



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
 HOME OCCUPATION**

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 pzcounter@co.blaine.id.us

Contact Information

- (1) Applicant/Agent 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): _____
 Square footage to be devoted to home occupation: _____

- (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 which includes all parcels and lots located within three hundred feet (300') from the exterior boundary of the subject parcel. The applicant is responsible to accurately indicate the names of surrounding landowners, including private road owners, on the map.
 - d) A description of the existing land uses on the parcels of land located within 300' of the exterior boundary of the property being evaluated;
 - 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:
 - Property line and north arrow;
 - Existing and proposed easements;
 - Location of all existing structures;
 - Building elevations or photos of pertinent building(s);
 - Floor plan showing the area to be devoted to the home occupation;
 - Traffic access and traffic circulation plan;
 - Parking areas;
 - Existing and proposed landscaping including irrigation methods;
 - Existing and proposed fencing;
 - Location of utilities including electric, gas, well, septic tank and drain field(s);
 - Location and design of sign (sign not to exceed two (2) square feet in area);
 - g) Typed responses to attached Standards of Evaluation
 - h) Agency review of the proposal as determined appropriate by staff;
 - i) 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.
 - j) * Application fee as established by County Fee Resolution plus current 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 \$400.00 _____ paid on _____
 If Applicable: 20% of above fee for Ketchum Rural, Carey, West Magic, Smiley Creek 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 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 _____

REQUIREMENTS FOR A HOME OCCUPATION

As established in §9-3-1 of Title 9, Blaine County Code, a home occupation shall meet all the following conditions:

- A. It shall be carried on by the inhabitant(s) living on the premises with a maximum of three (3) on site employees.
- B. It shall use less than one-quarter (1/4) the floor area of the dwelling unit.
- C. There shall be no display or exterior storage associated with the use except a sign no more than two (2) feet square.
- D. It shall not emit noise, vibration, smoke, dust, odors, heat or glare which is noticeable at or beyond its own property lines such that its presence in the neighborhood is obtrusive.
- E. It shall provide adequate off-street parking as specified in Chapter 28.
- F. It shall not change the residential character of the neighborhood.
- G. Items shall not be offered for sale unless the raw materials used have been so modified that the final product is unquestionably manufactured on site.
- H. Home occupations shall be conditional uses in Agricultural and Residential Districts.

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 hereinbelow in sufficient detail to allow the Commission or the Hearing Examiner 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 Hearing Examiner 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; and

10. 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.

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.