

CITY OF CLARK FORK

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For City Use Only			
Date Received			
Fee Type	Fees	Paid	
Application Fee	\$500.00		
Receipt Number			

APPLICATION FOR CONDITIONAL OR SPECIAL USE PERMIT

(Please type or print)

GENERAL INFORMATION

1. Applicant Information

Name: _____
Address: _____
Telephone: (H) _____ (W) _____
Email: _____

2. Property Owner Information (if other than applicant)

Name: _____
Address: _____
Telephone: (H) _____ (W) _____
Email: _____

3. Location of Affected Property: _____

Legal Description: Addition _____ Block _____ Lot(s) _____

Parcel No.: _____ Total Parcel Size: _____

Current Zoning: SFR HC NC LI

What Zones border the project site? North _____ South _____ East _____ West _____

4. Proposal: The applicant proposes the following use and/or construction for the above-described property:

The proposed activities and use shall be shown on an attached plot plan. The plot plan shall show, label and dimension all property lines and easements, existing and proposed buildings, parking lot and driveway(s), fencing and landscaping. Plot plan will be drawn to a standard engineer's or architect's scale when appropriate.

5. Operating Characteristics: Detail the operating characteristics of the proposed use. In other words, provide specific information which describes and defines how the proposed use will be conducted and

what will be involved in the day to day operations of the proposed use. Applicable information may include hours of operation, number of people (employees, customers, students, etc.) involved, traffic and/or delivery information, services provided, equipment or machinery which may be involved, or any other information which helps describe and define the proposed use and impacts which it may have.

6. Project Narrative Criteria: (Submit a narrative statement demonstrating in what ways the request conforms or does not conform to the following standards)

Criteria #1: THE PROPOSED USE IS A CONDITIONALLY OR SPECIALLY PERMITTED USE WITHIN THE ZONING DISTRICT AND WILL NOT BE IN CONFLICT WITH THE CITY’S COMPREHENSIVE PLAN.

Justification and compliance with criteria #1:

Criteria #2: THE CHARACTER OF THE PROPOSED USE WILL BE DESIGNED, CONSTRUCTED, OPERATED AND MAINTAINED TO BE HARMONIOUS AND APPROPRIATE WITH THE EXISTING OR INTENDED CHARACTER OF THE NEIGHBORHOOD AND SURROUNDING LAND USES; ALONG WITH NOT CHANGING THE ESSENTIAL CHARACTER OF THE SAME AREA.

Justification and compliance with criteria #2:

Criteria #3: THE PROPOSED USE AS APPROVED, OR AS APPROVED WITH CONDITIONS, WILL NOT INVOLVE USES, ACTIVITIES, PROCESSES, MATERIALS, EQUIPMENT AND CONDITIONS OF OPERATION THE WILL GENERATE NUISANCES THAT WOULD BE INJURIOUS OR DETRIMENTAL TO ADJOINING PROPERTIES OR THE NEIGHBORHOOD (INCLUDING BUT NOT LIMITED TO NOISE, DUST, GLARE, VIBRATIONS, ODORS AND THE LIKE).

Justification and compliance with criteria #3:

Criteria #4: THE LOCATION, DESIGN, AND SIZE OF THE PROPOSED USE WILL BE SERVICED ADEQUATELY BY ESSENTIAL PUBLIC SERVICES AND UTILITIES; AND WILL

NOT CREATE EXCESSIVE ADDITIONAL REQUIREMENTS AT PUBLIC COST FOR PUBLIC SERVICES AND UTILITIES OR BE DETRIMENTAL TO THE ECONOMIC WELFARE OF THE COMMUNITY.

Justification and compliance with criteria #4:

Criteria #5: THE PROPOSED USE WILL NOT BE HAZARDOUS OR DISTURBING TO EXISTING NEIGHBORING USES OR ENDANGER THE PUBLIC HEALTH AND/OR SAFETY IF LOCATED WHERE PROPOSED.

Justification and compliance with criteria #5:

Criteria #6: THE PROPOSED USE MEETS ALL APPLICABLE DEVELOPMENT STANDARDS OF THE ZONING CODE AND WILL HAVE VEHICULAR APPROCHES TO THE PROPERTY WHICH SHALL BE DESIGNED SO AS NOT TO CREATE AN INTERFERENCE WITH TRAFFIC ON SURROUNDING PUBLIC ROADS.

Justification and compliance with criteria #6:

Criteria #7: THE PROPOSED USE WILL NOT RESULT IN THE DESTRUCTION, LOSS OR DAMAGE OF A NATURAL SCENIC OR HISTORIC FEATURE OF MAJOR IMPORTANCE.

Justification and compliance with criteria #7:

CONDITIONS OF APPROVAL

The Clark Fork City Council may impose conditions including, but not limited to, those (1) minimizing adverse impact on other development; (2) controlling the sequence and timing of development; (3) controlling the duration of development; (4) assuring that development is maintained properly; (5) designating the exact location and nature of development; (6) requiring the provision for on site or offsite public facilities or services; (7) requiring more restrictive standards than those generally required in an ordinance; and/or (8) requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.

COMPLIANCE

1. In the event of failure to comply with the plans proof by Council, or with any conditions imposed upon the Conditional Use Permit, the permit shall be immediately revoked and shall be automatically null and void.
2. Where plans are submitted and approved as part of the application for a Conditional Use Permit, modifications of the original plans may be required by Council as a condition of approval.
3. Where plans approved by Clark Fork City Council are modified following such approval, such plan modifications must be submitted to and determined by City Staff to be in substantial conformance with the plans approved/ by Council. If plan modifications are not in substantial conformance, the plan modifications must be resubmitted to Council for an additional public hearing as an amendment to the Conditional Use Permit application.

REVOCATIONS

If a Building Permit and/or Certificate of Occupancy pertaining to the Conditional Use Permit is not obtained for the subject property of the Conditional Use Permit within one year from the date of the Council's final decision, the Conditional Use Permit shall be immediately revoked and shall be automatically null and void. If the use and/or occupancy for which the Conditional Use Permit is approved ceases for a period of twelve consecutive months, unless otherwise provided for in the Conditional Use Permit, then the Conditional Use Permit shall be immediately revoked and shall be automatically null and void.

Application Submittal:

This application must be completed and submitted with the below described items to the City Staff at least 7 days prior to the Regular City Council Meeting at which the application is to be considered by Council or the application will not be processed until the next Regular City Council Meeting.

The following items must be submitted with this application before it will be processed:

1. Application Fee
2. Plot Plan, drawn as specified
3. Floor Plans, drawn to scale (*when appropriate*)
4. Elevation Drawings, drawn to scale (*when appropriate*)

Applicant's Signature

Date

Owner's Signature

Date