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219 First Avenue South, Suite 208, Hailey, Idaho 83333
Land Use Services 208-788-5570 FAX Number: 208-788-

www.blainecounty.org

***Land Use & Building Services
Mountain Overlay Site Alteration Permit
Application Form***

As set forth in Chapter 21, Title 9 (Zoning Ordinance) County Code of Blaine County, Idaho

GENERAL INFORMATION

- (1) Applicant/Agent Name: _____
Responsible Party Address: _____
Phone: _____
Email: _____

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

Identify Type
Of Interest: _____

- (3) Contractor Name: _____
Address: _____
Phone: _____
Email: _____

- (4) Technical Representative, if any Name: _____
Address: _____
Phone: _____
Email: _____

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

PROJECT INFORMATION (8 copies of application form required)

- (5) Proposed date site alteration is to commence and the projected date of completion:

- (6) Land upon which the proposed work is to be done, by lot, block, and subdivision name, tract description and street address, or similar description that will readily identify and definitely locate the proposed site (vicinity map required):

Parcel #: RP- _____

- (7) Brief narrative describing the work for which application is made:
- _____
- _____
- _____
- (8) Estimate quantities of work involved: _____
 Total area (s.f. or acreage) of disturbance: _____
 Amount of fill (c.y.) to be brought in: _____
 Amount of graded material (c.y.) to be taken off-site: _____
- (9) Attach a report and plans, (8 copies required), including text, designs, and visual representations including simulations, which indicates how the design and construction of improvements will mitigate visibility, and also include specific engineering, public safety, revegetation, site review, building and other information in sufficient detail to demonstrate compliance with the design review standards of evaluation contained in Section 9-21-5 D of the County Code. Where applicable, the report shall include a visual resource contrast rating worksheet as required by the Administrator.
- (10) Attach a graphic representation of the proposal (8 copies required) which shall include property lines and delineate the proposed areas for improvement or alteration, alternative site locations, existing and proposed contours, drainage and drainage structures, landscaping and revegetation plans, including plan for the control of noxious weeds, and location for placement of the drain field and retaining walls.
- (11) Slope and elevation analysis by a licensed engineer or surveyor as required by Section 9-21-2 (E), and a report from a licensed engineer describing the risks of soil erosion, silting of lower slopes, slide damage, flooding, severe scarring or any other geological instability associated with the site alteration, and plans for mitigation of those risks.
- (12) Response to the attached Design Review Standards of Evaluation as set forth in Section 9-21-5 D.
- (13) Date proposed areas of disturbance are staked and are ready for administrative review: _____ (initials) _____
- (14) Attach the following documentation (8 copies):
- (a) Written evidence that South Central Health District (SCHD) has reviewed the site and determined that the property is found appropriate for on-site sewage disposal.
 - (b) Written input from the applicable rural fire district (or building official if the subject property is outside an established fire district) addressing adequacy of the proposed access for emergency vehicles and compliance with fire protection requirements. Recorded Deed
 - (c) Written input from the County Engineer addressing, but not limited to, compliance with road standards, drainage, and erosion mitigation.
- (15) Include map showing names of surrounding landowners within 300 feet of the exterior boundary of subject property, including private road owners.

Attach names and addresses of surrounding landowners, including private road owners, typed on mailing labels. Information available from County Assessors Office.

- (16) Include an exterior lighting plan, showing all aspects of exterior lighting relating to building, landscape and any other lighting. Include manufacturer catalog cuts for all fixtures.
- (17) Include application fee of \$600.00 and current postage + .15¢ per surrounding land owner mailing fee.

REQUIRED FIELD ACTIVITIES

- (18) 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 and returned by the applicant as soon as possible after the hearing.

ACKNOWLEDGMENTS

- (19) The undersigned understands that Chapter 21, Title 9 (Zoning Ordinance) Blaine County Code Section 9-21-5E provides that the Commission may attach reasonable conditions upon granting a site alteration permit, including but not limited to: 1) providing sufficient financial guarantee to complete the site alteration; 2) providing modification of the property development or site alteration; 3) providing road design modifications to avoid undue scarring; 4) further mitigation of visibility not included on the application and 5) any other condition for special use permit specified in Idaho Code Section 67-6512 (d), as amended: (a) minimizing adverse impact on other development; (b) controlling the sequence and timing of development; (c) controlling the duration of development; (d) assuring that development is maintained properly; (e) designating the exact location and nature of development; (f) requiring specific on-site or off-site public facilities or services; (g) requiring more restrictive standards than those generally required in this Title; and (h) requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction. It is contemplated that at a minimum the revegetation of disturbed areas, including weed control, and new vegetation or landscaping proposed to minimize the visual impact of the project on the hillside or mountain shall be financially guaranteed at one hundred and fifty percent (150%) of the estimated cost for five (5) growing seasons.
- (20) The undersigned certifies that (s)he is the owner or authorized representative or agent of the owner of the land proposed for site alteration, 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 ordinances and state laws regulating site alterations in Blaine County, Idaho. The applicant agrees in the event of a dispute concerning the interpretation or enforcement of the 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 Blaine County.
- (21) The undersigned grants permission to Planning and Zoning Commission,

