

Lemhi County Planning & Zoning



Large Scale Development/ Special Use Permit Process and Application

Lemhi County Planning & Zoning
200 Fulton St. Suite #204
Salmon, Idaho 83467

Phone: 208-756-2815 ext. 1703
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THIS IS MY APPLICATION FOR:

- Large Scale Development/Subdivision
- Special Use Permit
- Development Code Change
- Other

Date Received: _____

**Application Fee: \$500.00 **
(additional fees apply)**

Payment Receipt # _____

Property Owner Information

Name: _____
 Physical Address: _____
 Mailing Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____ Email: _____

Agent/Representative Information

(Owner must submit a signed release allowing agent/representative to represent their application)

Name: _____
 Physical Address: _____
 Mailing Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____ Email: _____

Project Site Information

Site Address: (if one has been assigned) _____
 Parcel #(s): _____
 (Please attach a separate sheet if additional room is needed)
 Total Acres: _____

Subdivision Name: (if applicable) _____ Lot: _____ Block: _____

General Information

Nature of Proposed Activity: _____ How is property currently used: _____

Is project located in a floodplain and/or floodway? _____ Flood Zone: _____

Does any portion of the parcel to be developed have a slope in excess of 15% Yes: ___ No: ___

How are adjoining properties currently being used?

North: _____
East: _____
South: _____
West: _____

Are there any existing land uses in the general area similar to the proposed use? _____

On what street does the property have frontage? _____
Gravel _____ Paving _____ Other _____

This application has been filed out to the best of my knowledge. I understand that additional fees will be charged and that the record of decision will not be signed until all fees have been paid.

Signature of Applicant/Representative Date
(please attach Affidavit of Proprietary Interest)

Staff Use Only:

Date Accepted: _____ Application Accepted by: _____

Hearing Date: _____

Revised 6/19/14

AFFIDAVIT OF PROPRIETARY INTEREST

STATE OF IDAHO)

) **SS.**

LEMHI COUNTY)

I, the undersigned, swear and verify the following statement to be true and correct:

1. I acknowledge that as a prerequisite to the application I now submit to Lemhi County, I must be the owner or authorized representative of the owner of the real property which is the subject of the application;
2. I possess such proprietary or representative interest, as a result of the following; (state legal interest in property or relationship to the title holder who must be identified)

3. That the legal description of the legal property which is the subject of my application has been attached as an exhibit to this affidavit;
4. I agree to indemnify, defend and hold Lemhi County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of my application.

DATED THIS _____ DAY OF _____, 20_____

Signature

SUBSRIBED AND SWORN to before me the day and year first above written

Notary Public for Idaho

Residing at _____

Commission Expires _____

ATTACHED EXHIBIT

(ATTACH LEGAL DESCRIPTION)

Review Agencies for Lemhi County Planning & Zoning

Project Name: _____

Parcel # _____

This document is intended to show that the applicant has communicated with your department. This is not intended for approval or denial. If your agency does not have a comment please state so in the area listed "Comments". If a further plan check is required please indicate so.

