



ZONING & BUILDING DEPARTMENT

605 N. Capital Ave.
Idaho Falls, ID 83402

(208) 524-7920
Fax # (208) 529-1330

USE HEARING APPLICATION

Please e-mail application & all attached documents to bonnevillebuilding@gmail.com

NAME:		Phone #:
		Email:
ADDRESS:		
GENERAL LOCATION:		
LEGAL DESCRIPTION OF PROPERTY <i>(Attach if necessary):</i>		
PROPOSED USE:		ZONE:
<i>FEE: will be determined after review of the application</i>		

NARRATIVE: Attach a brief statement addressing the following:

1. How the land uses on the requested parcel are related to the Comprehensive Plan and Zone.
2. Availability of public facilities such as streets, sewage, water, etc., to support the proposed uses.
3. Compatibility of the allowable uses with the surrounding area.
4. Address the criteria from Section 1-705 – Standards for Controlling Use Hearings (attached).

VICINITY SKETCH:

A vicinity map which is drawn to scale must be attached showing the location of the property under construction.

PROOF OF OWNERSHIP OR VALID OPTION HOLDER:

A copy of the property owner’s deed and/or option agreement must be attached.

Applicant Signature _____ Date _____

Owner Signatures *(If different from applicant):*

The Administrator reserves the right to not officially accept this application until 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 a complete application.

USE HEARING REQUIRED FOR THE FOLLOWING:

Section 1-703. General Objectives and Characteristics.

1. The primary intent is to assure that the use is agriculturally compatible and that the location of the use will not adversely affect adjoining uses nor will the adjoining uses adversely affect the proposed use.

2. Representative uses of land within the A-1 Zone, which require a use hearing include uses, which usually require a rural setting such as plant nurseries, water reservoirs, quarries and also public facilities.

3. The objectives of the A-1 Agriculturally Compatible uses are:

(a) To promote development of uses compatible with production of agriculture.

(b) To encourage the location of agriculturally compatible uses in areas where impacts on agriculture would be minimized.

(c) To keep the cost of police and fire protection, school bus transportation, road construction and maintenance and other public services to a minimum.

(d) To maintain and support the agricultural economic base in the county.

Section 1-704. Uses.

The following uses shall be considered in the A-1 Agricultural Zone:

1. Plant Nurseries non-retail.
2. Water reservoirs and water facilities.
3. Riding academies.
4. Fur farms, kennels, commercial beehive facilities, gravel pits, rock crushers, temporary hot mix plants used for government sponsored paving projects, clay pits, rock quarries, mines and oil and gas wells.
5. Schools.
6. Churches with minimum lot size of two (2) acres.
7. Public Parks and playgrounds.
8. Sewage disposal plants and facilities, which meet the requirements of the Board of Health.
9. Fairgrounds or rodeo grounds.
10. Golf courses and non-residential private clubs with a minimum area of forty (40) acres.
11. Penal Institutions.
12. Radio and television broadcasting transmitters, antenna and other facilities.
13. Cemeteries.
14. Sanitary landfills approved by the Board of County Commissioners which meet the requirements of the State Board of Health.
15. Public utility buildings and facilities and other public buildings.
16. Railroad tracks, spurs, switches and other railroad facilities.

17. Irrigation district and canal company facilities of a support nature including an administrative office.

18. Other Recreational Uses.

19. Other similar uses as approved by the Planning and Zoning Commission, which are in harmony with the objectives and characteristics of this zone.

Section 1-705. Standards Controlling Use Hearings.

Procedures for conduct of the hearing shall be that notice will be sent to all adjoining property owners within 300 feet of the proposed use site's property lines as required in Section 67-6509 of the State Code. However, only the Planning and Zoning Board will need to conduct a hearing provided that no appeal is filed against their decision within a ten-day period. If an appeal is filed, the County Commissioners will hold a second public hearing under the same hearing procedures.

The following criteria shall be addressed:

1. Assess impact on existing agricultural operations.
2. Establish need for proposed change.
3. Assess benefit of proposed change to the county and neighborhood.
4. Assess compatibility of proposed change with Comprehensive Plan.
5. Assess proximity to fire protection and if the area is in a fire district. The fire chief shall review each application that is within a fire district.
6. Assess proximity to police protection. The Sheriff shall review each application.
7. Assess impacts on traffic loads, access to public roads, assess quality of county roads, assess width of right of way, relationship to long range road designs and networks. Road and Bridge shall review each application.
8. Health Department approval mandatory.
9. Assess need for buffers, landscaping, assess impact of noise, dust and vibration on neighborhood and compatibility with surrounding land uses.
10. Location relative to the flood plain, depending on use.
11. Availability of sufficient utilities.
12. Preservation of unique scenic or ecological areas.

Section 1-706. Area.

Each dwelling shall be situated upon a lot with a minimum area of one (1) acre.

Section 1-707. Width.

The minimum width of any lot on which a dwelling is situated shall be one hundred (100) feet along a county approved road.