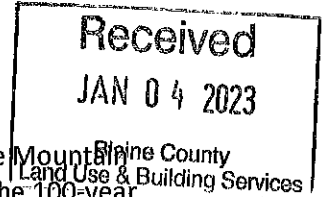


Mountain Overlay Hillside Site Alteration Permit

Design Review Standards of Evaluation



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 non-conforming 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.

*The proposed project is not in the actual MOD or MOD Buffer. It is being reviewed because it may be visible from Highway 75 and therefore, falls within the SC1 portion of the Ordinance. There is no suitable land for the project that is not potentially visible from Highway 75. The area above the proposed site is within the county mapped MOD. The area below the proposed site is a steep slope and is too steep for any development.*

*The proposed area is the only relatively flat area that is not already developed. It is currently a grassy lawn.*

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 building, 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.

*The visibility of the proposed site alteration is minimized through design, landscaping, and siting.*

*SITING: The proposed pool is located on the only portion of the property that has a minimal slope that will facilitate the proposal. The natural topography is much steeper above and below the proposed site. The pool is sited to run parallel with the native contours to minimize site disturbance and grading. The proposal is located lower in elevation than the existing house.*

*As viewed from the south, the proposal will not be visible to the naked eye due to the distance away. There is significant vegetation as part of the existing developed neighborhood that blocks the view almost entirely.*

*As viewed from the intersection of Highway 75 and Cottonwood, it is minimized because the entire proposal is lower and in front of the existing house itself which is visible.*

*DESIGN: The pool is an inground pool and the patio area is flat. Thus, the pool and patio will not be visible from the reference road (highway 75).*



*LANDSCAPING: The two retaining walls will blend with the sites existing natural rock outcroppings. Landscaping is proposed immediately in front of the retaining walls to lessen the visibility further. The project site is part of an existing developed subdivision which is heavily landscaped and the proposed landscaping blends in. No disturbance or landscaping is proposed above the site or within the MOD to avoid altering the native conditions.*

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.

*Not applicable. The proposed Site alteration is not intended for property protection, hillside stabilization, or rehabilitation.*

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.

*Because the project is designed to be flat and uses small retaining walls to minimize site disturbance and regrading, the project does not create risk of soil erosion, silting, slide damage, flooding, or other geologic instability.*

*During construction, a silt fence will be installed on the downhill side of all disturbance to prevent any sediment from flowing off the construction area due to runoff.*

*The grading necessary for the project will include the following mitigations:*

- *Soil erosion - maximum slope of 2:1, reseed with native grasses applied using a hydroseed which will include fiber mulch and tackifier.*
- *Silting of lower slopes – maximum slope of 2:1, reseed with native grasses, and silt fence.*
- *Slide damage – maximum slope of 2:1, revegetate with native grasses to control runoff.*
- *Flooding – there are no streams or other water intrusion into the construction area so flooding is not anticipated.*
- *Erosion control – revegetate with native grasses applied using a hydroseed which will include fiber mulch and tackifier for erosion control.*

5. The site alteration shall comply, where reasonable, with the requirements of the avalanche overlay district.

*The project area is within the blue avalanche zone but entirely outside the red avalanche zone. Because it is flat and does not rise above grade, there is not a risk posed by a potential avalanche.*

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.

*There is no proposed building or structure. The proposed pool is flat and at the approximate existing grade and therefore does not impact the skyline or create a silhouette from any viewing angle because of the existing hillside above the project area.*

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.

*The proposed project is designed to be narrow and runs with existing contours. All grading and excavation for the project will conform with the natural existing topography and minimize scarring of the natural terrain. No roads/driveways or alterations to existing roads/driveways are proposed.*

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.

*The proposed site is currently a landscaped yard so there will be minimal disturbance to any native vegetation. There are four existing immature trees that will be relocated adjacent to the retaining walls. The revegetation will consist of native grasses and native Bristlecone Pine trees. All disturbed areas will be immediately revegetated with a native grass mix and will have a temporary irrigation system in place to establish plant growth and minimize noxious weeds.*

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.

*Not applicable.*

10. All outdoor lighting shall comply with the outdoor lighting requirements of chapter 29A of this title.

*Existing outdoor lighting shall be updated as needed to comply. New proposed lights do comply. See Lighting Plan.*

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 fore code; Title 7, Chapter 3 of this code; and the building code, as amended, in effect at the time.

*Compliance with the applicable International Building Code will be demonstrated throughout the building permit process.*

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

*Not Applicable.*

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.

*Not Applicable.*

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.

*Not Applicable.*