Planning Staff and/or County Engineer to inspect the property which is the subject of this application until such time as 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	_____
Fire Department @ 20%		_____	= \$120.00	
Refundable Notice 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: _____

Mountain Overlay Hillside Site Alteration Permit Design Review Standards of Evaluation

As established in Chapter 21, Title 9 (Zoning Ordinance), Blaine County Code, Section 9-21-5 D, the Applicant has the burden of demonstrating compliance with this chapter, including each of the following design review standards of evaluation. Before approving or conditionally approving a site alteration permit, the Commission shall review and find adequate evidence that the proposed development or site alteration meets the following standards:

(The applicant is required to make a statement concerning the proposed project for each of the following evaluation standards):

1. No sufficient available area for the site alteration exists on the lot outside of the Mountain Overlay District. "Available area" may be found to exclude land located within the 100-year floodplain, floodway, wetlands, and avalanche hazard created by off site conditions where such environmental concerns outweigh the hillside concerns for the particular project. Existing structures that are nonconforming to this chapter may be improved, moved, or replaced within the mountain overlay district, provided the commission finds that the proposal is less nonconforming than what is existing and is in substantial compliance with subsections D2 through D12 of this section.
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2. Visibility of the site alteration as viewed from reference roads shall be minimized through design, landscaping and siting. Except where extraordinary circumstances (or natural circumstances as defined in #3 below) exist that are peculiar to the physical characteristics of the site, site alterations, particularly buildings, other structures and hillside roads, are less visible the lower in elevation they are as determined by topographic contour lines. New development shall be compatible with the general scale (height, dimensions, overall mass) of development in the vicinity. The maximum bulk of structures shall be hidden or minimized by design, landscaping and siting. Landscaping shall blend harmoniously with the surrounding area, and shall not create excessive contrast with the surrounding area.
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3. Site alterations for property protection and hillside stabilization and rehabilitation due to natural circumstances may be permitted, if the applicant can demonstrate and a licensed engineer certifies that the site alterations are designed to remedy a substantial threat of significant damage to permanent structures. Natural circumstances are limited to the following natural hazard circumstances: post fire and post fire debris flows or landslides and post flood.
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4. The site alteration, and any grading and excavation relating thereto, shall include measures or designs to mitigate the risk of soil erosion, silting of lower slopes, slide damage, flooding, and any other geologic

instability. All excavation, grading and fill shall be revegetated as provided herein (except for roadway surfaces) and otherwise stabilized to control erosion.

5. The site alteration shall comply, where reasonable, with the requirements of the avalanche overlay district.
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6. Any proposed building or other structure shall remain below the skyline and shall be sited in such a manner so as not to create a silhouette against the sky as viewed from any reference road.
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7. Man-made slopes, road alignments, driveways, improvements, grading, excavation, berming and fill activities shall conform as closely as possible to the natural terrain. Alteration and severe scarring of the natural drainage of the site shall be minimized and mitigated, except where natural circumstances exist as defined in #3 above, in which cases protective factors of the site alteration shall be considered. Hillside roads shall also meet all other applicable road or driveway standards under County ordinances and adopted codes, including but not limited to, those for grades and emergency vehicles. Existing roads/driveways to existing nonconforming structures located within the mountain overlay district may be moved or improved to reduce the degree of noncompliance with requirements for grades and emergency vehicles.
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8. Native or native-compatible vegetation shall be preserved to the greatest extent possible, and revegetation adjacent to residences shall be with low-combustible plant species. Revegetation and rehabilitation of disturbed areas shall utilize plant materials harmonious and/or native to the area. The method for control and prevention of noxious weeds shall be demonstrated. Disturbed areas shall be re-graded, landscaped or revegetated in a timely manner after completion of the site alteration activities. Components of the revegetation plan shall include the techniques that will be used to insure the establishment of the proposed vegetation for a period of not less than five (5) years.
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9. Exterior building materials shall be of non-reflective materials. The visibility of hillside development shall be lessened by limited glazing and exterior lighting, and by use of materials and colors compatible with the natural surrounding setting. Roofs shall be designed to minimize the visibility of the structure. Reflective metal roofs are prohibited; non-reflective metal roofs may be approved.
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10. All outdoor lighting shall comply with the outdoor lighting requirements of chapter 29A of this title.

11. Construction proposed as part of a site alteration permit application shall comply with other applicable codes and ordinances, including but not limited to the fire code; Title 7, Chapter 3 of this code; and the building code, as amended, in effect at the time.

12. Any proposed new road or driveway is necessary to access a building site or building that was lawfully approved under this Title.

13. If the applicant or landowner with respect to an application for a site alteration 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.

14. 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 the applicant has adequately demonstrated that the project has been designed to mitigate any adverse impact to a potable water source.