Agency	Contact & Phone	Signature	Comments	Further Plan Check Required	
Agricultural Agent	Shannon Williams 756-2815 ext. 1696			<input type="checkbox"/> NO	<input type="checkbox"/> YES
Airport Board	Fred McDonald 940-1044			<input type="checkbox"/> NO	<input type="checkbox"/> YES
Building Department	Gary Goodman 756-2815 ext. 1703			<input type="checkbox"/> NO	<input type="checkbox"/> YES
BLM	Vince Guyer 756-5403			<input type="checkbox"/> NO	<input type="checkbox"/> YES
Centurylink (or phone provider in your area)	John Church 208-521-2032			<input type="checkbox"/> NO	<input type="checkbox"/> YES
County Treasurer	Mary Ann Heiser 756-2815 ext. 1694			<input type="checkbox"/> NO	<input type="checkbox"/> YES
County Assessor	Jenny Rosin 756-2815 ext. 1723			<input type="checkbox"/> NO	<input type="checkbox"/> YES
County Road Supervisor	Kerry Cheney 756-2861			<input type="checkbox"/> NO	<input type="checkbox"/> YES
D.E.Q	208-528-2650			<input type="checkbox"/> NO	<input type="checkbox"/> YES
Dept Water Resources	Dennis Dunn 208-525-7161 Fax 208-525-7177			<input type="checkbox"/> NO	<input type="checkbox"/> YES
Emergency Services	Janet Nelson 756-2815 ext. 1715			<input type="checkbox"/> NO	<input type="checkbox"/> YES
Fire District	The one in your area			<input type="checkbox"/> NO	<input type="checkbox"/> YES
Fish & Game	Jeff Richards 756-2271			<input type="checkbox"/> NO	<input type="checkbox"/> YES
Forest Service	Kimberly Nelson 756-5557			<input type="checkbox"/> NO	<input type="checkbox"/> YES
Health Department	Glenn Hugunin 756-2123			<input type="checkbox"/> NO	<input type="checkbox"/> YES
Historical Society	Hope Benedict 756-4334			<input type="checkbox"/> NO	<input type="checkbox"/> YES
Idaho Power	Bob Rubel 208-788-8015			<input type="checkbox"/> NO	<input type="checkbox"/> YES
Idaho Transportation Dept	Mark Layton 208-745-5626			<input type="checkbox"/> NO	<input type="checkbox"/> YES
Irrigation Entity	The one in your area			<input type="checkbox"/> NO	<input type="checkbox"/> YES
Lemhi County Sheriff	Lynn Bowerman 756-4201			<input type="checkbox"/> NO	<input type="checkbox"/> YES
Library District	Ramona Stauffer 756-2311			<input type="checkbox"/> NO	<input type="checkbox"/> YES
Upper Salmon Basin Watershed	Daniel Bertram 756-6322			<input type="checkbox"/> NO	<input type="checkbox"/> YES
NMFS	Chad Fealko 756-5105			<input type="checkbox"/> NO	<input type="checkbox"/> YES
School Superintendent	756-4271			<input type="checkbox"/> NO	<input type="checkbox"/> YES
USDA/NRCS	Mark Olson 756-3211 ext. 102			<input type="checkbox"/> NO	<input type="checkbox"/> YES
U.S Army Corps	James Joyner/Rob Brochu 208-522-1676/208-522-1645			<input type="checkbox"/> NO	<input type="checkbox"/> YES
Weed Superintendent	Jeremy Varley 756-2815 ext. 1660			<input type="checkbox"/> NO	<input type="checkbox"/> YES
Wild Land Urban Interface	Karin Drnjevic 756-2815 ext. 1663			<input type="checkbox"/> NO	<input type="checkbox"/> YES

Special Use & Large Scale Development Application Instructions

1. Fill out application
2. Obtain signatures from all of the review agencies found in the application packet. Faxed signatures are acceptable. Any comments listed by the agencies must have a letter of explanation attached to the application prior to a public hearing being scheduled. Make sure to take all supporting documents concerning your proposal such as but not limited to Aerial maps, site plan, plan of operation, onsite photographs. Please be courteous and schedule appointments with the government agencies.
3. A plot plan is required for any development. Please include the required number of parking spaces, the required setbacks, and buffering. Also include all signs on the property as well as proposed signs if applicable.
4. A written plan of operation i.e. Hours of operation, number of employees, average daily ADT etc is required to be submitted with the application packet. (The more information the better)
5. Legal description of the property to be developed must be submitted to our office in **written form** as well as **digital form**.
6. A letter from the appropriate Irrigation Entity verifying that have been informed of your project.
7. Proof that a neighborhood meeting has been held and appropriate property owners were notified. (this requirement is for special use permits and subdivisions of 10 lots or more)
8. The following chapters in the Lemhi County Development Code must be addressed in writing. If sections do not apply to your proposal you must explain why they don't apply.
 - Chapter 6**
 - Chapter 7**
 - Chapter 10**
 - Appendix D**
 - All applicants must complete a LESA Evaluation**
9. The following chapters or appendices with the Lemhi County Development Code must be addressed if they apply to your development. (if you are unsure whether or not your development applies please feel free to contact our office and we will be more than willing to help you)
 - Chapter 8- Any applicant living in the Airport Overlay District**

