



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

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

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: _____
 Mailing Address _____
 Phone: _____
 Email: _____

- (2) Owner Name: _____
 Mailing Address _____
 Phone: _____
 Email: _____

- (3) **Responsible Party** Name: _____
 Mailing Address: _____
 Phone: _____
 Email: _____

“Responsible Party is the person who will be the sole responsible contact with the County”

Project Information

- (3) General Size of Tract: _____
 Present Land Use: _____
 Existing Zoning: _____
 Overlay District(s): _____

- (4) Property Address _____

- (5) Requested Action _____

Legal Information

- (6) Legal Description (Include section, township, range) _____

- (7) Parcel Number RP - _____

- (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 _____

Additional Information

- (10) Please attach the following:
- 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) **Three (3) sets of plans when application requires Hearing Examiner or administrative approval**, 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);
 - 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.

- j) * Application fee of \$600.00 and current postage + .15¢ per surrounding land owner mailing fee.
- k) There may be County Engineer review fees in addition to application fee.
- l) When the proposed use involves a potential contaminant source or potential contaminant as set forth in appendix A of this title on file in the county, and is located within a wellhead protection area, written comment from Idaho Department of Environmental Quality and from any other appropriate agency, including, but not limited to, owners of public water systems located within the wellhead protection area, shall be solicited if this is determined by the administrator to be necessary.
- m) A written statement by a licensed engineer that the project will have no adverse impact or that such impacts have been identified and mitigated to the maximum extent feasible.

ACKNOWLEDGMENTS

- (11) The undersigned certifies that (s)he is the owner or authorized representative of the land in question and that (s)he has filled in this application to the best of his/her knowledge, and that (s)he agrees to comply with all county codes and state laws, as amended, regulating properties in Blaine County, Idaho. The applicant agrees in the event of a dispute concerning the interpretation or enforcement of the conditional use permit in which the County of Blaine is the prevailing party to pay reasonable attorney's fees and costs, including fees and costs of appeal for the County of Blaine.
- (12) The undersigned grants permission to County Personnel to inspect any property which is the subject of this application until such time as all condition(s) of approval attached to the application(s) have been satisfied.

SIGNATURE OF APPLICANT/AGENT: _____

DATE: _____

ADMINISTRATIVE RECORD

Required Fee \$600.00 _____ paid on _____
 If Applicable: 20% of above fee for Ketchum Rural, Carey, West Magic, Smiley Creek or Wood River Rural Fire Dept. Plan Check: _____ paid on _____
 Refundable Board Fee \$50.00 _____ paid on _____
 Surrounding Landowner Notices
 Current Postage + .15¢ ea x _____ = _____ paid on _____

TOTAL _____ receipt # _____

Engineering and consultant fees are calculated based on the time spent by County hired private consultants and their staff to review various projects. These fees are to be paid in full upon receipt and prior to scheduling an applicant's public hearing.

Date Application Certified _____
 Hearing Date: _____
 Date of and Disposition _____

**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;

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

3. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future;

4. The danger to life and property due to increased flood heights or velocities caused by encroachments;

5. The effect upon fish and wildlife habitat, including existing vegetation;

6. The availability of alternative locations not subject to flooding for the proposed use;

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

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

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

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

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

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

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

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

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.

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.

8. Prohibition against basements being constructed within the floodplain.
9. Maintenance of structure and surrounding area.
10. Replacement of riparian habitat, including vegetation.
11. All new construction and substantial improvements shall be anchored (bolted to the foundation) to prevent flotation, collapse or lateral movement of the structure.
12. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage; using methods and practices that minimize flood damage. Electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
13. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system and discharge from the systems into floodwaters and on site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
14. Subdivision Proposals, all subdivision proposals shall be consistent with the need to minimize flood damage and the requirements of this chapter; shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage; shall have adequate drainage provided to reduce exposure to flood damage; and where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments which contain at least fifty (50) lots or five (5) acres (whichever is less).
15. Where elevation data is not available either through the flood insurance study or from another authoritative source, applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding.
16. Residential Construction new construction and substantial improvement of any residential structure shall have the lowest portion of the floor system elevated two feet (2') or more above the 100-year flood elevation.
17. Commercial, Industrial Or Nonresidential Structure: New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated to the level of the base flood elevation; or, together with attendant utility and sanitary facilities, shall be flood proof.
18. All manufactured homes to be placed or substantially improved within zones A1-30, AH, and AE shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at least two feet (2') above the base flood elevation and be securely anchored to an adequately anchored foundation system in accordance with the provisions of subsection F11 of this section.
19. Review all conditional use permits and building permits to determine that all necessary permits have been obtained from those federal, state or local governmental agencies from which prior approval is required.
20. Wellhead Protection Area: Implementation of agency recommendations designed to mitigate potential impact of the project on potable water sources when the project is located within a wellhead protection area.