



CONDITIONAL USE PERMIT APPLICATION

Teton County, Idaho

The Planning staff is available to discuss this application and answer questions. Once a complete application is received, it will be reviewed by the Planning Administrator or his designee and then scheduled for a public hearing with the Planning and Zoning Commission, who will make a recommendation to the Board of County Commissioners. A second public hearing will be scheduled with the Board of County Commissioners who will make the final decision. It is recommended that the applicant review Title 8 of the Teton County Code and 67-6512 of the Idaho Code. Application materials may be viewed on the Teton County Idaho website at www.tetoncountyidaho.gov.

To expedite the review of your application, please be sure to address each of the following items.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner: Deal Come Round LLC

Applicant: Late Bloomer Ranch LLC, Corinne McAndrews E-mail: corinne@latebloomerranch.com

Phone: (307) 200-9793 Mailing Address: PO Box 1065

City: Driggs State: Idaho Zip Code: 83422

Engineering Firm: Arrowleaf Contact Person: Sarah Johnston Phone: (307) 413-6373

Address: 275 East Little Ave. Suite #102. E-mail: sarah@arrowleafengineering.com

Location and Zoning District:

Address: 979 N 2000 E Parcel Number: RP05N46E293000

Section: 29 Township: 5N Range: R46E Total Acreage: 66.36

Zoning District: A2.5 Requested Land Use: Campground

I, the undersigned, have reviewed the attached information and found it to be correct. I also understand that the items listed below are required for my application to be considered complete and for it to be scheduled on the agenda for the Planning & Zoning Commission public hearing.

• Applicant Signature:  Date: May 29, 2020

Fees are non-refundable.

I, the undersigned, am the owner of the referenced property and do hereby give my permission to ate Bloomer Ranch LLC / Cotune Meadows to be my agent and represent me in the matters of this application. I have read the attached information regarding the application and property and find it to be correct.

• Owner Signature: [Signature] Date: May 29, 2020

Managing Member
Deal Come Round LLC

SECTION I: REQUIRED ITEMS

1. Latest Recorded Deed to the Property
2. Affidavit of Legal Interest
3. Application fee paid in full in accordance with current fee schedule
4. One (1) copy of information and data (pictures, diagrams, etc.) necessary to assure the fullest presentation of the facts for evaluation of the request.
5. One (1) copy of a site plan drawn to scale.
6. Narrative explaining the following:
 - Location is compatible to other uses in the general neighborhood.
 - Use will not place undue burden on existing public services and facilities in the vicinity.
 - Site is large enough to accommodate that proposed use and other features of this ordinance.
 - Proposed use is in compliance with and supports the goals, policies, and objectives of the Comprehensive Plan

SECTION III: CRITERIA FOR RECOMMENDATIONS AND DECISIONS

1. Upon the granting of a Conditional Use Permit, conditions may be attached to a Conditional Use Permit including, but not limited to, those:
 - Minimizing adverse impact on other development;
 - Controlling the sequence and timing of development;
 - Controlling the duration of development;
 - Assuring that development is maintained properly;
 - Designating the exact location and nature of development;
 - Requiring the provision for on-site or off-site public facilities or services;
 - Requiring more restrictive standards than those generally required in this Title;
 - Designating the number of non-family employees in the home occupation and home business based on the type of business and the location;
 - Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.
2. Prior to granting a Conditional Use Permit, studies may be required of the social, economic, fiscal, and environmental effects of the proposed conditional use. A Conditional Use Permit shall not be considered as establishing a binding precedent to grant other Conditional Use Permits. A Conditional Use Permit is not transferable from one (1) parcel of land to another.
3. Commercial Development Agreement for all land uses in the C-1, C-2, C-3, and M zoning designations are required to include the following, as applicable:
 - A site plan and/or survey prepared by a professional surveyor to include current and proposed plan;
 - A professionally prepared landscaping plan;
 - Financial guarantee for public improvements which may include but not be limited to: roads, phone, electric, water, sewer, fire protection, and lighting;
 - Professionally prepared final construction drawings.