- Chapter 9- Any development that lies within the Floodplain**
- Chapter 10- Any development that consist of Subdivisions, Mobile Home Courts**
- Appendix E- Any development that consists of Commercial, Industrial, Home Occupation**
- Appendix A- Any development which will have signs**
- Appendix C- Any developments with proposed fences**

* Applications must be submitted on forms provided by the county. Multiple copies of applications and supporting material may include a preliminary title search, site plan, aerial photo and preliminary plat, also any other items that may pertain to any proposal required by the administrator. All applications shall demonstrate code compliance in writing by addressing each section applicable to their development. Public hearings will only be set after all supporting material has been submitted in writing. Written comments from the public must be submitted 7 days prior to the public hearing. Notices will be published in the Recorder Herald for two consecutive weeks and all property owners within 300 ft of the development will receive notices of the proposal prior to the public hearing.

**** There will be additions fees for publications, notices & mailings. These fees are not included in the \$500.00 application fee. No decision of record will be signed until the invoice for balance due is paid.**

DRAWING SUBMITAL REQUIREMENTS FOR SUBDIVISIONS/LARGE SCALE DEVELOPMENTS

(Please provide the following information with your application. Failure to do so could delay your application process.)

□ **VICINITY MAP**

1- 8 ½ x 11 reproducible map showing the property under consideration and the adjacent property and subdivision lines.

□ **PRELIMINARY PLAT REQUIREMENTS.** Preliminary plats shall provide all information necessary to function as a “site plan”, as defined by this ordinance, including:

- a title block showing the name of the proposed subdivision and its location by quarter-quarter section, section, township, range, principal meridian, city, county, and state;
- the name, address, and registration number of the engineer or land surveyor who prepared the preliminary plat;
- a north point, both graphic and written scales, and a legend explaining all symbols and abbreviations used;
- a vicinity map that locates the proposed subdivision within the section and shows major roads and watercourses adjacent to or near the subdivision, the boundaries of and recorded names or numbers of all adjacent or nearby subdivisions and certificates of survey, and the county tax number of all adjoining parcels;
- the location, nature, and boundaries of all existing public ways and public or private easements in or adjacent to the proposed subdivision, including the county book and page number references to the instruments establishing those ways or easements;
- the location and size of all existing utility lines in or adjacent to the proposed subdivision;
- the exterior boundaries of the proposed subdivision;
- the location, exterior dimensions, and number of proposed lots and blocks, or other parcels created by the subdivision;
- the acreage of each proposed lot, and a table showing the total acreage of the area proposed for subdivision, the total acreage in lots, the total acreage in streets, and the total acreage of parcels proposed for dedication to public use or to be held in common by the lot owners;
- the names of all proposed streets and widths and boundaries of all proposed street rights-of-way and utility easements;
- the location of all irrigation structures, watercourses, and wetlands within or adjacent to the proposed subdivision;
- the location of any Floodplain and floodway boundaries, as established by the Federal Emergency Management Agency, and any stream corridor setback lines.
- elevation contours, at an interval of twenty (20) feet

