



Oneida County Planning & Zoning Conditional Use Application

Name of Applicant:

Phone:

Applicant Address:

Relationship to Owner:

Landowner Name:

Phone:

Landowner Address:

Address of Property:

Number of Acres:

Tax Parcel(s) #

Zoning District:

Inside Malad City AOI:

Yes

☐

No

☐

Code that governs CUP:

What is the Conditional use you are requesting:

You must include the following items:

- 1) A narrative must be submitted that addresses the items below. Examples, pictures, and proof are necessary to determine conformity with the standards. Simple yes and no answers are not acceptable. These standards must be met per Oneida County Code for your request to be approved. Failure to adequately address these items will result in a denial of your request. Narrative addressing the following:
 - a) Describing the proposed use. You must include specific details that address the expected number of people who will use the use, the number of vehicle daily trips, etc.
 - b) How the use will be in accordance with the goals and policies of the Oneida County Comprehensive Plan, you must reference the goals and policies which support your application.
 - c) How the use will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character and uses of the vicinity and that such use will not change the essential character of the same area.
 - d) How the use will not be hazardous or in conflict with existing neighboring uses.
 - e) How the use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewer, schools, etc., at reasonable marginal cost.
 - f) How the use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the community's economic welfare.



Oneida County Planning & Zoning Conditional Use Application

- g) How the use will not involve uses, activities, processes, materials, equipment, and conditions or operation that will be detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, pollution, or odors.
 - h) How the use will not have vehicular approaches to the property, which create hazardous interference with traffic on surrounding thoroughfares.
 - i) How the use will not destroy any significant natural, scenic, or historic features.
- 2) Copy of the Deed
- 3) If the Applicant differs from the landowner, the landowner must complete a "Unified Application Affidavit."
- 4) Completed the Neighborhood meeting as required in the code and provided such proof to the Planning & Zoning Administrator. A checklist for the Neighborhood Meeting is attached for reference only. P&Z Administrator to complete.

Yes	No	Items that must be addressed: TO BE COMPLETED BY OFFICE
		A. The property must comply (or be brought into) with all applicable Idaho State Statutes and Oneida County Ordinances before the commencement of approved conditional use activity. All permits must be secured prior to commencement of work subject to permit approval;
		B. Applicant must provide proof of property ownership or valid leasehold from the property owner;
		C. Property taxes must be current; a statement from the Treasurer's office showing as such is necessary;
		D. Applicant must provide proof of legal access and proof of the authority to alter/improve the access to accommodate fire and ambulance services. It must be provided prior to the commencement of work;
		E. Fire Department vehicle access shall meet the standards outlined in the "Highway Standards and Roadway Development Procedures for Oneida County."
		F. The Applicant will provide necessary information to Southeastern Idaho Public Health to obtain their comment. Further, the Applicant will comply with any required conditions imposed by the Southeastern Idaho Public Health Department;
		G. Where applicable, the Applicant shall identify the days and hours of operation of the conditional use permit activity;
		H. Building construction shall meet the requirements of the Idaho Building Code Act, Idaho Code Title 39, Chapter 41, and any other building code requirements of Oneida County;
		I. The Applicant shall prepare and present to the County its emergency services (specifically, but not limited to, fire and ambulance services) action plan.
Initial		The Applicant must initial next to each of the following items, indicating they understand the statement and agree to the terms:
		J. The conditional use shall be valid for not exceeding twelve (12) months from the date of approval by the Oneida County Planning and Zoning Commission. Within this period, the permit holder must commence the use permitted by the permits in accordance with the conditions of approval.
		K. Before the conditional use permit expires, the Planning and Zoning Administrator may grant a one-year extension upon written request by the holder. A maximum of three (3) extensions may be granted. Denial of an extension is appealable to the Board of Oneida County Commissioners.



**Oneida County
Planning & Zoning
Conditional Use Application**

		L. Before granting an extension request, the P&Z Department shall review the conditional use to determine the Applicant's compliance with these Conditions of Approval. If, after an investigation by the P&Z Department, it is determined that the Applicant is non-compliant, a review before the Oneida County Planning and Zoning Commission shall be scheduled for a public hearing and with public notice. The hearing shall be for modifying, amending, or revoking approval of the Applicant's Conditions Use Permit.
		M. CUP approval does not include approval of any signage. A separate Sign Permit will be required from the Oneida County P&Z Department prior to the installation of sign(s).
		N. The Applicant shall comply with all applicable requirements of the U.S. Army Corps of Engineers.
		O. No change in the terms and conditions of this approval shall be valid unless in writing and signed by the Applicant or his authorized representative, an authorized representative of Oneida County, and upon approval of the change by the Commission. The burden shall be upon the Applicant to obtain the written confirmation of any change and not upon Oneida County.
		P. Any change by the Applicant in the planned use of the property which is the subject of this application shall require the Applicant to comply with all rules, regulations, ordinances, plans, or other regulatory and legal restrictions in force at the time the Applicant or its successors in interest advises the County of its intent to change the planned use of the property described herein unless a variance in said requirements or other legal relief is granted under the law in effect at the time the use change is sought.
		Q. Notwithstanding building permit or specifically stated timeframes, all development authorized by this conditional use approval must be completed within 5 five (5) years (60 months) from the date of the Board's approval, unless an extension is denied, in which case development must be completed within the time granted by the initial approval or most recent extension.
		R. Failure to abide by any condition of this Conditional Use Permit shall be grounds for revocation by the Oneida County Planning and Zoning Commission.

For Internal Use:

Received by_____

Date _____

Complete/Incomplete_____

Fees_____

Paid date_____



Impact Report

Shall fully address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows, not using Yes/No answers:

1. Identify traffic volume, character, adequacy of existing streets, and traffic control. Include requirements by the Road & Bridge Department after completion. Include pedestrian, bicycle, auto, and truck traffic.

2. Does this project impact housing affordability?

3. Noise and vibration levels, current vs. construction, normal and special activities. This includes indoor and outdoor, day and night variations.

4. Heat and glare that exist from sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings, or outdoor activities.

5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, both existing and what may be added to the proposed uses.



6. Water demand, discharge, supply source, disposal method for potable uses, domestic uses, and fire protection. Identify surface water drainage, wetland, flood-prone areas, and potential changes. Identify existing groundwater and surface water quality and potential changes due to this proposal.

7. Fire, explosion, and other hazards both existing and proposed. How activities on the neighboring property may affect the proposed use.

8. Removal of existing vegetation, including disturbance of wetlands, general soil stability, slopes, and embankments.

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

10. Soil characteristics and potential problems regarding slope stability, embankments, building foundation, utility, and road construction.



11. Site grading or improvements, including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce the visibility of all proposal parts, especially cuts, fill, and buildings. Include the effect of shadows from new features on neighboring property.

13. Reasons for selecting the particular location including topographic, geographic, and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc. Is there a change in land character?

14. Approximation of increased revenue from the change in property tax assessment, new jobs available to residents, and increased local expenditures.

15. Approximation of costs for additional services, facilities, and other economic impacts.



16. How will the proposed development impact existing development who are providing similar products or services?

17. State what natural resources or materials are available at or near the site that will be used in the process of procuring a product and the impacts resulting from the depletion of the resource.

18. What would be the impact of a project abandoned at partial completion?

19. The number of residential dwelling units, other building and building sites, and square footage or gross non-residential floor space to be available.

20. Stages of development in geographic terms and proposed construction schedule.

21. Anticipated range of sale, lease, or rental prices for dwelling units, buildings, or other site or non-residential floor space to ensure compatibility with adjacent land use and development.