

CONDITIONAL USE PERMITS

The City of Deary requires the following items for processing Conditional Use Permits:

- Application for a Conditional Use Permit,
- A complete site plan showing the major details of the proposed development.
- A time schedule for development,
- Any information the applicant believes will support his/her request.
- A list of owners located within 300 feet of the applicant's property line along with the current address of such owners.

After the receipt of the information requested above, the following steps will take place:

1. Schedule Public Hearing before the Deary Planning and Zoning Commission.
2. At least fifteen (15) days prior to the public hearing, a notice shall be published in a newspaper of general circulation. This notice shall include the time and place of the public hearing and a brief summary of the proposed special review.
3. Notify, by regular mail, the owners of abutting properties, located within three hundred (300') feet of the proposal, that a conditional use permit application has been filed and that they may review this application.
4. Within forty-five (45) days after the public hearing, the Planning and Zoning Commission shall approve, conditionally approve or deny the application. Their recommendation will be forwarded to City Council for a final determination.
5. Within ten (10) days after a decision has been rendered by the City Council, the clerk shall provide the applicant with written notice of the action taken by the City Council.
6. The applicant may appeal the decision. The appeal must be submitted to the City Council within 15 days from the decision.

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|-------------------|--|
| FOR CITY USE ONLY | |
| Date Received: | |
| Application Fee: | |

CITY OF DEARY, IDAHO
APPLICATION FOR A CONDITIONAL USE PERMIT
(Please type or print plainly with dark ink)

GENERAL INFORMATION

1. Applicant:

Name: _____ Telephone: _____

Mailing Address: _____
_____.

Relationship to affected property (please check one):

Owner _____ Purchaser _____ Lessee _____ Other (explain below) _____

2. Owner of Affected Property (if other than applicant):

Name: _____ Telephone: _____

Address: _____

3. Location of Affected Property: _____

Legal Descriptions _____
Subdivision Block Lot

If described by Metes and Bounds, please attach description on a separate sheet.

INFORMATION ON REQUESTED CONDITIONAL USE PERMIT:

4. Proposal. The applicant proposes the following use for the above-described property:

The proposed activities and use shall be shown on an attached plot plan. The plot plan shall show property dimensions, any existing buildings, proposed use and structures. In addition, the applicant shall attach a separate sheet describing how the site provisions of the zoning ordinance will be met, (e.g., off-street parking, setbacks, screening, etc.)

5. Authorization. Section _____ of the Deary Zoning Ordinance authorizes the proposed use, subject to a conditional use permit.
6. The Deary Planning and Zoning may recommend to Deary City Council the requirement of conditions that assure the use in the proposed location will be compatible with the area in which it is proposed. Such conditions will meet the intention of the Zoning Ordinance.

To ensure the establishment of such conditions, the Council has the authority to require:

- a. Specific Plans
 - b. Additional Requirements
 - c. Additional or New Conditions of Approval.
7. Before the Deary City Council may issue a special use permit, they must first make the following findings. Please indicate in the space below each required finding what you believe is the justification for making that finding:

Finding #1: THE USE AND/OR EXPANSION OF THE FACILITY WILL NOT BE UNDULY DETRIMENTAL TO THE SURROUNDING PROPERTIES.

Justification for making Finding #1:

Finding #2: THE STRUCTURE AND/OR EXPANSION OF THE STRUCTURE WILL BE COMPATIBLE WITH THE SURROUNDINGS AS TO THE TYPE OF ARCHITECTURE, SETTING AND LANDSCAPING EXISTING AND ORDINARILY FOUND IN THE ZONE WHERE SAID USE IS TO BE LOCATED.

Justification for making Finding #1:
