



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

**LAND USE & BUILDING SERVICES
PLAT AMENDMENT APPLICATION**

Bldg. Envelope Shift, Lot Line Shift, or Plat Note Change

As set forth in Chapter 4, Title 10 (Subdivision Ordinance) of the County Code, of Blaine County, Idaho
Please complete the form and 'Save As' a Word Document and send to pzcounter@co.blaine.id.us

GENERAL INFORMATION

(1) Applicant/Owner Name: _____
 Address: _____
 Phone: _____
 Email: _____

(2) Engineer/Surveyor Name: _____
 Address: _____
 Phone: _____
 Email: _____

(3) **Responsible Party** Name: _____
 Address: _____
 Phone: _____
 Email: _____

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

(4) Proposed Action Brief description of project: _____

Brief explanation of reason or intention for requested action: _____

(5) Status of Applicant Owner: Yes or No
 If no, explain: _____

(6) Adjacent Ownership Does the applicant own properties adjacent to the area proposed
 for development? Yes or No
 If yes, explain: _____

SITE INFORMATION

- (7) Legal Description (Include section, township, range): _____

- (8) Parcel Number RP - _____
- (9) Lots Existing Lot Size: _____
Proposed Lot Size: _____
- (10) Streets Public or Private Ownership: _____
- (11) Zoning & Overlay Districts: _____

SPECIAL INFORMATION

- (12) Existing Dedications (Please itemize all existing accesses, ROWs, easements, and dedications affecting subject property). _____

- (13) Proposed Dedications (Please itemize all proposed accesses, ROWs, easements, and dedications affecting subject property). _____

- (14) Special Studies (Please itemize any special studies, i.e. floodplain remapping, avalanche studies, or water rights investigations which are submitted with this proposal). _____

CHECKLIST

In order for an application to be considered complete, all the final plat data required in Chapter 4, Title 10 (Subdivision Ordinance) of the Blaine County Code must be submitted to the Planning and Zoning Office. A simplified checklist of these requirements follows:

- (15) Plat: - 1:200 scale;
 - North arrow;
 - Title block, including the name of the proposed subdivision, date prepared, applicant's name, and project coordinators (engineer, surveyor, developer, etc.);
 - Accurate boundary survey;
 - Scaled location of existing buildings, water bodies, water courses, and public easements on or adjacent to the property;
 - Proposed location of street ROWs and easements;
 - Proposed location numbering of lot and block lines;

- Delineation of floodplain and/or floodway lines as determined by FEMA, if applicable;
- Ordinary high water mark, riparian setback district
- Avalanche lines, if applicable;
- Location, size, and proposed use of all land intended to be dedicated or reserved; and
- Proposed location of all building envelopes.

(16) Additional Information (please attach the following):

- Legal description of subject property, if not included in application;
- Proof of ownership, if applicable;
- Information regarding existing/proposed dedications, i.e., easements affecting subject property;
- Vicinity map showing all properties within ½ mile @ 1:1000;
- Map showing names of surrounding landowners within 300 feet of the exterior boundary of subject property, including private road owners. [If within a subdivision, show names of all subdivision lot owners.](#) Names and addresses of all Land owners, including private road owners, typed on mailing labels.
- If some other type of permit is required as part of the proposed development, please attach the appropriate application or consent of approval
- Six (6) copies of the amended plat, 2 copies for “minor amendments” per §10-4-7(D).
- 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.
- Application fee of \$300.00 and current postage + .15¢ per surrounding land owner mailing fee.

ACKNOWLEDGMENT

(16) The undersigned certifies that (s)he is the owner of the plat proposed for amendment, or an authorized representative, 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 subdivisions in Blaine County, Idaho.

