

TWIN FALLS COUNTY
PLANNING & ZONING ADMINISTRATION
630 ADDISON AVENUE WEST, SUITE 1100, TWIN FALLS, IDAHO 83301
PHONE (208) 734-9490 FAX (208) 733-9645

HOME OCCUPATION
APPLICATION

Date Received: _____

Application fee: \$ _____

PROPERTY OWNER OF RECORD

Name: _____
Address: _____
City: _____
Phone: _____
Cell or other #: _____

APPLICANT / REPRESENTATIVE

Name: _____
Address: _____
City: _____
Phone: _____
Cell or other #: _____

Address of Project (if not same as above): _____ **City:** _____

Detailed description of planned usage: _____

Will the home occupation create any odors or emissions of any type? _____ Yes _____ No

If yes, explain: _____

Will there be any employees who are not immediate family members? _____ Yes _____ No

If Yes explain: _____

Will any hazardous, flammable, or explosive materials be used or stored on the property? _____ Yes _____ No

If yes, explain: _____

GENERAL INFORMATION

1. **Parcel No.** _____ (i.e. RP10S18E150000 or RPOK3838999100 - obtained on your tax information or from the County Assessor's Office)
2. **Copy of deed showing ownership including legal description** (Obtained from the County Clerk's Office Courthouse)
3. **Section:** _____ **Township:** _____ **Range:** _____ **Acreage:** _____
4. **If applicable:** Lot: _____ Block: _____ Subdivision: _____

5. **Zone:** Rural Residential: _____ Ag Zone (40 acre zone): _____ Ag Pres (160 acre zone): _____
6. **Vicinity Map:** This map shows nine (9) full sections. The subject parcel's location should be located in the center square. Include residences, roads, animal feeding operations, agricultural/commercial uses, canals, major waterways, show north etc, and complete driving directions to the site. (See attached form and instructions)
7. **Site Plan:** Must be Mechanical Drawings which are descriptive precision drawings to scale, done with the aid of drafting implements such as ruler, T squares, compasses, French curves, etc., drawn by hand or computer aided design programs. (See attached instructions)
8. **Required comment/approval letters from the following agencies:**
 - A. **Irrigation Water:** Provide letter from the applicable Canal Company or District. Provide information on availability of water shares, number of shares, potential impact, etc.
 - B. **Water Source:** Is there a private well, shared well, or public water supply and what impact the division will have. Provide a letter from the Idaho Department of Water Resources if there is a non-domestic well and/or shared well.
 - C. **South Central District Health Department:** Provide a letter from the Health Department advising of septic system requirements and potential impacts.
 - D. **Highway District:** Provide a letter from the applicable Highway District advising of the potential impact, what approach will be used to access the property, etc.
 - E. **Fire Department:** Provide a letter from the applicable Fire District advising of access and driveway requirements, potential impact, etc.
 - F. **Weed Control:** Provide a weed control plan to Twin Falls County Bureau of Weed Control and provide comment letter from them.
9. **Written statement regarding:**
 - A. **Utilities:** Is service available? and who will provide service? (power, gas, phone, etc.)
 - B. **Solid Waste:** How will solid wastes be disposed of? (PSI, county dump, etc.)
 - C. **Easements:** Provide information on road, utility, canal, and other easements.
 - D. **Geological Impact:** Applies to conditions that may require evaluation by an Engineer.
 - E. **Parking:** Will there be additional parking needed and what impacts.

Home Occupation is defined as any operation, profession or craft, which is incidental to or conducted in a dwelling place and the use is clearly incidental and secondary to the use of the dwelling, and the operation is conducted only by immediate members of the family residing within the dwelling.

I hereby apply for the above permit and acknowledge that I have read this application and hereby certify that the information I have provided is correct.

