



City of Victor, Idaho

Rezone Application

Permit #: ZX _____

Date Received: _____

Unit 101, 10 South Main St. | PO Box 122 Victor, ID 83455 | Ph: 208-787-2940 | Fax: 208-787-2357 | www.victorcidyidaho.com

OWNER: _____ PHONE: _____

*APPLICANT: _____ PHONE: _____

* If the applicant is someone other than the owner, a notarized statement authorizing applicant to act as an agent for the owner must accompany this application.

APPLICANT MAILING ADDRESS: _____

APPLICANT EMAIL ADDRESS: _____

PROPERTY ADDRESS: _____

PARCEL NUMBER(S): _____ ACRES: _____

CURRENT ZONING: _____ REQUESTED ZONING: _____

APPLICATION SUBMITTAL REQUIREMENTS

PLEASE NOTE: in order for an application to be deemed complete a digital copy must also be submitted via Email, USB, or CD

- WARRANTY DEED**
- NOTARIZED AUTHORIZATION LETTER FROM PROPERTY OWNER** *(If applicable)*
- ALL PLANS/STUDIES IDENTIFIED DURING PRE-APPLICATION MEETING**
- SITE PLAN AS IDENTIFIED DURING PRE-APPLICATION MEETING**
- ELEVATION DRAWINGS FOR PROPOSED BUILDINGS AND EXISTING BUILDINGS**
- NARRATIVE STATEMENT CONTAINING THE FOLLOWING:**
 - Description of the existing use of property.
 - Identification of the surrounding land uses and discussion of the general compatibility of the proposed use of the new zone and the surrounding land uses.
 - Evaluation of the effects of element such as noise, glare, odor, fumes and vibration that the new zone and respective permitted uses may have on the surrounding properties.
 - Discussion of how the proposed rezone request complies with the Comprehensive Plan.
 - Discussion of how the proposed rezone request complies with the approval criteria, listed below.
- ANY OTHER INFORMATION REQUESTED BY THE ADMINISTRATOR TO DETERMINE IF THE PROPOSED APPLICATION MEET THE INTENT AND REQUIREMENTS OF THE VICTOR LAND DEVELOPMENT ORDINANCE.**

EVALUATION CRITERIA

The approval or denial of the Zoning Map Amendment Application shall be based upon the following standards and criteria, which can be found in the Land Development Code Art 14.7.12.B.

1. The Zoning Map Amendment substantially conforms to the Comprehensive Plan.
2. The Zoning Map Amendment substantially conforms to the stated purpose and intent of this Land Development Code.
3. The Zoning Map Amendment will reinforce the existing or planned character of the area.
4. The subject property is appropriate for development allowed in the proposed district.
5. There are substantial reasons why the property cannot be used according to the existing zoning.
6. There is a need for the proposed use at the proposed location.
7. The City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and storm water facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.
8. The Zoning Map Amendment will not significantly impact the natural environment, including air, water, noise, storm water management, wildlife and vegetation.
9. The Zoning Map Amendment will not have a significant adverse impact on property in the vicinity of the subject property.

REVIEW AND APPROVAL PROCESS

The process for a Zoning Map Amendment is outline in the Land Development Code Art. 14.7.12.

1. Upon determination of a complete application, the Administrator will schedule the Development Review Committee (DRC) meeting with internal and external agencies.
2. Following the DRC meeting the Administrator will certify the application as compliant and will schedule it for the next available Planning and Zoning Commission Public Hearing.
3. The Planning and Zoning Commission will conduct a public hearing and review the application in accordance with the required approval criteria, and will then forwarded a recommendation to the City Council.
4. The City Council will then hold a public hearing and review the application in accordance with the required approval criteria, and voting to approve, approve with modification, or deny the amendment.
5. If the Council approves the request, an Ordinance will be recorded, and the official Victor Zoning Map updated.

APPEAL

Decisions of the City Council are final. Applicants or affected property owners shall have no more than 14 days after the written decision are delivered to request a reconsideration by the Council. If still not satisfied with a decision of the City Council, one may pursue appeals to District Court within 28 days of the written decision being delivered.

ACCEPTANCE

The Planning & Zoning Administrator reserves the right to decline to accept this application until all required information and the application fee have been submitted.

The Planning & Zoning Administrator reserve the right to take photographs and/or videos of the property under consideration as deemed necessary as an addendum to the file.

Under penalty of law I hereby certify that I have read and understand this application and state that the information herein is correct. I swear (affirm) that any information which may hereafter be given by me in hearings before the Victor Planning & Zoning Commission or the City Council shall be truthful and correct.

APPLICANT'S SIGNATURE: _____ **DATE** _____

OWNER'S SIGNATURE: _____ **DATE** _____

OFFICE USE ONLY

FEE - \$2,498.00 *(Additional fees may be billed for direct charges, such as review by contracted specialist. Etc.)*

RECEIPT #: _____ DATE RECEIVED: _____ RECEIVED BY: _____