(17) 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 OWNER: _____

DATE: _____

ADMINISTRATIVE RECORD

- Required Fee \$300.00 _____ paid on _____
- If applicable: Fire District Review Fee: Carey, Smiley Creek, West Magic Ketchum Rural or Wood River Rural
(20% of Required Fee) _____ paid on _____
- Surrounding Landowner Notices
Current Postage + .15 ¢ ea x ____ = _____ paid on _____
- Refundable Notice Board Fee \$50.00 _____ 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: _____

Final Disposition _____

PLAT AMENDMENT REQUIREMENTS
As set forth in Chapter 4, Title 10, Blaine County Code

10-4-7

D. Plat Amendment and Correction:

1. Administrative Review: A minor correction of a mistake on a final plat or a minor amendment that does not create a new lot, subplot, condominium unit or dwelling unit, and which does not reduce the lot area, width, or building setback lines below the minimum zoning requirements may be made by application to the administrator who shall determine compliance with the provisions of this chapter. In the case of existing nonconforming lots, an amendment that does not increase the degree of nonconformity may be approved. A "minor amendment" includes only:
 - a. The modification of boundary lines between existing platted lots, or a combination of platted lots and other parcels of land, in which buildable areas are not located within or farther within a natural resource overlay district or hazard area, or
 - b. The removal of platted lot lines.

An owner or sub divider requesting a minor amendment or correction shall be required to file an application and two (2) copies of the plat with the administrator. The administrator may require additional information reasonably required for thorough review of the application. The administrator shall provide written notice of such application to all property owners within three hundred feet (300') of the exterior boundary of the lots proposed for plat amendment. Such notice shall inform owners they may comment on the application during a period of not less than fifteen (15) days after mailing of the notice and prior to final action on such application.

Following expiration of the comment period and upon a finding by the administrator that:

- a. The application is in compliance with the provisions of this code, the administrator shall recommend approval or approval with conditions to the board for final action on a consent calendar;
- b. The application is not in compliance with this chapter, the administrator shall recommend denial and state the reasons in writing to the board for final action on a consent calendar; or
- c. Further review is warranted; the administrator shall notify the applicant and schedule a public hearing before the board on the next available agenda.

Upon approval of an application and satisfaction by the applicant of any attached conditions, the applicant may then record the amended plat.

2. Board Review: Any other requested amendment to a plat that does not create a new lot shall be acted upon by the board after not less than one public hearing for which each record holder of property within the subdivision, if determined by the board to be necessary, and all property owners within three hundred feet (300') of the exterior boundary of the lots proposed for plat amendment were sent notice by mail. The board may approve an application if the applicant has demonstrated that the proposed amendment:
 - a. Does not alter the existing character of the subdivision; and
 - b. Satisfies to the extent practical all the applicable requirements of this code, as amended.
3. Modifications to Building Envelope or Centroid: If the amendment involves any modification to a building envelope or centroid, the applicant, in addition to meeting the requirements of subsection D2 of this section, must demonstrate that:
 - a. The proposed location is not within or farther within a natural resource overlay district or hazard area.

E. Modification of an Original Parcel of Land:

1. Modification by Deed or Survey: An owner may modify the boundary of an "original parcel of land", as defined in section [10-2-1](#) of this title, by a new, recorded deed description or a record of survey with a property description if an administrative determination has been made that:
 - a. More than fifty percent (50%) of the land area of each original parcel of land or at least four (4) acres will be or is and will remain located outside of the floodplain overlay district, riparian setback district, mountain overlay district, wetlands overlay district or any combination of these districts;
 - b. Each parcel is completely within the A-20 or A-40 zoning district or both; or each parcel is and will remain four (4) acres or larger; and
 - c. Neither parcel will become any more nonconforming in size to the minimum lot size set out in the applicable zoning district.
2. Modification by Plat: If an original parcel of land cannot be modified under subsection E1 of this section, the owner shall modify the original parcel in compliance with the plat amendment requirements set out in subsection D2 of this section and pursuant to the platting procedures set out in sections [10-4-1](#) and [10-4-5](#) of this chapter. (Ord. 2012-03, 4-17-2012; Ord. 2011-01, 1-18-2011; Ord. 2008-15, 11-10-2008; Ord. 2007-05, 8-28-2007; Ord. 2006-10, 8-17-2006; Ord. 98-8, 10-5-1998; Ord. 77-6, 3-28-1977, eff. 4-14-1977)

10-5-1: ADMINISTRATIVE STANDARDS:

No preliminary plat application shall be considered by the board or commission until the administrator makes a positive finding with regard to each of the following standards:

A. Other Regulations: To the extent applicable, subdivision proposals shall comply with:

1. The following sections of this code:

- a. Any chapter of [Title 3](#) with the recommendation or approval of the health district;
- b. Any chapter of [Title 6](#) with the recommendation or approval of the county engineer and recreation district if appropriate;
- c. Any chapter of [Title 7](#) with the recommendation or approval of the building official and fire official in an established district;
- d. [Chapter 2](#) of [Title 8](#); and
- e. Any chapter of [Title 9](#).

