

**DORNIN – 126 ALPINE DRIVE**  
**MOD Site Alteration Permit Application**  
**May 1,2023**

GENERAL DISCUSSION:

The MOD refers to an area shown on the county GIS. This typically coincides with 25% slope or greater. The proposed site is not in the MOD as shown on the county GIS.

The SC1 refers to areas of a lot/parcel that are above the lowest 15% slope. The proposed site is in the SC1 which then subjects it to review under the MOD standards.

9-21-2 A “The scenic corridor 1 (SC1) as defined in Chapter 2 of this title is hereby establish as a sub area of the mountain overlay district.”

9-2-1: Definitions:

“SCENIC CORRIDOR: An area of significant scenic importance to Blaine County as a representation of the rural character and general attractive beauty of the County. Scenic corridor 1 (SC 1) includes the area on both sides of State Highway 75 north of the east to west Glendale Road intersection that is visible from said State Highway 75. The designated scenic travel way contained within SC 1 is State Highway 75, carrying the largest volume of commuter, recreational, and tourism traffic in Blaine County.”

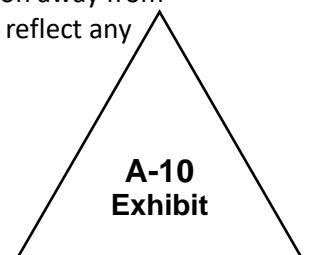
The SC1 states it was created to preserve the rural character and scenic view. The proposal does not ruin the rural character or scenic view. The proposal, if visible at all from the highway, is only visible for a split second. The site is not an isolated rural setting. It is part of a larger development, the 62 lot Lake Creek Subdivision, and the proposal blends in with the surrounding development and homes. The proposal is at a lower elevation than the home. Visually it may ultimately be behind 35’ tall homes that will be built along Lake Creek Road. The design is attractive and natural. Native boulders will be used for the rockery retainage. Native grasses along with native trees (Doug Fir and Bristlecone Pine) will be used. Any existing non native trees and shrubs will be removed. Additionally, as staff has requested, the revegetation over the drainfield will be redone with the native blend of grass.

OTHER CONCERNS RAISED:

**Well** - Documentation has been provided to validate the well, the easement, the ownership, etc. This includes the following:

- Declarations for Alpine Drive Association (see #8 - #13 for water and well specifics).
- Quit Claim Deed for ownership of well, pipes, and structure and includes easement.
- Articles of Incorporation for Alpine Drive Association.

**Noise** – This proposed use for a lap pool is not typically a noisy activity. Th proposed location away from the house should serve to deaden any noise in that there is not a hard surface backdrop to reflect any sound. Proposed landscaping should also help deflect any noise.



**Wildlife** – Per Blaine County Code 9-20-3 “The wildlife overlay district is hereby established and shall cover all lands within Blaine County.” By this definition even the homes below this site that are on Cottonwood Street are in the “Wildlife Overlay”. Per the county GIS, Lot 47 A is NOT in the deer or elk winter range. Therefore, with respect to wildlife, this property is not singled out as different than all other properties in the neighborhood. The pool will have an automatic cover that will be closed except when the pool is in use so it will not pose a hazard to animals. The slopes below and above are still perfectly usable by wildlife. The proposal does not change the character of the area given that there are existing homes and a public street used by neighbors immediately adjacent to the site.

**Drainage** – A drywell will be placed at the bottom of the hills to receive drainage from the pool site and the pool. The drain line trench will not be visible from anywhere on the highway. An engineered drainage plan will be submitted at time of building permit.

ABBREVIATED DISCUSSION OF STANDARDS:

1. Standard #1 states “No sufficient available area for the site alteration exists on the lot outside the MOD.” The property is divided into two sloped areas by a bench area. The bench is where the house is located, and the pool is proposed. Though the lot is fairly large, there is very little usable area. There is literally no area on the site that is not either in the MOD proper or in the SC1.
2. “Visibility of the site alteration as viewed from reference roads shall be minimized through design, landscaping, and siting.” This standard verifies that landscape is a permissible way to minimize visibility. In this case, the landscaping is the ONLY thing visible. The proposed landscaping will consist of native materials exclusively.
3. The site alteration is not part of property protection and hillside so this is not applicable.
4. The proposal does not include large cut and fill slopes. The rockery walls allow the pool to nestle into the site which minimizes cut and fill. This design solution mitigates risk of soil erosion, silting , slide, etc.
5. The site alteration complies with the requirements of the avalanche overlay district. In fact, the proposed pool will act as a depository for snow should an avalanche occur, thus acting as mitigation. Additionally, pool water may be displaced by snow but will not have a cumulative effect since an equal volume will be caught by the pool void.
6. There is no proposed building so sky lining is not applicable.
7. The proposed design does conform as closely as possible to the natural terrain. The proposal is situated to run parallel to the existing contours. Scarring is minimized through the design and use of native rockery retainage.
8. Native vegetation shall be used. Douglas Fir, Bristlecone pine, and native grasses are proposed.
9. Exterior building materials shall be non-reflective...there is not building so this is not applicable.

10. Outdoor lighting shall comply with the outdoor light requirements. New proposed lighting is kept to a bare minimum. Proposed fixtures shall comply with the County Standards.
11. Construction shall comply with all codes and ordinances. A building permit will be obtained at which time engineered drawings for the pool will be provided. Additionally, an engineered drainage plan will be provided to meet the satisfaction of Building Officials.
12. No new road or driveway is necessary.
13. The applicant is not the state.
14. The proposal does not involve potential contaminant.

SUMMARY:

The proposal meets the standards of evaluation for an MOD site alteration permit.