



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.
- 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.

Attachment B: Threshold Standards continued:

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