



TEMPORARY USE APPLICATION

GEM COUNTY DEVELOPMENT SERVICES
109 South McKinley Avenue, Emmett, Idaho 83617
(208) 365-5144 Fax (208) 365-2499
Web: www.co.gem.id.us

DESCRIPTION OF PROPOSED TEMPORARY USE: (Attach other sheets if necessary):

Please check the appropriate category below and submit the items listed under that category:

Category 1: Agricultural worker housing (only allowed in A-1 zone)

Submittal Requirements:

FEE: \$50.00

DETAILED LETTER: A statement that describes the type of agricultural work being performed, number of workers at peak season and approximate number of hours worked each week.

LEGAL DESCRIPTION: A metes and bounds description or lot and block reference of proposed property.

SITE PLAN: A plan showing location of all existing buildings, parking, driveway(s), well, septic and proposed site for temporary RV/manufactured home for property under consideration. Show the dimensions of the parcel and all building setbacks (front, side, rear).

PROOF OF PAYROLL: Submit proof of payroll activity and/or legal compensation for the agricultural worker.

Note: One temporary agricultural dwelling unit is permitted through the Administrator. More than one agricultural dwelling unit per parcel may be allowed if approved by the Zoning Commission.

- Category 2:**
 - Roadside or Fruit Stand (only allowed in A-1, A-2 and A-3 zone)**
 - Shall not be located within any right-of-way
 - Operation must be seasonal (typically no more than 6 months per year)
 - Yard Sales (occurring more than 4 times a year on the same property)**
 - Property owners may combine goods for the sale on property owned by one of the participants
 - The yard sale duration shall not exceed 3 calendar days per event
 - Any participant involved in a yard sale shall not be engaged in a commercial business of regularly selling the same or similar property which is offered for sale at the yard sale.
 - RV/Manufactured Home placement while constructing new home**
 - Permitted for 180 days (option for an extension for an additional 180 days)
 - The temporary dwelling shall be removed from the property or no longer used as a dwelling within 60 days from the issuance of the Certificate of Occupancy for the permanent dwelling

Submittal Requirements:

FEE: \$35.00

DETAILED LETTER: A statement that describes the proposed temporary use and the approximate length of time for the use.

LEGAL DESCRIPTION: A metes and bounds description or lot and block reference of proposed property.

SITE PLAN: A plan of the proposed site for the temporary use showing the location of all buildings and dimensions of the parcel and all building setbacks (front, side, rear). For roadside or fruit stands, also show the location of the public right-of-way line(s).

*****Office Use Only*****

Date of Acceptance: _____ Accepted by: _____

Approved Date _____

Denied Date _____

Additional Information: _____