Signature of Property Owner

Date

Signature of Property Applicant/Representative

Date

Twin Falls County Code
Title 8 Zoning Ordinance Chapter 10
Home Occupations

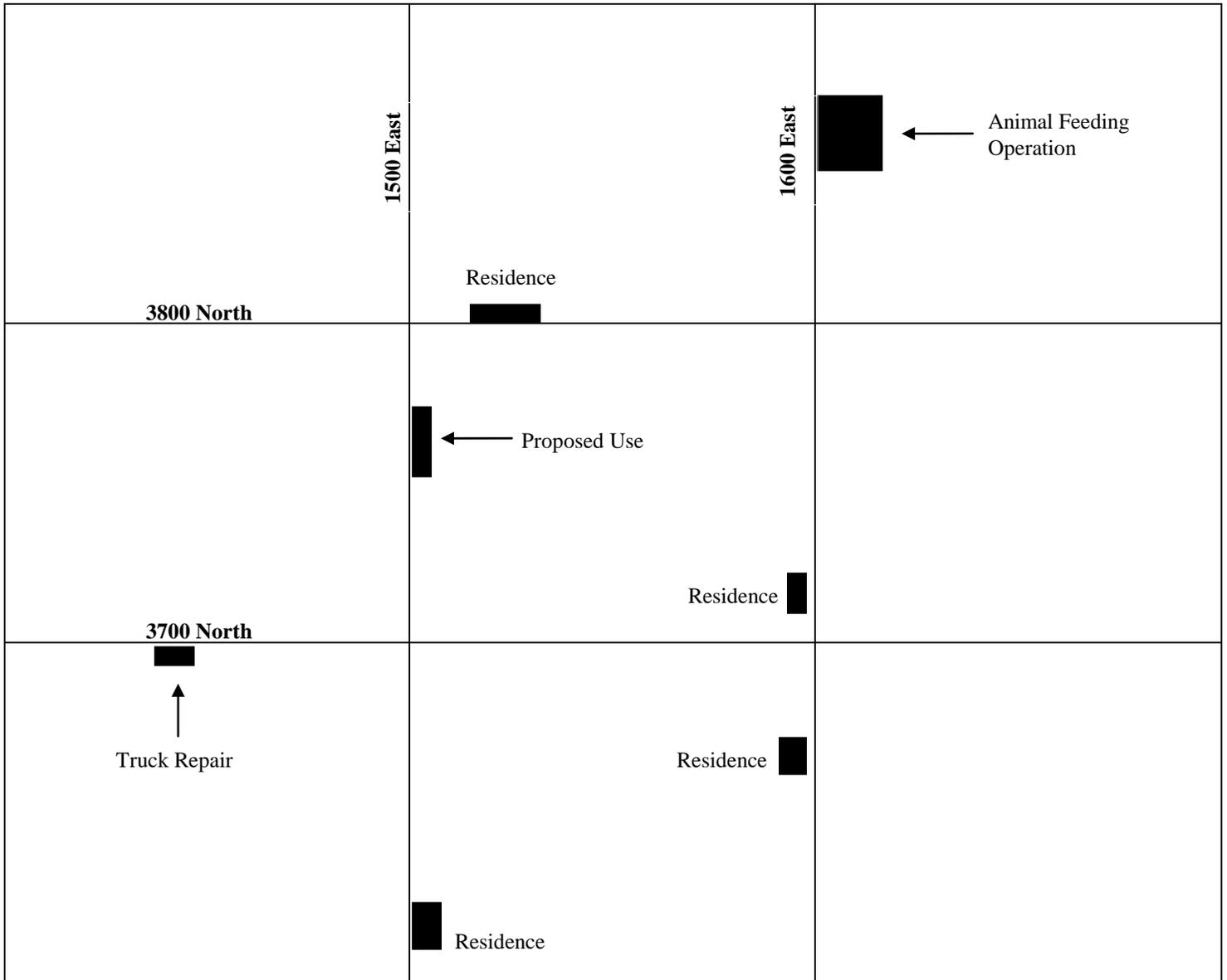
8-10-3: REQUIREMENTS:

- A. No external alterations or construction features not customarily in dwellings is involved and no external indication of said home occupations except for signs as provided in this Title.
- B. Articles manufactured and/or sold or offered for sale must be kept within a structure or other enclosure so as not to be visible.
- C. The use does not change the character of the dwelling of adversely affect other uses in the zone.
- D. Adequate off-street parking must be provided.
- E. No excessive traffic noise or odors shall be created by the use.
- F. Sign placement shall be as specified for residential use.
- G. Adequate disposal of waste and salivate material. "Adequate disposal" shall mean no unsanitary accumulation of any type and shall also mean no visible evidence of the collection of wastes or salvage parts or materials, or more than three (3) vehicles being worked upon.
- H. The accessory building or the enclosure used shall not exceed one thousand six hundred (1,600) square feet in size.

Example Vicinity Map

Directions: Each square represents one section or one mile per square. Please show the location of subject property in the center square. Include residences, animal feeding operations, roads, agricultural/commercial uses, canals, major waterways, etc.