2. Adopted Idaho transportation department standards, if the applicant seeks a new or expanded access onto a state highway.

B. Resource Protection Requirements:

1. Floodway Areas: Floodways, as determined by adopted floodplain studies, shall be left undeveloped except as permitted by [Title 9, Chapter 17](#) of this code.

2. Avalanche Areas: No new habitable buildings shall be located within a high (red) avalanche hazard area, as determined by a professional study.

3. Riparian Areas: Development shall be located out of any land within the floodplain as required by subsection [10-5-2D](#) of this chapter. Except as provided below, all development shall be subject to the following setbacks as measured from the "ordinary high water mark" along "streams" defined in section [9-17-6](#) of this code:

Class 1: Two hundred foot (200') setback.

Class 2 stream: One hundred twenty five foot (125') setback.

Class 3 and class 4 streams: One hundred foot (100') setback.

If smaller setbacks are requested, then a riparian area management and mitigation plan that meets requirements of section [10-4-4](#) of this Title shall be presented for review and consideration by the board, according to standards in section [10-5-3](#) of this chapter. In no case, shall the setbacks be less than those defined in section [9-17-6](#) of this code.

4. Wetlands Areas: No new buildings shall be located within seventy five feet (75') from "wetlands" as defined in section [9-19-4](#) of this code.

If smaller setbacks are requested from wetlands within the riparian setback district, then a riparian area management and mitigation plan that meets the requirements of section [10-4-4](#) of this Title shall be presented for review and consideration by the board according to standards in section [10-5-3](#) of this chapter. In no case, shall the setback be less than twenty five feet (25').

C. Drainage: Drainage systems shall not discharge into any sanitary sewer facility.

D. Lot Requirements:

1. Lot sizes, uses and the location of uses shall satisfy any zoning regulations and other applicable sections of this code.

2. No single lot shall be divided by a street, existing right of way or other lot.

3. No single lot shall be divided by a municipal or county boundary line.

4. Lots shall have a minimum mean width of seventy five feet (75').

5. No residential building or structure for human habitation shall be located within one hundred fifty feet (150') of the centerline of a power transmission line.

6. All buildings on lots located adjacent to public lands shall have a minimum thirty foot (30') setback from public lands.

E. Utilities: Any proposed subdivision in a residential zoning district shall install all new utilities, including, but not limited to, gas, electric power, telephone and CATV cables, underground. Underground service connections to the street property line of each platted lot shall be installed at the applicant's expense.

F. Water Supply:

1. General Requirements:

a. All domestic water sources shall meet state and federal standards for drinking water, wells, separation from sewage disposal systems and any other related requirements.

b. Fire protection systems shall meet local fire code requirements.

c. All abandoned wells shall be sealed to prevent contamination of ground water.

d. The requirements of Idaho Code section 42-111 for domestic water limits and section 50-1334 for subdivision water systems shall be satisfied.

2. Central Water Systems:

a. Central water systems shall be required for subdivisions where any lot is less than one acre in size.

b. A water district or other party acceptable to the Idaho department of health and welfare, division of environmental quality ("DEQ") shall be organized for the operation, maintenance and ongoing monitoring of central systems.

3. Irrigation and Domestic System Requirements:

- a. Existing on site surface and ground water rights shall be used for existing on site agricultural uses and domestic and landscape needs before additional domestic rights are sought.
- b. Agricultural and domestic water delivery systems shall not be intermingled.
- c. All new wells shall be metered.

G. Sewage Disposal:

1. All sewage disposal systems shall meet DEQ standards as administered by the South Central health district ("SCHD") and as set forth in the Idaho Code.
2. Unless otherwise approved by the SCHD:
 - a. One acre shall be the minimum size of any lot with a septic tank-drain field sewage disposal system; and
 - b. Three hundred feet (300') shall be the minimum separation between any drain field site and a natural stream, spring or lake.
3. A sewage district or other party acceptable to DEQ shall be organized for the operation, maintenance and ongoing monitoring of any central sewage system.
4. Septic systems shall be built to facilitate periodic inspections and maintenance, including the installation of an access riser with lid to grade over the septic tank manhole, effluent filters with access riser and lid to grade, and drain field inspection ports. A requirement for periodic inspections of the septic shall be noted on the plat.

