



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

#22-022

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

*As set forth in Chapters 19 and 25, Title 9 (Zoning Ordinance) of the County Code, Blaine County, Idaho*

**Contact Information**

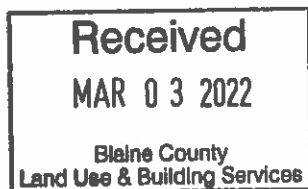
- (1) Applicant: Name: Opal Engineering, PLLC c/o Samantha Stahlnecker, P.E.  
 Mailing Address: 416 S Main Street, Suite 204, Hailey, ID 83333  
 Phone: 208-720-9608  
 Email: sam@opal-engineering.com
- (2) Owner Name: Indian Creek Ranch Homeowners Association c/o Dennis Kavanagh  
 Mailing Address: PO Box 3411, Hailey, ID 83333  
 Phone: 208-720-1726  
 Email: dennis@denniskavanagh.com
- (3) Land Contractor Name: Burks Excavation  
 Mailing Address: 1830 Lear Lane #6, Hailey, ID 83333  
 Phone: 208-913-0402  
 Email: beau@becoidaho.com
- (4) Responsible Party Name: Opal Engineering, PLLC  
 Mailing Address: See Applicant Above  
 Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

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

**Project Information**

- (5) General Size of Tract: N/A Easement  
 Present Land Use: Undeveloped private road easement  
 Existing Zoning: R-10  
 Overlay District(s): MOD, Wetland
- (6) Property Address: Lemhi Drive- Indian Creek Ranches No. 1  
Improve Lemhi Drive, currently two track, to fire code for residential
- (7) Requested Action: access of undeveloped, platted lots.
- (8) Is a federal permit required for the work described herein? Yes  no   
 If no, please explain: \_\_\_\_\_

If yes, what is the status of the federal permit? Army Corps permitting required for wetland disturbance.  
Permit submitted 03/03/2022.



(9) Are there other areas on the property for the proposed activity that would not require the disturbance of wetlands? Please describe: No, road easement bisects wetlands.

(10) Please indicate the estimated quantities of work involved.

Total area (s.f. or acreage) of disturbance: +/-780 sf wetland disturbance (+/-2.4 acres total)

Amount of cubic yards to be filled: +/-1,000 cy total

Amount of cubic yards to be excavated: +/-10,000 cy

### Legal Information

(11) Legal Description (Include section, township, range): Lemhi Drive- Indian Creek Ranches No. 1

(12) Parcel Number RP - 003350000140, 003350000120, 003350000110, 003350000130, 03N18027581A, 003350000150

(13) Status of Applicant Is the applicant the owner of the property legally described above?

Yes  No

If no, explain: Road easement exists

(14) Adjacent Ownership Does the applicant own property adjacent to the area proposed for development? Yes  No

If yes, explain: HOA parcel adjacent to Lemhi Drive

### Additional Information

- (15) Please attach the following:
- a) Proof of ownership.
  - b) Vicinity map which includes all lands within ½ mile of subject property.
  - c) Lot and parcel map available from the County Assessor's Office. The applicant is responsible to accurately indicate the names of surrounding landowners, including private road owners, on the map.
  - d) 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.
  - e) Three (3) copies of the proposed site plan showing:
    - Property line and north arrow;
    - Existing and proposed easements;
    - Location of all existing and proposed structures;
    - Grading plan showing existing and proposed grade changes;
    - Areas of fill
    - Delineation of wetlands;
    - Areas of proposed disturbance;
    - Areas of vegetation;
  - f) Typed responses to attached Standards of Evaluation including a narrative as to how the proposal will comply with specific standards and objectives of the Comprehensive Plan.
  - g) Agency review of the proposal as determined appropriate by staff;
  - h) 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.
  - i) Application fee of \$300.00 and current postage + .15¢ per surrounding landowner mailing fee. There may be County Engineer review fees in addition to application fee.

**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:         *Sandra Gomez*        

DATE:   03 / 03 / 2022  

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**ADMINISTRATIVE RECORD**

Required Fee \$300.00 \_\_\_\_\_ paid on \_\_\_\_\_  
If Applicable: 20% of above fee for Ketchum, Rural, Carey, West Magic, Smiley Creek or  
Wood River Rural Fire Dept. Plan Check: \$60.00 paid on \_\_\_\_\_  
Refundable Notice Board Fee \$50.00 \_\_\_\_\_ paid on \_\_\_\_\_  
Surrounding Landowner Notices \_\_\_\_\_  
Current Postage + .15¢ ea x \_\_\_\_\_ = 43<sup>00</sup> 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 \_\_\_\_\_

|   |
|---|
| <b>Received</b>   |
| <b>MAR 03 2022</b>  |
| <small>Blaine County<br/>Land Use &amp; Building Services</small> |

## CONDITIONAL USE PERMIT Standards of Evaluation

Pursuant to Chapter 25, Section 3, Title 9 (Zoning Ordinance) of the Blaine County Code

An applicant for a conditional use permit shall provide written responses to the Standards of Evaluation contained herein below in sufficient detail to allow the Commission or the Hearing Examiner to evaluate the proposed action relative to said standards. In reviewing these applications, the Commission is required to find adequate evidence to support approval or conditional approval, or in the event such information is unattainable (or unavailable), deny the application.

The commission or the Board shall review the particular facts and circumstances of each proposed conditional use in the terms of the following standards and shall find adequate evidence showing that such use at the proposed location:

1. Will, in fact, constitute a conditional use as established for the zoning district involved;
  2. Will be harmonious with and in accordance with the general objectives or with any specific objective of the comprehensive plan and/or this title;
  3. Will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area. All outdoor lighting shall comply with chapter 29A of this title;
  4. Will not be hazardous or disturbing to existing or future neighboring uses;
  5. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
  6. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
  7. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water pollution or safety hazards. Water pollution includes impact to surface and ground water and potable water sources. When the proposed use involves a potential contaminant source or potential contaminant as set forth in appendix A on file in the County, and is located within a wellhead protection area, the commission shall consider the impact of the project on potable water sources and determine whether there is sufficient information in the record to demonstrate that the project has been designed to mitigate adverse impact to potable water source(s);
  8. Will have vehicular approaches to the property which shall be designed as not to create an interference with traffic on surrounding public thoroughfares;
  9. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance; and
  10. If the applicant or landowner with respect to an application for a conditional use permit 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 section 67-6528.
- B. Additional Standards: Additional standards for applications for a conditional use permit in the Floodplain Overlay District are set forth in section 9-17-9 of this title. (Ord. 2011-01, 1-18-2011; Ord. 2010-06, 5-25-2010; Ord. 2006-13, 10-26-2006; Ord. 2001-03, 3-19-2001; Ord. 96-3, 4-8-1996; Ord. 77-5, 3-28-1977, eff. 4-7-1977)