North Arrow



Vicinity Map

Directions: Each square represents one section or one mile per square. Please show the location of subject property in the center square. Include residences, animal feeding operations, roads, agricultural/commercial uses, canals, major waterways, etc. **In the area provided at the bottom of the page, provide detailed directions to the site.**

_____ **North Arrow**

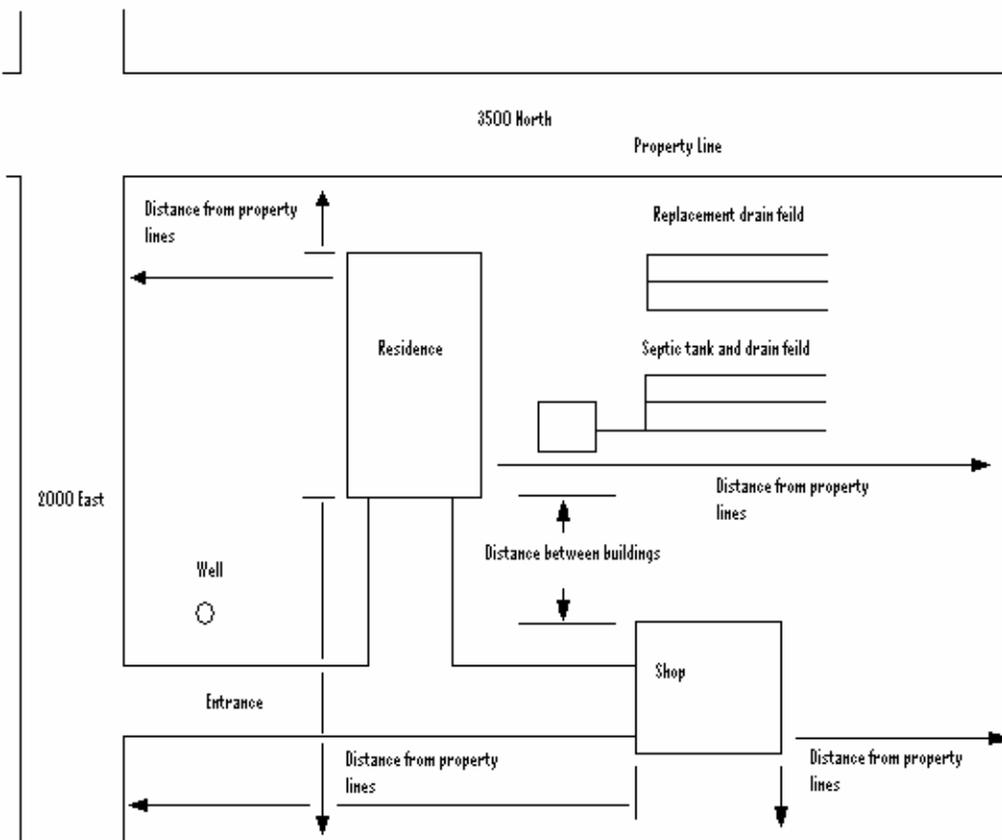
Directions to the site: _____

SITE PLAN INSTRUCTIONS

- A. The site plan must be a Mechanical Drawing drawn with descriptive precision using the aid of drafting implements such as ruler, T squares, compasses, French Curves, etc. May be drawn either by hand or computer generated.
- B. Must be to scale using an accurate drawing scale (for example: "1 in. = 10 ft.," "1 in. = 100 ft." etc.) and on a minimum of 11" x 17" paper. Should additional sheets be needed, please use match points.
- C. Show the boundaries of the parcel, including the dimensions (found on the survey).
- D. Show the location and dimensions of all existing buildings and structures.
- E. Show the location of the proposed project or division, including the structure dimensions and distances to property lines and existing buildings and structures.
- F. Show the location of all proposed and existing utilities, including power, phone, water, sewer systems, reserve drainfields, etc.
- G. Show the location and dimensions of all existing and proposed roads, driveways, parking areas, rights-of-ways, and easements.
- H. Show the location of any distinguishing physical features located on or adjacent to the property, including, but not limited to: streams, culverts, drainage ways, wetlands, slopes, bluffs, etc.
- I. If you have questions regarding these instructions, please see the example provided below. If you have questions not covered in the example, please call (208) 734-9490, for assistance.

EXAMPLE SITE PLAN ---

Site plan must be computer-generated, to scale, and on a minimum of 11" x 17" paper.



WAIVER OF NUISANCE

Owners or occupants of one family dwellings and divisions of land specifically waive any nuisance claim(s) they may have against agricultural operations including livestock confinement operations. A nuisance is defined as being flies, odors, animal noises, tractor operations or other operations that may be found to be annoying, unpleasant, or obnoxious. This definition shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation or an auxiliary to it.

Signature of Property Owner

State of Idaho, County of _____, ss.

On this _____, day of _____, in the year of _____,

before me, _____, a Notary Public in and for said State, personally

appeared, _____, known or identified to me to be the person

whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

Notary Public for the State of Idaho

Residing in _____, Idaho

My Commission expires: _____