H. Street Improvements:

1. Street² designations shall be determined by the administrator after receiving recommendations from the county engineer.
2. Streets shall be located by the following guidelines:
 - a. When an official street plan has been adopted, subdivision streets shall conform to that plan.
 - b. Frontage roads, landscaping or other design devices to screen or separate traffic shall be required where a subdivision abuts or contains an arterial or major thoroughfare for adequate protection of residential property and to separate through traffic from local traffic.
 - c. Streets for industrial and commercial subdivisions and accessory parking shall be planned to connect with arterial streets so as not to generate traffic on local or minor streets.
 - d. Alleys shall be provided in multiple dwelling, commercial or industrial subdivisions for service access or off street loading. Sharp turns or dead end alleys are prohibited.

e. Culverts or bridges shall be provided and installed by the sub divider where drainage channels intersect any street rights of way. Culverts shall, at a minimum, extend across the entire width of the street and shoulder.

f. Streets shall be complementary to existing road patterns and tie into the existing system where stub streets indicate that intent. Streets which are a continuation of established streets shall be aligned so that the centerlines coincide.

g. Reserve strips controlling access to public streets shall be permitted provided that the control and disposition of that land is placed within the jurisdiction of the board under conditions specified and shown on the final plat.

h. Underground conduit for utilities shall be provided across or under all streets before they are completed to prevent future disruption for installation of underground utilities.

I. Intersection Location and Specifications: Intersections shall conform to the following:

1. No more than two (2) streets shall intersect at one point.
2. Street centerlines shall be offset by at least one hundred twenty five feet (125').

J. Street Specifications: The following street specifications are in effect:

1. Street Construction: Street construction shall comply with [Title 6](#) of this code.
2. Street Names: Street names on new streets aligned with existing streets shall have the same name as the existing streets. Proposed street names shall not duplicate or be sufficiently similar in sound or spelling to cause confusion with existing street names. Street name signs and all other traffic control signs or devices as required by the board shall be installed by the sub divider. Cul-de-sacs shall be named circle, court, or place.
3. Street and Road Design: All streets and roads shall be designed by a licensed professional engineer. The plans and specifications for such roads and streets shall be approved by the county prior to acceptance of the final plat.

K. Lighting Standards: All exterior lighting in the proposed subdivision shall comply with dark sky lighting practices which require downcast lighting, full cutoff shielding, and no light trespass beyond lot boundaries, except as required to meet the federal aviation authority's compliance standards. (Ord. 2006-18, 11-2-2006; Ord. 2006-16, 11-2-2006; Ord. 2006-15, 10-26-2006; Ord. 98-8, 10-5-1998)

10-5-2: THRESHOLD STANDARDS:

No preliminary plat application shall be approved unless the board determines that the application complies with each of the following standards:

- A. Administrative Standards: The administrator's recommendations on the standards set out in section [10-5-1](#) of this chapter are acceptable or need modification.
- B. Comprehensive Plan: The proposed subdivision of land conforms to and is in accordance with the comprehensive plan text and map.
- C. Impact On Public Facilities And Services: The proposed subdivision shall not adversely affect the quality of essential public services and facilities to current residents, including, but not limited to, potable water sources, school facilities, school bus transportation, police and fire protection, emergency services, county administrative services, recreation, public transportation, roads and standard road maintenance costs or shall not require substantial additional public funding in order to meet the needs created by the proposed subdivision. Distance from services, the availability and capacity of paved public roads, the potential for public transportation services, the availability of twenty four (24) hour emergency service personnel and estimated emergency response time to the development, along with the location of other public services, shall be considered in calculating the potential impact on public facilities and services. The applicant may be required by the board to mitigate the adverse effects of the proposed subdivision, which may include, without limitation, contributions for additional capital improvements, ongoing maintenance, and labor costs. The plan for, timing of, and proposed phasing of the mitigation shall be in a form acceptable to the board.
- D. Land under Floodplain: No residential structure or structure that is accessory to a residence shall be located within the external boundaries of a floodplain area, as determined by adopted floodplain studies, unless each lot has an adequate buildable site, septic drain field area, alternate drain field area and no reasonable building site is available outside of that floodplain boundary. Any other structure shall be governed by the regulations in [Title 9, Chapter 17](#) of this code.
- E. Agricultural and Rural Land (A-20, A-40, R-10 and RR-40): In addition to all other applicable criteria in [Title 9](#) of this code and this title, proposed subdivisions in lands zoned A-20, A-40, R-10 and RR-40 shall comply with the following criteria:
 - 1. The subdivision and addition of residential uses will be compatible in size, scale, density and other respects with the uses and agricultural operations in the surrounding area;
 - 2. The subdivision, when considered in light of the existing or likely cumulative effect of residential development in the area, will not materially change the character of agricultural land, agricultural uses, or the economic viability of existing agricultural operations in the area; and
 - 3. The subdivision will not result in adverse or negative impacts upon lands in the surrounding area presently in agricultural use.

