



# Elmore County Land Use & Building Department

520 East 2<sup>nd</sup> South Street  
Mountain Home, ID 83647  
Phone: (208) 587-2142 Fax: (208) 587-2120

## Application for a Zoning and Development Ordinance Amendment and/or Zoning Map Change \$750.00 + Additional Consultant Fees

This application must be typed or filled out in ink. Please use additional sheets if necessary. The Land Use & Building Department does not accept faxed applications. Please refer to Title 7 Chapter 3 Section 7-3-14 of the Elmore County Zoning and Development Ordinance for Zoning Ordinance Map Amendments (Re-zones). Please refer to Section 7-3-15 for Zoning Ordinance Text Amendments.

### Applicant:

\_\_\_\_\_  
**Name** **Phone/Fax/Email**

\_\_\_\_\_  
**Street Address** **City, State, Zip**

### Property Owner(s):

\_\_\_\_\_  
**Name** **Phone/Fax/Email**

\_\_\_\_\_  
**Street Address** **City, State, Zip**

1. Attach and reference a statement/narrative of all relevant factors and conditions pertaining to the request including why the amendment/change is necessary. State how the proposed amendment/change relates to the Comprehensive Plan, availability of public facilities, and compatibility with the surrounding area. State how the amendment will not be detrimental to the public health, safety and welfare of the County.

Zoning ordinance map amendments require a concurrent submission of a development agreement (“DA”) application. The DA shall be in conformance with Title 7 Chapter 10 of the Elmore County Zoning and Development Ordinance. A draft DA shall be reviewed by the County Prosecuting attorney prior to a hearing with the Planning and Zoning Commission.

2. Present Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

Current Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_

3. Adjacent properties have the following Zoning and Land uses:

North zoning designation: \_\_\_\_\_ Uses: \_\_\_\_\_

East zoning designation: \_\_\_\_\_ Uses: \_\_\_\_\_

South zoning designation: \_\_\_\_\_ Uses: \_\_\_\_\_

West zoning designation: \_\_\_\_\_ Uses: \_\_\_\_\_

**Maps for items 4 through 16 may be combined provide clarity is maintained.**

4. Are there any know hazards on or near the property (such as canals or watercourses, hazardous material spills, soil/water contamination, etc.)?  yes  no If yes, describe and provide exact location including map designating the site and identify hazard: \_\_\_\_\_

5. Are there hazardous materials and/or or wastes involved in the existing operation, the proposed operation, and/or generated off site and brought onto the property?  yes  no If yes, describe and provide exact location including a map designating the site and identify materials and/or waste: \_\_\_\_\_

6. Is any part of this property located within a floodway or floodplain?  yes  no

Floodplain map number: \_\_\_\_\_ Provide floodplain map with site indicated.

7. Is any part of this property located within an area of city impact?  yes  no If yes, include map designating the site.

8. Is any part of this property located within an airport hazard zone?  yes  no If yes, include map designating the site.

9. Are there any special conditions, such as hillside, area of critical concern, community development overlay, wildlife habitat, etc., associated with this property?  yes  no

10. Include 15 copies of a vicinity map at a scale of 1" = 100' and on 8.5" X 11" reduction that includes but is not limited to the following:

- \_\_\_\_\_ Closest identifiable community (Mountain Home, Hammett, etc) or landmark (river, mountain, etc.)
- \_\_\_\_\_ Property lines.
- \_\_\_\_\_ Thoroughfares.
- \_\_\_\_\_ Existing and proposed zoning.
- \_\_\_\_\_ Zoning of surrounding property.
- \_\_\_\_\_ Other items as required by the Director.

11. Include 15 copies of a contour map at a scale of 1" equals 100' and one 8½" x 11" reduction with contour lines at 5' intervals for 10% or less land sloping and at 2' intervals for 10% or more land sloping.