- **FINAL PLAT REQUIREMENTS.** All final plats submitted shall be prepared in compliance with Chapter 13, Title 50 of the Idaho Code, as amended, and shall include all information listed below:
- a title block showing purpose of the land division and its location by quarter-quarter section, section, township, range, principal meridian, city, county, and state;
 - the name, address, and registration number or seal of the engineer or land surveyor who prepared the plat and that person's certification that the plat is accurate, and that the monuments described in it have been located and/or established as described;
 - a north point, both graphic and written scales, and a legend explaining all symbols and abbreviations used;
 - the basis of bearings and point of beginning for the subdivision survey, which shall be tied to two monumented section or quarter section corners;
 - the location and a description of all existing monuments found during the course of the survey;
 - the location, nature, and boundaries, with bearings and distances, of all existing public ways and public or private easements in or adjacent to the division, including the county book and page number references of the instruments establishing those ways or easements;
 - the exterior boundaries of the division, with all bearings and distances, including curve data for curving boundaries;
 - the location, exterior dimensions, and number of all lots and blocks, or other parcels created by the division, including bearings and distances and curve data for curving boundaries;
 - the location and a description of all monuments established during the course of the survey;
 - any stream corridor setback lines established by this ordinance and, where required by **Error! Reference source not found.** (page **Error! Bookmark not defined.**), the location of any floodplain and floodway boundaries, as established by the Federal Emergency Management Agency;
 - the acreage of each lot, and a table showing the total acreage of the divided area, the total acreage in lots, the total acreage in streets, and the total acreage of any parcels dedicated to public use or held in common by the lot owners;

- the names of all streets and widths and boundaries of all street rights-of-way and utility easements, including bearings and distances and curve data for curving boundaries;
- a signed and dated owner's certificate which includes a complete legal description of the parcel being divided, and in which the owners of record dedicate all public ways and other public spaces to public use;
- a public notary's acknowledgment of the owner's certificate;
- a signed and dated certificate of consent in which all mortgagors, lien holders, and other parties with any real property interest, including the holders of mineral rights, in the property consent to its division;
- a public notary's acknowledgment of the certificate of consent;
- certificates for plat approval by the commission and board;
- a statement of "sanitary restriction", as required by I.C. 50-1326;
- a certificate for use by the county recorder in recording the plat after its approval (as shown below); and any other information required for compliance with this ordinance.
- Final plats shall be prepared at a legible scale. All dimensions shown shall be in feet and decimals. Plats of large areas may be prepared on multiple, serially numbered sheets with match lines, and a sheet index map, which may be combined with the required vicinity map. All required certificates and the vicinity and index maps shall appear on the first of the serially numbered sheets.
- Required curve data include the radius, delta (?), tangent, chord, length, and chord bearing.
- The developer shall also provide the county with one reproducible copy of the final plat suitable for photographic reproduction and reduction.

Note: Additional information may be required as determined by the Lemhi County Planning & Zoning Administrator.

DRAWING SUBMITAL REQUIREMENTS FOR SPECIAL USE PERMITS

(Please provide the following information with your application. Failure to do so could delay your application process.)

- VICINITY MAP**
2- 8 ½ x 11 reproducible map showing the property under consideration and the adjacent property and subdivision lines.

- PLOT PLAN** (please provide all that apply)
1- 8 ½ x 11 reproducible copy drawn to scale and 1 larger copy drawn to scale showing all relevant information as listed below;
 - Location, dimensions and height of all proposed structures including signs, fences and canopies. (see Appendix A of the Lemhi County Development Code for sign requirements)
 - The location, width, surface type and name of all existing or proposed streets, drives and parking areas within or immediately adjacent to the property, as well as other rights of ways, easements, canals and ditches. (see Appendix D, E & F of the Lemhi County Development Code for requirements)
 - The location and size of existing utilities and utility easements
 - Loading and unloading areas; docks or ramps
 - Trash storage areas
 - Include new and existing structures and natural features as well as new and existing landscaping and vegetation, within or immediately adjacent to the property. Also indicate those which will be removed or modified. (See Appendix F of the Lemhi County Development Code for buffering requirements)
 - Method of handling surface run off
 - Existing and proposed contour lines and/or spot grades (if site is flat note so)

- ELEVATION DRAWINGS FOR ALL BUILDINGS** (if applicable)
1 set drawn to scale (must be reproducible, applicant will be charged for copies larger than 8 ½ x 11)

- INTERIOR FLOOR PLANS** (if applicable)
1 set drawn to scale (must be reproducible, applicant will be charged for copies larger than 8 ½ x 11)

Note: Additional information may be required as determined by the Lemhi County Planning & Zoning Administrator.