- F. Avalanche Areas: Land subject to avalanche hazards, as determined by a professional study, shall not be used for private roads unless the hazards are mitigated or overcome by approved design and construction plans.
- G. Unsuitable Land: Land with conditions that may be detrimental to the health, safety or general welfare of existing or future residents because of potential hazards such as landslides, mine tailings, subsidence, high water table, high pressure gas lines, power transmission lines; or other features with severe development limitations shall not be subdivided for building or residential purposes unless the hazards or other features are eliminated by lawful permit or overcome by approved design and construction plans.
- H. Applicant or Landowner: If the applicant or landowner with respect to an application for a subdivision 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.
- I. Water Quantity and Quality: Domestic water shall be available in sufficient quantity to meet foreseeable demands. Where insufficient data is available to verify water quantity, an on site test well and a pump test in the area of the proposed use shall be required.

The applicant has demonstrated that there shall be no negative impact on water quality from the proposed subdivision by complying with standards adopted by the Idaho department of environmental quality. (Ord. 2006-16, 11-2-2006; Ord. 2006-13, 10-26-2006; Ord. 2006-08, 6-29-2006; Ord. 2001-03, 3-19-2001; Ord. 98-8, 10-5-1998)

10-5-3: DESIGN STANDARDS:

No preliminary plat application shall be approved unless the board makes a positive finding that the application complies with each of the following standards. No waiver of any of these standards may be granted except pursuant to section [10-8-5](#) of this title.

- A. Preservation of Natural Features: Where found practicable and appropriate, the following specific areas regardless of location shall be left undeveloped and undisturbed:
1. Unique or fragile areas such as geologic features and natural topography of the land with the goal of preserving the character, natural features and configuration of land terrain;
 2. Areas of natural vegetation, including unique landscapes, large individual trees, and stands of trees, excluding irrigation rights of way under Idaho Code 42-1101. A plan for landscape protection, tree preservation, and tree introduction shall be evaluated to determine compliance with this standard;
 3. Natural habitat and other areas of significant value to wildlife, including migration corridors as identified by Idaho fish and game;

4. Historically significant structures or sites; and
5. Wetlands, natural drainage channels or watercourses.

B. Lot Requirements:

1. Each lot shall contain a satisfactory building site which is properly related to topography.
2. Corner lots shall be a sufficient area without obstructive landscaping to provide acceptable visibility for traffic safety.
3. Each lot shall have access to an internal street or drive, where practicable.
4. Calculation of lot area shall not include land which is below the "natural or ordinary high water mark" of navigable streams (as defined by Idaho Code sections 50-1202 and 36-1601), and therefore subject to the public trust doctrine.
5. If lots in a residential land use area are more than double the minimum acreage required for a residential zoning district (R-4 _ R-2^{1/2}), equal or exceed the minimum acreage required in the residential/agricultural district (R-5) or are within an area of city impact, applicants may be required to arrange lots in anticipation of future re subdivision and provide for future streets where necessary to serve potential lots.
6. Each lot located adjacent to public lands shall have adequate setbacks and a landscaping plan which provide defensible space to protect private property from wild land fires, to reduce the likelihood of fires spreading from private property to public lands, and to protect public health, safety and welfare.

The board may consider additional requirements recommended by the fire district, including, but not limited to, larger building setbacks from public lands, additional water supply systems, and specific landscaping design. The board may also consider options proposed by the applicant to meet the safety goals of this subsection.

