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JUN 22 2021

BLAINE COUNTY
LAND USE & BUILDING SERVICES

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
MISCELLANEOUS**

21-072

As set forth in Chapter 25, Title 9 (Zoning Ordinance) of the County Code, Blaine County, Idaho

Contact Information

- (1) Applicant/Agent
Name: RDC National, Inc.
Mailing Address: 4605 DOVETAIL DRIVE, MADISON, WI 53704
Phone: (608)444-8102
Email: DAVEH@RUEDEBUSCH.COM
- (2) Owner
Name: REMBER PROPERTIES LLC
Mailing Address: PO BOX 195, STANLEY, ID 83278
Phone: (208)744-3430
Email: JREMBER@RURALNETWORK.NET
- (3) Responsible Party
Name: Givens Pursley LLP c/o Jeffrey W. Bower
Mailing Address: P.O. Box 2720, Boise, Idaho 83701
Phone: 208-388-1260
Email: jeffbower@givenspursley.com

"Responsible Party is the person who will be the sole responsible contact with the County"

Project Information

- (4) General
Size of Tract: 13.248 AC
Present Land Use: VACANT
Existing Zoning: HI (Heavy Industrial)
Overlay District(s): N/A
- (5) Property Address: 180 GLENDALE ROAD, BELLEVUE, ID 83313
- (6) Requested Action: Conditional use permit for truck terminal

Legal Information

- (7) Legal Description (Include section, township, range): SPRUCE SUB #4 AM LOT 2B, T1N R18E SEC 14
- (8) Parcel Number RP - 005430000020
- (9) Status of Applicant
Is the applicant the owner of the property legally described above? Yes No
- (10) Adjacent Ownership
If no, explain: Applicant is under contract to purchase the property
Does the applicant own property adjacent to the area proposed for development? Yes No (Owner does, Applicant does not)
If yes, explain: _____



Additional Information

(11) Please attach the following:

- a) Septic permit and letter from the South Central Health District.
- b) Proof of ownership.
- c) Vicinity map which includes all lands within ½ mile of subject property.
- d) Lot and parcel map available from the County Assessor's Office. The applicant is responsible to accurately indicate the names of surrounding landowners, including private road owners, on the map.
- 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,
Nine (9) copies if application is to be heard by the Planning & Zoning Commission:
 - Property line and north arrow;
 - Existing and proposed easements;
 - Location of all existing and proposed structures;
 - Exterior building elevations and floor plans for proposed structure(s);
 - Drainage plan;
 - Grading plan showing existing and proposed grade changes;
 - Traffic access and traffic circulation plan;
 - Parking and loading areas;
 - Outdoor lighting plan;
 - Existing and proposed landscaping including irrigation methods;
 - Existing and proposed fencing;
 - Refuse and service areas;
 - Location and design of signs;
 - Location of utilities including electric, gas, well, septic tank and drain field(s);
- g) Typed responses to attached Standards of Evaluation including a narrative as to how the proposal will comply with specific standards and objectives of the Comprehensive Plan.
- h) A description of the existing land uses on the parcels of land located within 300' of the exterior boundary of the property being evaluated;
- i) Agency review of the proposal as determined appropriate by staff;
- j) 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.
- k) Application fee of \$300.00 and current postage + .15¢ per surrounding landowner mailing fee.
- l) There may be County Engineer review fees in addition to application fee.

ACKNOWLEDGMENTS

- (12) 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.
- (13) 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: 6 / 22 / 2021

ADMINISTRATIVE RECORD

Required Fee: \$300.00 _____ paid on 6-22-21
 If Applicable: 20% of above fee for Ketchum Rural, Carey, West Magic, Smiley Creek or
 Wood River Rural Fire Dept. Plan Check: 60.00 paid on 6-22-21
 Refundable Board Fee \$50.00 50.00 paid on 6-22-21
 Surrounding Landowner Notices
 Current Postage + .15¢ ea x _____ = 3.96 paid on 6-22-21
TOTAL 413.96 receipt # 422960

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 _____

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BLAINE COUNTY
LAND USE & BUILDING SERVICES

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 herein below 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 Board shall review the particular facts and circumstances of each proposed conditional use in the terms of the following standards and shall find adequate evidence showing that such use at the proposed location:

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 comprehensive plan and/or this title;
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. All outdoor lighting shall comply with chapter 29A of this title;
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 operation 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 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;
9. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance; and
10. If the applicant or landowner with respect to an application for a conditional use permit under this chapter is the State of Idaho, or any agency, board, department, institution, or district thereof, the commission or the Board, in addition to all other applicable standards and criteria hereunder, 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.

B. Additional Standards: Additional standards for applications for a conditional use permit in the Floodplain Overlay District are set forth in section 9-17-9 of this title. (Ord. 2011-01, 1-18-2011; Ord. 2010-06, 5-25-2010; Ord. 2006-13, 10-26-2006; Ord. 2001-03, 3-19-2001; Ord. 96-3, 4-8-1996; Ord. 77-5, 3-28-1977, eff. 4-7-1977)