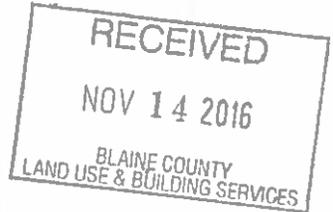




219 1st Avenue South, Suite 208 Hailey, ID 83333
Land Use Services: 208-788-5570 ♦ Fax 208-788-5576



**LAND USE & BUILDING SERVICES
FLOODPLAIN CONDITIONAL USE PERMIT
APPLICATION**

16-074

As set forth in Chapters 17 and 25, Title 9 (Zoning Ordinance) of the County Code, Blaine County, Idaho

Contact Information

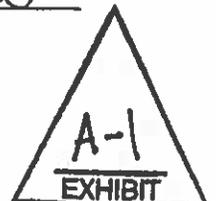
- (1) Applicant/Agent Name: NED HAMLIN, ARCHITECT
Mailing Address: 202 EASY ST, HAILEY, ID 83333
Phone: 208.720.1376
Email: nede.nedhamlin.com
- (2) Owner Name: CYNTHIA EDGERS HAMLIN EDWARD HAMLIN
Mailing Address: 202 EASY ST, HAILEY, ID 83333
Phone: 208.720.1374
Email: tullusthamlin@gmail.com
- (3) Name: NED HAMLIN, ARCHITECT
Mailing Address: 202 EASY ST, HAILEY, ID 83333
Phone: 208.720.1376
Email: nede.nedhamlin.com

Project Information

- (3) General Size of Tract: .68 AC
Present Land Use: RESIDENTIAL
Existing Zoning: R2
Overlay District(s): FLOODPLAIN
- (4) Property Address 202 EASY ST, HAILEY, ID 83333
- (5) Requested Action 10x15 EXTENSION TO LAUNDRY ROOM

Legal Information

- (6) Legal Description (Include section, township, range) LOT 10, BLK 1, HIDDEN HOLLOW
SEC 17 & 18, T3N, R18E
- (7) Parcel Number RP - 002750000100
- (8) Status of Applicant Is the applicant the owner of the property legally described above? Yes No
If no, explain: _____
- (9) Adjacent Ownership Does the applicant own property adjacent to the area proposed for development? Yes No
If yes, explain LOT 18 & 17, HIDDEN HOLLOW



Additional Information

(10) Please attach the following:

- a) N/A Septic permit and letter from the South Central Health District.
- ✓ b) Proof of ownership.
- ✓ c) Vicinity map which includes all lands within ½ mile of subject property.
- ✓ d) Lot and parcel map available from the County Assessor's Office which shows at a minimum parcels or lots within 300' of the exterior boundary of the subject property. The applicant is responsible for accurately indicating the names of surrounding landowners, including private road owners, on the map.
- ✓ e) The names and addresses of surrounding landowners within 300' of the exterior boundary of the subject property, including private road owners, are to be typed onto self-adhesive copier labels.
- f)
 - ~~drawn to scale~~ showing surface view (plan view) of elevations or ~~contours~~ of the ground; pertinent structure, fill or storage elevations; size, location and spatial arrangement of all proposed and existing structures on the site; the IRF and floodway boundaries as taken from the Flood Insurance Rate Maps, existing and proposed easements, location and elevations of streets, water supply, sanitary facilities;
 - Site specific information from the studies listed in §9-17-1D of Zoning Ordinance, including IRF elevation at the building site, location of the boundary of the IRF, ordinary high water mark and riparian setback area;
 - A profile thru the building site showing the slope of the bottom of the channel or flow line of the stream, proposed areas of fill, natural ground contours and overflow channels and the elevation of the bottom of floor joist and finished floor of the proposed construction relative to the IRF elevation;
 - Photographs showing the existing land uses and vegetation upstream and downstream and soil types.
 - Specifications for building construction and materials, flood proofing, filling, dredging, grading, channel improvement, storage of materials, water supply and sanitary facilities
 - Existing direction of water forces, areas of critical erosion, potential for channel movement or relocation and related hydraulic considerations;
 - Groundwater table level at high water in the spring.
 - Exterior building elevations and floor plans for proposed structure(s);
 - Location of utilities including electric, gas, well, septic tank and drain field(s); *Existing - meets min. req.*
- g) Typed responses to attached Standards of Evaluation
- h) Agency review of the proposal as determined appropriate by staff;
- i) A refundable "Notice" fee of \$50.00 for a Notice board to be posted on site of property being considered for at least 7 days prior to public hearing.

EC

**Floodplain Conditional Use Permit (FP-CUP)
Standards of Evaluation**

Pursuant to the requirements of §9-17-7 (E) of the Zoning Ordinance, it is incumbent upon the applicant to show that the criteria of this regulation has been satisfied. The Commission, Board or Hearing Examiner shall consider factors specified in other sections of this Title, as well as the following (please provide sufficient evidence to demonstrate compliance to these Standards of Evaluation):

1. The relationship of the proposed use to the Comprehensive Plan and the floodplain management program for the area;
NO CONFLICT WITH COMP. PLAN OR FLOODPLAIN
MANAGEMENT.

2. The preservation of the inherent natural characteristics of the water courses and floodplain areas;
N/A

3. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future;
NO CONFLICT

4. The danger to life and property due to increased flood heights or velocities caused by encroachments;
NONE

5. The effect upon fish and wildlife habitat, including existing vegetation;
NONE

6. The availability of alternative locations not subject to flooding for the proposed use;
NONE

7. The probability of mass erosion to adjacent property as opposed to normal stream bank erosion and accretion;

NONE

8. The safety of access to the property in times of flood of ordinary and emergency vehicles;

NO IMPACT

9. The danger that materials may be swept on to other lands or downstream to the injury of others;

NONE

10. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contaminations, and unsanitary conditions;

EXISTING

11. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owners;

NONE

12. The importance of the service provided by the proposed facility to the community;

N/A

13. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters expected at the site:

MINIMAL, IF ANY

14. Effect of and susceptibility to obstruction by landslides, avalanches, ice jams, or timber;

NONE

15. The criteria shall take into account the plans and needs of the state, or any agency, board, department, institution or district thereof, as required by Idaho Code section 67-6528.

16. The project will not have an adverse impact on potable water sources when the project is located within a wellhead protection area.

N/A

9-25-3 Conditional Use Permit: Standards of Evaluation

Depending on the nature of your application additional standards found in 9-25 may apply to this Floodplain Conditional Use Permit. The county staff processing your application will inform you if the additional standards apply.

Possible Conditions of Approval

Pursuant to §9-17-7 (F) of the Zoning Ordinance, upon consideration of the factors listed above and the purposes of this Chapter, the Commission or the Board or Hearing Examiner shall attach such conditions to the granting of conditional use permits as deemed necessary to further the purposes of this Chapter, including, but not limited to:

1. Modification of water disposal and water supply facilities to minimize or eliminate infiltration of flood waters.
2. Limitation of periods of use and operation.
3. Imposition of operational controls, sureties, and deed restrictions.
4. Requirements for, or prohibition of, the construction of channel modifications, diversions, dikes, levees, and other protective measures.
5. Flood-proofing measures.
6. Location of building sites or envelopes.
7. Requirement that the top of the foundation stem wall shall be a minimum of two feet above the BFE elevation.