



MASTER PUBLIC HEARING APPLICATION

GEM COUNTY DEVELOPMENT SERVICES

109 SOUTH MCKINLEY, EMMETT, IDAHO 83617 WWW.GEMCOUNTY.ORG PHONE: (208) 365-5144

TYPE OF APPLICATION: (PLEASE CHECK ALL THAT APPLY.)

- APPEAL
- COMPREHENSIVE PLAN TEXT AMENDMENT
- COMPREHENSIVE PLAN MAP AMENDMENT
- DESIGN REVIEW
- DEVELOPMENT AGREEMENT
- PLANNED UNIT DEVELOPMENT
- PLANNED COMMUNITY
- REZONE
- SPECIAL USE PERMIT
- SPECIAL USE PERMIT (MINERAL EXTRACTION)
- SUBDIVISION, PRELIMINARY
- SUBDIVISION, MODIFICATION
- SUPPLEMENTAL AMENDMENT
- VACATION
- VARIANCE
- ZONING TEXT AMENDMENT

PROJECT NAME: _____

SITE INFORMATION:

(This information can be found on the Assessor's property information assessment sheet.)

Quarter: _____ Section: _____ Township: _____ Range: _____ Total Acres: _____

Subdivision Name (if applicable): _____

Lot: _____ Block: _____

Site Address: _____ City: _____

Tax Parcel Number(s): _____ Current Zoning: _____ Current Land Use: _____

PROPERTY OWNER:

APPLICANT:

Name: _____

Name: _____

Address: _____

Address: _____

City: _____ State: _____ Zip: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Telephone: _____

Email: _____

Email: _____

I consent to this application and allow Development Services staff to enter the property for site inspections related to this application.

I certify this information is correct to the best of my knowledge.

Signature: (Owner)

Date

Signature: (Applicant)

Date

OFFICE USE ONLY

File No.:	Received By:	Date:	Fee:	Receipt No:
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MINERAL EXTRACTION SPECIAL USE PERMIT SUBMITTALS AND CHECKLIST

(Not a business license or building permit)

GEM COUNTY DEVELOPMENT SERVICES
109 South McKinley, Emmett, Idaho 83617
Phone: (208) 365-5144 WWW.GEMCOUNTY.ORG

DESCRIPTION OF EXISTING USE: _____

DESCRIPTION OF PROPOSED SPECIAL USE: (Attach other sheets if necessary):

Submittal Requirements (Refer to Gem County Code 11-6-5.O for all requirements and standards):

FEE: Class 1 Permit: Up to 5 acres of excavated area: \$300.00
Class 2 & 3 Permit: More than 5 acres of excavated area: \$450.00

SITE PLAN: A plan of the proposed site for the special use showing the location of all buildings (existing and proposed), excavation area, rock crusher area, parking and loading area, traffic access and traffic circulation, open spaces, landscaping, outdoor site lighting, refuse and service areas, utilities, irrigation facilities, signs and other key natural features on the site. (Reference any items required on Notice to Proceed letter).

WELL LIST: A list of all documented wells (e.g. domestic, irrigation, injection) located within ½ mile of the subject property boundary. (Reference Idaho Department of Water Resources)

GROUNDWATER DEPTH: Submit a baseline groundwater depth taken from the proposed excavation area. Provide data source. Must be dated no later than one year prior to submittal.

TRAFFIC PLAN: Submit a traffic plan showing mitigation of any potential hazards that were addressed in the Notice to Proceed.

PHASING PLAN: For Class 2 and 3 permits, a phasing plan shall be submitted if the project will be phased.

PROOF OF OWNERSHIP OR VALID OPTION HOLDER: Attach a copy of your property deed, option agreement, quit claim deed, or title report with a complete legal description.

PARCEL MAP: Show property under consideration and adjacent properties on a legible drawing.

AERIAL PHOTO: Show property under consideration and surrounding properties on a legible aerial map.

LETTER OF INTENT: A narrative statement addressing the following nine findings, proposed hours of operation for both extraction and crushing, proposed commencement and completion dates for the operation, estimated timeframes and amounts and impacts of explosives (if proposed) , any proposed off-site improvements and proposed size of excavated area.

REQUIRED FINDINGS FOR MINERAL EXTRACTION PERMIT:

The Commission shall review the particular facts and circumstances of each proposed use in terms of the following findings and shall find adequate evidence showing that such use is able to meet each finding:

1. The use must not create significant negative impact on public health, safety and welfare in the immediate vicinity;
2. The use must not create unsafe conditions to or an excessive burden on existing parks, schools, roads and other public facilities and utilities that serve or are proposed to serve the area;
3. The use must be sufficiently compatible or separated by distance or screening from adjacent lands so that existing uses will not be hindered in the enjoyment of their property and there will be no deterrence to the legal development of vacant land;
4. The structure and site must have an appearance that will not unreasonably create an adverse effect upon adjacent properties;
5. The use must be consistent with the purposes of the zoning ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use;
6. The use must be in conformance with the Comprehensive Plan;
7. The use must not cause a traffic hazard or congestion;
8. Existing land uses nearby must not be adversely affected unreasonably by intrusion of noise, glare, dust, vibration or general unsightliness; and
9. The use must not cause significant adverse impact to surface or ground water resources.

Checklist

<u>SUBMITTALS</u>	<u>APPLICANT</u> (√)	<u>STAFF</u> (√)
FEE		
SITE PLAN:		
A) Building Locations		
B) Excavation and rock crusher areas		
C) Parking and loading areas		
D) Traffic access and circulation		
E) Open spaces		
F) Landscaping		
G) Outdoor site lighting		
H) Refuse and service areas		
I) Utility locations (if new construction or modifying location)		
J) Irrigation facilities		
K) Sign location (s)		
L) Other natural features of site		
WELL LIST		
GROUNDWATER DEPTH		
TRAFFIC PLAN		
PHASING PLAN (may be shown on site plan)		
PROOF OF OWNERSHIP		
PARCEL MAP		
AERIAL PHOTO		
LETTER OF INTENT		
PROPERTY OWNER LIST WITHIN ½ MILE	N/A	

ANY PROPERTY OWNER WHO FEELS THE DECISION OF THE ZONING COMMISSION ADVERSELY AFFECTS THEIR PROPERTY HAS THE RIGHT TO APPEAL THE DECISION TO THE BOARD OF COUNTY COMMISSIONERS WITHIN (20) DAYS OF THE PUBLIC HEARING FOR THIS APPLICATION.

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 completed application.

The applicant is responsible to pay any County Engineer fees that are associated with the application.

Applicant's Signature _____ Date: _____

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

APPLICATION COMPLETION DATE: _____ COMMISSION HEARING DATE: _____