

City of Hagerman

191 State Street North

P.O. Box 158

Hagerman ID, 83332

Phone 208-837-6636

clerk@hagermanidaho.us



Mayor

Jared Hillier

City Clerk

Ashley Cook

City Superintendent

Justin Hulme

Special Use Permit Application

Property Owner _____

Phone _____

Address _____

General _____

Location _____

Legal Description (attach if necessary) _____

Description of Proposed Special

Use _____

Zoning _____

Classification _____

Comprehensive Plan Designation _____

FEE: A \$500.00 non-refundable fee must be paid upon application acceptance by the City.

PLOT PLAN: A plot plan of the proposed site for the special use, **DRAWN TO SCALE**, shall be submitted showing the location of all buildings, parking and loading areas, traffic access and circulation, open spaces, landscaping, refuse and service areas, utilities, signs and yards.

NARRATIVE A narrative statement shall be submitted describing the use and evaluation of the effects of the use on such elements as noise, glare, odor, fumes, and vibration on adjoining property; a discussion of general compatibility with adjacent and other properties in the district; and the relationship of the proposed use to the Comprehensive Plan.

ADDITIONAL INFORMATION: The City reserves the right to request additional information in specific circumstances in order to assist the Planning and Zoning Commission and the City Council in reviewing the request.

"City of Hagerman is an equal opportunity provider, employer"

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S. W., Washington, DC 20250-9410 or call (800)795-3272 (voice) or (202) 720-6382 (TDD)

CITY COUNCIL EVALUATION: The Planning and Zoning Commission and the City Council shall review the particular facts and circumstances of each proposed special use in terms of the following standards and shall find adequate evidence showing that such use at the proposed location:

1. Will, in fact, constitute a special use as established in the zoning Ordinance for the zoning district involved.
2. Will be harmonious with and in accordance with the objectives or with any specific objective of the Comprehensive Plan and/or Zoning Ordinance.
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.
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 streets, fire protection, drainage structure, refuse disposal, water and septic and schools, or that 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 or odors.
8. Will have vehicular approaches to the property that shall be so designed as not to create an interference with traffic or surrounding public thoroughfares; and
9. Will not result in the destruction, loss or damage or a natural, scenic or historic feature of major importance.

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Signature of Applicant

Date

A complete application and applicable fee shall be submitted to the city at least 30 days prior to their next regularly scheduled meeting.

Submission of an application does not constitute a complete application until such time as reviewed and determined complete by the City.

SPECIAL USES: The Planning Commission may, after proper notice and public hearing as described in The City Code Book Title 10, Chapter 5, permit the following uses where such uses are deemed essential or desirable to the public convenience and welfare. The Commission shall have the authority to protect the best interests of the surrounding property or neighborhood from damage, hazard, nuisance, or other detriment.

- Automobile repair shop, truck repair shop, and auto body shop.
- Commercial storage buildings for individual storage units for storage of personal belongings and effects.
- Recycling collection center.
- Residence directly related to business located on same lot.
- Transit or trucking terminal. (Ordinance 1003, 2-16-1999)

ACCESSORY USES: Accessory uses are permitted if constructed either at the same time or subsequent to the main building. Such uses shall be limited to two (2) stories in height and shall not encroach upon required setback areas. (Ordinance 1003, 2-16-1999)

HEIGHT REGULATIONS: Any building or structure, or portion thereof, hereafter erected shall not exceed thirty feet (30') in height unless approved by conditional use permit. (Ordinance 1003, 2-16-1999)

SETBACK REQUIREMENTS: YARDS:

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- Front or Side Yards: No front or side yard shall be required, except that when a building or group of buildings abuts upon a residential district, a yard shall be provided on the side of a lot abutting the residential district, which yard shall have a width of not less than ten feet (10').
- Rear Yard: There shall be a rear yard with a depth of not less than fifteen feet (15') when abutting upon a residential district. The rear yard may be used for off street parking and loading. (Ordinance 1003, 2-16-1999)

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