- C. Blocks: Blocks shall be designed to assure traffic safety and ease of traffic control and circulation. Blocks shall allow for two (2) tiers of lots unless topography or other factors indicate irregularly shaped blocks indented by cul-de-sacs. The board has the authority to review and modify block sizes.

D. Utilities: The sub divider shall:

1. Grant a public and private utility easement of at least ten feet (10') in width on the edge of the access road right of way and, where topographic or other conditions permit, centered on all side lot lines;
2. Install utilities prior to road surfacing; and
3. Where practicable, relocate underground any existing aboveground utilities, excluding power transmission lines.

E. Drainage:

1. The sub divider shall provide suitable drainage facilities for any surface runoff from within or upstream of the subdivision. Natural drainage channels shall be used whenever possible. To avoid soil erosion and manage nutrients, sediment catchment basins may be required.
2. Where a subdivision contains a stream, watercourse, drainage way, channel or ditch, an easement shall be provided adequate to contain that watercourse and any further width necessary for maintenance or reconstruction.

F. Water Supply:

1. Central Water Systems:

- a. Circular or looped water supply systems may be required.
- b. In addition to subsection F1a of this section and the requirements of subsection [10-5-1F2](#) of this chapter, the board reserves the option to require central water systems for subdivisions where necessary to provide for the public health, safety or general welfare.

2. Irrigation System Requirements: All subdivisions shall satisfy the requirements of Idaho Code Section 31-3805 for irrigation water delivery.

G. Sewage Disposal:

1. All sewage disposal systems shall meet any additional requirements that the board deems necessary to protect the public health, safety or general welfare.
2. The board may determine larger minimum lot sizes than one acre upon evaluation of engineering reports. The board may require a second engineer's opinion where necessary.

H. Solid Waste Disposal: The sub divider shall present a written plan for:

1. The orderly and efficient removal of solid waste from the subdivision to the county landfill or disposal site;
2. The grinding of recyclable yard waste; and
3. The recycling of other types of recyclable waste.

I. Park or School Site Dedication: Based on a recommendation regarding the suitability of the site from the recreation or school district, an applicant may be required to provide either land or a financial contribution or both for playgrounds, recreation space or a school site based on a rationally related formula determined by a resolution or ordinance of the board.

J. Access Easements: The board may require an access easement to publicly administered land, streams, rivers, lakes and reservoirs. An applicant shall clearly delineate for the public the location of any access easement by appropriate signage and rail fencing, and create an obligation by the homeowners' association to maintain unrestricted passage by the public. The board may require a bike path connector to the existing recreation district trail system or an easement for a future trail system connection.

K. Development Rights: On a final subdivision or PUD plat, the applicant may be required to relinquish, or transfer to an approved land trust, any residual rights to develop residential, commercial or industrial uses in all common or open space areas, as those are defined in this title.

L. Hillside Standards:

1. Areas of Use: Hillside subdivision standards shall apply to any portions of the development proposal where the slopes exceed fifteen percent (15%) and where the board determines that it is in the best interest of the county that development be in accordance with these standards because of slope instability, erosion or sedimentation problems.

2. Additional Requirements: Additional preliminary submission requirements for hillside subdivisions:

- a. A hydro geological report and map depicting the depth to bedrock if less than ten feet (10'), areas of potential slope instability and areas where springs or runoff may increase soil erosion;
- b. A slope stabilization and revegetation plan;
- c. A grading plan containing existing and finish contours; and
- d. A slope map and generalized soils description.

3. Appearance: In order to enhance the existing and future appearance and resources of hillside areas, special effort shall be made to preserve the following natural features:

- a. Skyline, ridges and knolls.
- b. Tree and shrub clusters.
- c. Rock outcroppings.
- d. Streambeds, draws and drainage swales.

4. Hillside Subdivision Evaluation: In addition to considerations pertinent to regular subdivisions, no structure or building envelope shall be located within the mountain overlay district except as permitted by Title 9, Chapter 21 of this code. Also, the commission and board shall consider:

- a. The compatibility of the development with the topography, soils, geology, hydrology and other physical conditions at the proposed site.

