _____
 Phone: _____
 Email: _____

“Responsible Party is the person who will be the sole responsible contact with the County”

Project Information

- (3) General Size of Tract: _____
 Present Land Use: _____
 Existing Zoning: _____
 Overlay District(s): _____

- (4) Property Address _____

- (5) Requested Action _____

Legal Information

- (6) Legal Description (Include section, township, range) _____

- (7) Parcel Number RP - _____

- (8) Status of Applicant Is the applicant the owner of the property legally
 described above? Yes No
 If no, explain: _____

- (9) Adjacent Ownership Does the applicant own property adjacent to the area proposed
 for development? Yes No
 If yes, explain _____

Additional Information

- (10) Please attach the following:
- a) Proof of ownership.
 - b) Vicinity map which includes all lands within ½ mile of subject property.
 - c) Lot and parcel map available from the County Assessor's Office. The applicant is responsible for accurately indicating the names of surrounding landowners within 300' of the subject property, including private road owners, on the map.
 - d) 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.
 - e) A description of the existing land uses on the parcels of land located within 300' of the exterior boundary of the property being evaluated;
 - f) Eight copies of the proposed site plan showing:
 - Property line and north arrow;
 - site and vicinity plan showing the area to be utilized, the amount of material to be extracted, crushed, or stockpiled, and a plan for re-contouring the excavated area;
 - Location of all existing structures and easements;
 - Location of utilities including electric, gas, well, septic tank and drain field(s);
 - g) An application for a public works asphalt plant or gravel and shale pit shall contain 1) A proposed timetable for each phase of the use; 2) A statement indicating the need for the use and the approximate savings to be had over using an established non-temporary site for the public works asphalt plant or public works gravel or shale pit, so the Commission or the Board may evaluate the need for the temporary site; 3) A statement indicating how such a temporary use will serve the public interest; and 4) A statement agreeing that no permanent change in the temporary site will take place other than the changes which take place with the removal of gravel.
 - h) Commercial sand and gravel extractions and public works gravel or shale pits or asphalt plants located in the Floodplain Management District require a floodplain conditional use permit pursuant to the requirements of Chapter 17, Title 9, Blaine County Code.
 - i) 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.
 - j) Agency review of the proposal as determined appropriate by staff;
 - k) 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.
 - l) * Application fee as established by County Fee Resolution plus postage + .15¢ per surrounding land owner mailing fee. There may be County Engineer review fees in addition to application fee.

ACKNOWLEDGMENTS

- (11) 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.
- (12) 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: _____

ADMINISTRATIVE RECORD

Required Fee \$300.00 _____ paid on _____
 If Applicable: 20% of above fee for Ketchum Rural or
 Wood River Rural Fire Dept. Plan Check: _____ paid on _____
 Refundable Board Fee \$50.00 _____ paid on _____
 Surrounding Landowner Notices
 Current Postage + .15¢ ea x _____ = _____ paid on _____

TOTAL _____ receipt # _____

Engineering fees are calculated based on the time spent by the County Engineer and his staff multiplied by an hourly rate. The Land Use office will send invoices which are payable monthly and must be paid in full prior to the scheduling of 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;

2. Will be harmonious with and in accordance with the general objectives or with any specific objective of the Blaine County Comprehensive Plan and the Blaine County Zoning Ordinance;

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;

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

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;

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;

7. Will not involve uses activities, processes, materials, equipment and conditions of operations 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);

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

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

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.

Pursuant to §9-25-5 (B) of the Blaine County Code, permits for gravel or shall pits may be granted subject to the following specific conditions:

- Permits shall be granted for a period of two (2) years or less.
- Excavation shall take place no closer than ten feet (10') from any property line or right of way.
- Excavation and hauling of gravel shall be operated only between seven o'clock (7:00) A.M. and seven o'clock (7:00) P.M., or confined to weekdays unless exceptions for special project require longer hours or weekend and holiday work.
- All topsoil must be stockpiled to be used to restore the excavation area at the termination of the permit. Excavated areas shall be back-sloped and smoothed and all traces of excavation shall be removed.
- The minimum distance from any natural stream shall be established by the Commission or the Board.
- Access roads may be required to be paved if the use of any unpaved access road would interfere with the health and safety of others or interfere with the enjoyment of residential or recreational property rights.
- All uses in connection with the gravel pit shall set back at least one hundred feet (100') from any major arterial.
- All uses shall be subject to most recent State and Federal air pollution regulations.

Pursuant to §9-25-5 (D) of the Blaine County Code, permits for public works asphalt plants and public works gravel or shale pits may be granted subject to the following specific conditions:

- The scrubbing ponds and all fuel material tanks, used with public works asphalt plants, shall be placed over lined pits capable of preventing any seepage into the ground, watercourses or water table.
- All uses shall be subject to the most recent State and Federal EPA, OSHA and air pollution standards.
- A restoration plan shall be filed with each application. Restoration work shall be completed within one growing season after the completion of the project.
- Any other condition deemed appropriate in subsections A and B of this Section.