



LAND USE & BUILDING SERVICES DEPARTMENT
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Subdivision Findings

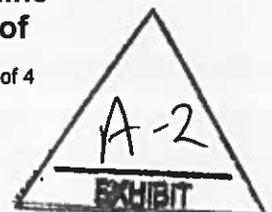
Attachment B

Blaine County Code, §10-3-1, requires that the applicant for a subdivision or a planned unit development present written responses to evaluation standards prior to certification by the Administrator. Referencing each criteria, attach your typed responses and supporting documentation which demonstrates how the proposed subdivision complies with items B through H. *Note: Planned Unit Developments must also answer standards contained in Planned Unit Developments – Attachment B, Addendum #1. Cluster Developments must answer Cluster Developments – Attachment B, Addendum #2.*

Pursuant to the Blaine County Code, §10-5-2, the County must make a positive finding with regard to the following **Threshold Standards**.

- A. **Administrative Standards:** The Administrator's recommendations on the standards set out in §10-5-1 are acceptable or need modification. (Note: This standard does not need response from Applicant. Administrative Standards are attached for your information.)
- B. **Comprehensive Plan:** The proposed subdivision of land conforms to and is in accordance with the Comprehensive Plan Text and Map.

Agriculture- This plat will not negatively impact agricultural uses.
Economic Development- This subdivision will expand the County tax base while maintaining the rural character of the area.
Hazardous Areas- No construction will occur in hazardous areas.
Historical/Aesthetic- This plat will be complimentary to existing land uses, lot sizes and development existing in the area.
Implementation- The applicant intends to meet or exceed the requirements of all Blaine County Ordinances.
Land Use- The stated purpose of the Land Use section of the Comprehensive Plan is to “preserve and enhance the rural atmosphere and character of agricultural, residential, open space and recreation uses”. This subdivision strives to accomplish this by creating a subdivision in keeping with existing development.
Natural Resources- The stated intent of this section of the Comprehensive Plan is: “1. To protect and enhance existing natural resources in Blaine County. 2. To preserve and protect the scenic and aesthetic values of



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Blaine County. 3. To protect the public health and general welfare, and to minimize property loss and public expenditure from flooding, avalanche, pollution and natural hazards. And, 4. To support projects that protect or enhance the natural resources of the County.”

The applicant feels that this project falls within all of these parameters based on design considerations which will limit disturbance of natural site characteristics; provide adequate public and private access and circulation, locate housing outside of floodplain and sensitive areas and fit in with existing development in the area.

Public Services- Public services are already provided to subdivisions surrounding and beyond this project.

Road System- This subdivision will funnel traffic directly onto existing collector roads, maintain access to public land, provide for non-motorized public transport and create a safe and efficient road system within the subdivision with consideration of design issues such as alignment, grade, sight distance, snow storage and drainage.

- C. **Impact on Public Facilities and Services:** The proposed subdivision shall not adversely affect the quality of essential public services and facilities to current residents, including but not limited to potable water sources, school facilities, school bus transportation, police and fire protection, emergency services, county administrative services, recreation, public transportation, roads and standard road maintenance costs or shall not require substantial additional public funding in order to meet the needs created by the proposed subdivision. Distance from services, the availability and capacity of paved public roads, the potential for public transportation services, the availability of twenty-four hour emergency service personnel and estimated emergency response time to the development, along with the location of other public services, shall be considered in calculating the potential impact on public facilities and services. The applicant may be required by the Board to mitigate the adverse effects of the proposed subdivision, which may include, without limitation, contributions for additional capital improvements, on-going maintenance, and labor costs. The plan for, timing of, and proposed phasing of the mitigation shall be in a form acceptable to the Board.

Public services are already provided to this area. Substantial additional public funding will not be required meet the needs created by these lots.

- D. **Land under Floodplain:** No residential structure or structure that is accessory to a residence shall be located within the external boundaries of a floodplain area, as determined by adopted floodplain studies, unless each lot has an adequate, build able site, septic drain field area, alternate drain field area and no reasonable building site is available outside of that floodplain boundary. Any other structure shall be governed by the regulations in Title 9, Chapter 17 of this Code.
FEMA has not generated floodplain information for Croy Creek, however, a floodplain study, as well as nutrient pathogen and water right studies were conducted by Brockway Engineering for a previous 50+ lot PUD proposal

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on this property. Floodplain lines from the Brockway Study have been incorporated into this plat. More than adequate area is available outside floodplain boundaries for all building, well and septic construction.

E. Agricultural and Remote/Rural Land (A-20, A-40, R-10 and RR-40): In addition to all other applicable criteria in Title 9 of this Code and this Title, proposed subdivisions in lands zoned A-20, A-40, R-10 and RR-40 shall comply with the following criteria:

1. The subdivision and addition of residential uses will be compatible in size, scale, density and other respects with the uses and agricultural operations in the surrounding area;
2. The subdivision, when considered in light of the existing or likely cumulative effect of residential development in the area, will not materially change the character of agricultural land, agricultural uses, or the economic viability of existing agricultural operations in the area; and
3. The subdivision will not result in adverse or negative impacts upon lands in the surrounding area presently in agricultural use.

The proposed subdivision is surrounded by residential development and will not adversely affect agricultural uses.

F. Avalanche Areas: Land subject to avalanche hazards, as determined by a professional study, shall not be used for private roads unless the hazards are mitigated or overcome by approved design and construction plans.

No Avalanche hazard exists within this property.

G. Unsuitable Land: Land with conditions that may be detrimental to the health, safety or general welfare of existing or future residents because of potential hazards such as land slides, mine tailings, subsidence, high water table, high pressure gas lines, power transmission lines; or other features with severe development limitations shall not be subdivided for building or residential purposes unless the hazards or other features are eliminated by lawful permit or overcome by approved design and construction plans.

No development is proposed in potentially hazardous areas that could be detrimental to public health, safety or welfare.

H. State's Plans and Needs: If the applicant or landowner with respect to an application for a subdivision under this chapter is the State of Idaho, or any agency, board, department, institution, or district thereof, the Commission or the Board, in addition to all other applicable standards and criteria hereunder, 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 §67-6528.

The applicant has no connection with the State of Idaho or its subsidiaries.

I. Water Quantity and Quality: Domestic water shall be available in sufficient quantity to meet foreseeable demands. Where insufficient data is available to verify water quantity, an on site test well and pump test in the area of the proposed use shall be required. The applicant has demonstrated that there shall be no negative impact on water quality from

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the proposed subdivision by complying with standards adopted by the Idaho Department of Environmental Quality.

Previous studies conducted for a previously proposed 50+ lot PUD on this property indicate a more than adequate water supply. No negative impact on water quality is anticipated as a result of this project