- b. The orientation of structure siting so that grading and site preparation can be kept to a minimum.
 - c. The phasing of the construction of large projects so that large areas are not left exposed to erosion for long periods of time.
 - d. The visibility of the proposed development. Visibility of structures, roads, streets or driveways shall be minimized through design and siting and shall have least visual impact as viewed from any reference road. Structures shall remain below the skyline and sited in such a manner so as not to create a silhouette against the sky as viewed from said reference roads.
 - e. The arrangement of the housing units to complement one another and the natural landscape.
 - f. Variations to standard circulation systems and parking where consistent with traffic safety to minimize cut and fill.
- M. Design of Subdivisions Within or Adjacent to Lands Zoned A-20, A-40, R-10 or RR-40: Subdivisions shall be designed to preserve natural, open space and scenic resources, protect sensitive areas such as riparian areas, wetlands, wildlife habitat and wildlife migration corridors, and watercourses, and reduce impact on neighboring properties.
- 1. In addition to the above, subdivisions within or adjacent to lands zoned A-20, A-40, R-10 and RR-40 shall be designed and residential structures located to minimize the impact on agricultural land, farming operations, and sensitive environmental features. The board should consider, without limitation, the following design criteria:
 - a. Locating residential structures as far from neighboring agricultural lands as possible;
 - b. Grouping land uses as much as practical, such that agricultural lands abut neighboring agricultural lands and residential structures are located contiguous with other residential uses;
 - c. Locating structures on the least productive agricultural land and in such a manner as to have little impact on any environmental, agricultural or open space resources; and
 - d. Placing residential structures nearest to utilities and roads to minimize the amount of infrastructure and the loss of agricultural land.
 - e. A buffer between different types of uses (i.e., residential and agricultural) may be required.
 - 2. For lands located within the R-2, R-2¹/₂, and R-5 zoning district subdivisions, nothing in this subsection is intended to substitute or limit the ability to submit a development proposal for a planned unit development pursuant to [chapter 6](#) of this title. The board shall consider, but is not limited to, the following design criteria:
 - a. Placing residential buildings nearest to utilities and roads to minimize the amount of infrastructure, except along State Highway 75 where a greater than one hundred foot (100') setback may be required.

b. Building envelopes (or nonbuilding areas, if more applicable), building size limits, increased lot line setbacks, and a buffer between neighboring properties may be required if they are deemed necessary in order to preserve and protect natural topographic and geologic features, scenic vistas, open space, vegetation, wildlife habitat and migration corridors, and avoid disturbance of sensitive areas; and to enable development patterns that minimize the potential impact of new development on adjacent landowners.

c. In order to accomplish the goals of this section and allow for a positive finding, the board may allow the minimum lot sizes in the R-2, R-2^{1/2} and R-5 zoning districts to be reduced by up to twenty percent (20%).

N. Street Improvements:

1. Conformance to Plans: Streets shall in general conform to the comprehensive plan, other accepted plans, the provisions of this Title and [Title 6](#) of this code.

2. Dedication: Collector and arterial streets within a proposed subdivision shall be offered for dedication to the public. Minor streets may be dedicated or kept private. Private roads will not be allowed where there is a need for public access to adjacent lands. Dedication or other provision for future access to surrounding areas may be required.

3. Conditions: The arrangement, type, extent, width, grade and location of all streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety and in their relation to the proposed uses of the land to be served by such streets.

4. Location: Streets shall be located by the following guidelines:

a. Streets shall be arranged in proper relation to topography so as to result in usable lots, safe streets and acceptable gradients.

b. Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions may allow streets to extend to the tract boundary to make provisions for the future extension of streets into adjacent areas. A temporary cul-de-sac may be made to serve present traffic.

c. Minor streets shall be arranged to discourage through traffic.

d. Dead end streets are prohibited. Stub streets with a temporary cul-de-sac may be permitted in anticipation of a future through street.

e. Cul-de-sac streets shall be discouraged. However, when topography or planning considerations dictate their use, cul-de-sacs shall:

(1) Include a right of way measuring one hundred feet (100') in diameter at the terminus;

(2) Include an additional snow storage easement of ten feet (10') around the periphery; and

(3) If offered for dedication to the county, meet county road specifications and include an entirely paved terminus measuring ninety feet (90') in diameter.

The board shall have the explicit option of accepting or rejecting the road for dedication to the county.

f. Half streets shall normally be prohibited except where satisfactory assurance for dedication of the other half is provided.

g. Encourage streets to be laid out so that the lot design facilitates the use of solar energy.

