



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)

#23-019

**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*

Please complete the form and 'Save As' a Word Document and send to [pzcounter@co.blaine.id.us](mailto:pzcounter@co.blaine.id.us)

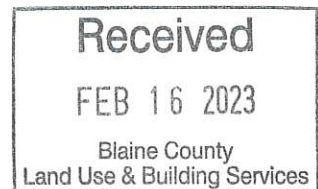
**Contact Information**

- (1) Applicant: Name: Opal Engineering PLLC / Samantha Stahlnecker  
 Mailing Address: PO Box 2530  
 Phone: 208-720-9608  
 Email: sam@opal-engineering.com
- (2) Owner Name: Wood River Land Trust Company  
 Mailing Address: 119 E Bullion St., Hailey, ID 83333  
 Phone: 208 - 788- 3947  
 Email: ben@woodriverlandtrust.org
- (3) Land Contractor Name:  
 Mailing Address:  
 Phone:  
 Email:
- (4) **Responsible Party** Name: Opal Engineering PLLC / Samantha Stahlnecker  
 Mailing Address: PO Box 2530  
 Phone: 208-720-9608  
 Email: sam@opal-engineering.com

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

**Project Information**

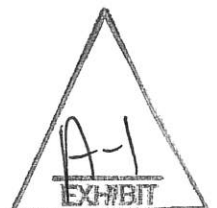
- (5) General Size of Tract: 18.29 acres  
 Present Land Use: Vacant  
 Existing Zoning: R-5  
 Overlay District(s): Wetland, Floodplain, Floodway



- (6) Property Address: 45 Croy Creek Road
- (7) Requested Action : Construct Boardwalk with Mapped Wetland

(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? Joint Application submitted to the ACOE 02/16/2023.



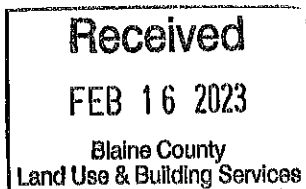
- (9) Are there other areas on the property for the proposed activity that would not require the disturbance of wetlands? Please describe: <sup>The proposed boardwalk crossing is the only feasible way to complete the Croy trail expansion without encroaching on a larger length of wetlands because of existing topography.</sup>
- (10) Please indicate the estimated quantities of work involved.
- +/-4,250 SF Temporary Disturbance to be re-vegetated,
- Total area (s.f. or acreage) of disturbance: including +/-1,380 SF boardwalk area
- Amount of cubic yards to be filled: ±4 CY
- Amount of cubic yards to be excavated: None anticipated

### Legal Information

- (11) Legal Description (Include section, township, range): Lot 4, Croy Canyon Ranch Sub #1, T2N, R18E, Sec 9
- (12) Parcel Number RP - Lot 4 - RP001220000040
- (13) Status of Applicant Is the applicant the owner of the property legally described above?  
 Yes  No   
 If no, explain:
- (14) Adjacent Ownership Does the applicant own property adjacent to the area proposed for development? Yes  No   
 If yes, explain  
 Wood River Land Trust Company owns surrounding property to the west, south, and east.

### 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.
  - j) Legal notice publication fee. First hearing: \$40.00 (Additional hearings, if any, to be charged separately.)



**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 Jones*

DATE: / / 2/16/2023

Please complete the form and 'Save As' a Word Document and send to [pzcounter@co.blaine.id.us](mailto:pzcounter@co.blaine.id.us)  
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**ADMINISTRATIVE RECORD**

Required Fee \$300.00 paid on 02-16-23  
 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 Notice Board Fee \$50.00 paid on \_\_\_\_\_  
 Surrounding Landowner Notices  
 Current Postage + .15¢ ea x 4 = 3.00 paid on \_\_\_\_\_  
 Legal notice publication fee. First hearing: \$40.00 paid on \_\_\_\_\_  
 (Additional hearings, if any, to be charged separately.)

**TOTAL** 393.00 receipt # 127107

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 \_\_\_\_\_



**Received**  
FEB 16 2023  
Blaine County  
Land Use & Building Services