12. Include 15 copies of a complete site plan at a scale of 1" equals 100' and one 8½"x 11" reduction showing the following:

- \_\_\_\_\_ Scale; north; arrow; applicants and property owners names; plan preparer; project; legal description.
- \_\_\_\_\_ Length in feet of property boundary(ies) and size (acreage and square feet) of property.
- \_\_\_\_\_ All existing structures which will remain and proposed structures, labeled as to existing and proposed uses and structures identified (shop, barn, shed, etc).
- \_\_\_\_\_ Existing vegetation, labeled as to remain or be removed
- \_\_\_\_\_ Locations, widths, and surface types of all existing and proposed adjacent and on-site streets/roads.
- \_\_\_\_\_ Locations, widths, and names of rights-of-way, easements, watercourses, etc.

\_\_\_\_\_ Locations and sizes of existing and proposed loading areas, docks, ramps, parking areas with stalls shown.

13. Submission with this application of an Environmental Impact Statement (EIS) or an Environmental Assessment (EA) may be required at the discretion of the Land Use and Building Director, Planning and Zoning Commission or Board of County Commissioners.

14. Any additional information as required by the Director, Commission or Board.

15. Application shall include a list of property owners or purchasers of record and their addresses within a minimum 1000' radius of the entire property to be rezoned or for which the amendment will apply. The Director may extend the radius due to the scope of the project or if the project is in sparsely populated areas. Said radius shall be 15 miles in the M2, Heavy Industrial, Zone (Simco Road industrial area). Said list shall be obtained from the Land Use and Building Department.

\*Radius extended to \_\_\_\_\_ miles/feet.

### **Agency Comments & Signatures**

Notes for agency signatures.

1. It is recommended that applicants set up appointments with the following agencies once the application is complete with all required information.
2. Agency signature does not guarantee any future approvals.
3. Agencies may attach additional sheets of paper for comment and/or conditions if necessary.
4. Agencies may have additional comments and/or conditions at a later time.

• \_\_\_\_\_ Date

Central District Health (or other Sewer District) Sewer Permit (580-6003)  
Comment: \_\_\_\_\_

• \_\_\_\_\_ Date

Roadway Jurisdiction (MHHD 587-3211) (GFHD 366-7744) (AHD 864-2115)  
Comment: \_\_\_\_\_

• \_\_\_\_\_ Date

Fire District (MHRFD 587-2117) (Oasis 796-2115) (GFFD 599-0000) (BGRFD 834-2511) (AFD 864-2182)  
Comments: \_\_\_\_\_

• \_\_\_\_\_ Date

Assessor's Office (Verify Legal Description) (ext. 247)  
Comments: \_\_\_\_\_

• \_\_\_\_\_ Date

Treasurer's Office (Verify Tax Status) (ext. 501)  
Comments: \_\_\_\_\_

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### **The owner and/or applicant affirms:**

(1) This application is completed in its entirety to include all required information and the information contained herein is true and correct as of the date it is received in the Land Use & Building Department

(2) This application must be submitted with a development agreement application.

(3) The applicant also verifies that all information contained herein is true and correct and that the application is complete. \_\_\_\_\_ (initial) The applicant understands his/her/their, or a representative having authority to legally bind the applicant, attendance at any hearing/meeting for which their application is on an agenda is mandatory. The applicant understands failure to attend any such meeting/hearing may at best result in a delay in any decision or may cancel the public hearing.

(4) A neighborhood meeting must be conducted prior to submitting the application. Requirements for neighborhood meetings are outline in the Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-3.

(5) A public hearing will be scheduled once the Director accepts and deems the application complete. Incomplete applications will be returned to the applicant. The Land Use & Building Department **will not** hold applications indefinitely at the applicant's request. The applicant agrees to pay all current fees at the time the application is accepted and deemed complete by the director.

(6) By signing this application, the applicant agrees to pay all fees incurred by County consultants including but not limited to the County Engineer, County Surveyor and Legal Counsel.

(7) By signing this application, the applicant agrees to pay all extra fees incurred by the County for time, postage, mileage and publication of this application.

\_\_\_\_\_  
**Property Owner Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Applicant Signature**

\_\_\_\_\_  
**Date**

**For Administrative Use Only**

File Number: ZDA/REZ-\_\_\_\_\_

Fee: \$750.00+Additional Consult Fees \_\_\_\_\_ Date Paid: \_\_\_\_\_

Receipt Number: \_\_\_\_\_

Date Accepted: \_\_\_\_\_ By Director: \_\_\_\_\_

Referral Needed: Y / N. If yes, what? \_\_\_\_\_