O. Intersection Location and Specifications: Intersections shall conform to the following:

1. Intersections of minor streets with major arterials or highways shall be kept to a minimum.

2. Streets shall intersect at right angles or as close thereto as possible.

3. Intersection design shall provide acceptable visibility for traffic safety.

4. A nearly flat grade with appropriate drainage slopes is desirable within intersections. This flat section shall be extended a minimum of one hundred feet (100') each way from the intersection. An allowance of two percent (2%) maximum intersection grade in rolling terrain will be permitted.

5. The board may require deceleration and left turn lanes at intersections.

P. Landscaping and Grading: The landscaping and grading plan shall minimize lot disturbance, maintain existing topography to the greatest extent possible, maintain or restore natural landscapes, shall emphasize drought tolerant species, where applicable, and shall include an irrigation plan that shows how disturbed areas will be restored.

Q. Nonmotorized Facilities: Applicants may be required to accommodate in the subdivision design nonmotorized transportation facilities, such as bike, equestrian and pedestrian paths, and facilities for public transportation services.

R. Wildlife: Lands in the wildlife overlay district shall be developed as permitted by Title 9, chapter 20 of this code. In addition, the following standards shall apply:

1. Fencing:

a. General: Both internal and perimeter fencing on sites containing wildlife habitat shall be kept to a minimum necessary to contain livestock and domestic animals and to provide privacy. No fencing is the strongly preferred option.

b. Perimeter Fences: Perimeter fencing of properties containing classified lands is prohibited except if necessary for containment of livestock as part of a bona fide agricultural operation. Such fencing shall be constructed according to the standards below.

c. Interior Fences: Interior fences may be constructed within each lot to control domestic pets and animals according to the standards below. Interior fencing shall be restricted to the smallest area practicable within the activity envelope.

d. Wire Fencing: Wire fencing for containment of livestock in or adjacent to critical wildlife habitat areas such as migration corridors shall have three (3) strands or less. The top wire should be a 12.5-gauge twisted barbless or similar type at a maximum height of forty two inches (42"). The middle strands, which may be barbed, should be located a minimum of twelve inches (12") from the top wire to prevent entanglement when animals jump over the fence. The bottom strand should be barbless and a minimum of eighteen inches (18") from the ground.

e. Rail Fencing: Rail fencing shall employ three (3) rails or less and shall not exceed forty six inches (46") in height above ground level, twelve inches (12") in width (top view), and the lower rail should be a minimum of eighteen inches (18") from the ground. Solid wood fencing should generally be limited to areas around a primary residence and shall be prohibited on classified lands.

2. Domestic Animals: Development applications in the wildlife overlay district shall include a plan with specific enforcement measures for the control of domestic animals and pets. Such plan must include provisions to prevent the harassment, disturbance, and killing of wildlife and prevent the destruction of critical wildlife habitat.

3. Exterior Lighting: Use of exterior lighting shall be minimized near critical wildlife habitat. Lighting shall be designed to prevent spillover into habitat and all exterior lighting must be fully shielded by cutoffs with an angle not exceeding ninety degrees (90°).

4. Construction Timing: The County may regulate the timing of construction or land disturbance on classified lands as recommended by IDF&G, any other applicable agency or review professional who may be engaged by the county.

S. Gates: Limited entry or private gates may be prohibited at the entrance to any nonagricultural development approved under this title.

T. Riparian and Wetland Areas: Areas of riparian plant communities and wetlands shall be preserved and undisturbed to support a diverse and productive aquatic and terrestrial habitat and to protect water quality. The applicant may demonstrate that smaller setbacks are warranted than those defined in subsection [10-5-1B](#) of this chapter through the completion and approval of a riparian area management and mitigation plan. In no case, will the setbacks be less than the setbacks defined in subsection [9-17-6E](#) of this code. In considering this standard, prior disturbances of the riparian plant community may be taken into account, and restoration of previously vegetated areas supporting riparian plant communities may be required. (Ord. 2006-19, 11-14-2006; Ord. 2006-18, 11-2-2006; Ord. 2006-16, 11-2-2006; Ord. 2006-15, 10-26-2006; Ord. 2006-08, 6-29-2006; Ord. 98-8, 10-5-1998)