



ALTERNATIVE COMPLIANCE FOR LANDSCAPE PLAN SUBMITTALS AND CHECKLIST

GEM COUNTY DEVELOPMENT SERVICES
109 South McKinley Emmett, Idaho 83617 www.co.gem.id.us
Phone: (208) 365-5144 Fax: (208) 365-2499

No alternative compliance shall be approved unless at least one of the following conditions are met:

1. Topography, soil, vegetation, or other site conditions are such that full compliance is impossible or impractical.
2. The site involves space limitations or an unusually shaped lot.
3. Due to a change of use on an existing site, the required landscape buffer is larger than can be provided.
4. Additional environmental quality improvements would result from the alternative compliance.
5. Safety considerations make alternative compliance desirable.
6. Other regulatory agencies or departments having jurisdiction are requiring design standards that conflicts with the requirements of the Zoning Ordinance.
7. The applicant is proposing a pond with a permanent water level in a required landscape area.

SUBMITTAL REQUIREMENTS:

FEE: A \$ 55.00 fee must accompany this completed application. (*Non-Refundable*)

LETTER OF INTENT: The written statement shall address the following points.

- The ordinance requirements that are proposed to be modified.
- The conditions in subsection 2-0 of the Zoning Ordinance which justifies the proposed alternative. (See above list of seven (7) conditions)
- How the proposed alternative meets or exceeds the intent of said requirement.

SITE PLAN: A plan and any information necessary to illustrate the proposed method of alternative compliance.

CHECKLIST

SUBMITTAL	APPLICANT (✓)	STAFF (✓)
FEE		
LETTER OF INTENT		
SITE PLAN		

Applicant Signature

Date

****FOR OFFICE USE ONLY****

APPLICATION COMPLETION DATE: _____