LESA

(All applications must submit a completed LESA evaluation)

Area of Concern

Agricultural Preservation	Score	Site Score	Explanation
1. Proposed developments that are within Area of City Impact are considered to have a minimal effect on agriculture.	0		
2. Proposed developments or associated improvements that predominately border land defined as agricultural are considered to have an adverse impact on agriculture	10		
3. Proposed developments or associated improvements that are located on prime agricultural land or farmland of statewide importance as defined by the NRCS are considered to have an adverse impact on agriculture.	20		
Total Score: _____			
Agricultural Preservation Mitigating Conditions	Score	Site Score	Explanation
1. Prime agricultural lands on adjacent properties may be protected by establishing a 50 foot open space buffer between any structures and adjacent prime agricultural lands.	-10		
2. Prime agricultural lands located on the site shall be protected from adverse impacts if at least 60% of the entire property, not including any undeveloped portions of individual development lots, is maintained as open space.	20 -10 (if only 30%)		
a) Open space shall consist primarily of lands designated as prime agricultural lands	-3		
b) Open space areas shall be clustered so that they abut neighboring open lands, wherever possible.	-3		
c) Open space is protected through a conservation easement.	-15		
3. Open space contains dedicated parkland, wildlife, river, and stream buffers, and up to 1/3 of open space areas may be used for community water and community wastewater systems (Hillsides with slopes greater than 30% must be subtracted from the total amount of required open space)	-10		
4. Cluster development on non-prime ag land	-10		

Agricultural Preservation Mitigating Conditions- <i>Continued</i>	Score	Site Score	Explanation
OR:			
5. Proposed developments provide own mitigation plan (must be approved by County) for adverse impacts to agriculture including specified design features and utilizing resource specific best management practices and some or all of the factors listed above.	Up to -30		
6. The developer may submit a Development Engineering Report (DER) showing technical information that shows mitigation or evidence of the lack of need to mitigate certain environmental and physical factors.	Up to -30		
Total Mitigating Score : _____ Overall Score: _____ (Initial Score Minus Mitigating Score)			
Agricultural Water Systems/Irrigation	Score	Site Score	Explanation
1. Proposed developments located on land without agricultural water user facilities or adjoining an agricultural water use facility are considered to have minimal impact on agricultural	0		
2. Proposed developments located on land with agricultural water user facilities or adjoining an agricultural water use facility or have the potential to be irrigated are considered to have an adverse impact on agricultural water user facilities and fish screens.	10		
3. Proposed developments that involve the abandonment or transfer of water rights from the property being subdivided, or that involve the abandonment or removal of agricultural water user facilities are considered to have an adverse impact on agricultural water user facilities	20		
4. Proposed developments or associated improvements that will alter access or maintenance of agricultural water user facilities are considered to have an adverse impact on agricultural water user facilities.	10		
5. Proposed developments or associated improvements that will diminish the movement or availability of water are considered to have an adverse impact on agricultural water user facilities	30		
Total Score: _____			
Agricultural Water User Facilities Mitigating Conditions	Score	Site Score	Explanation

1. Ditch easements may be established in locations of appropriate topographic characteristics and sufficient width, to allow the physical placement and unobstructed maintenance of open ditches or underground pipelines for the delivery of water for irrigation to persons and lands legally entitled to the water under an appropriated water right or permit of an irrigation district or other private or public entity formed to provide for the use of the water right	-10		
2. Where the average lot size is 1 acre or less, the developer may provide for disclosure, that adequately notifies potential buyers of lots that are classified as irrigated land and may continue to be assessed for irrigation water delivery even though the water may not be deliverable	-5		
3. The developer may, unless otherwise provided for under separate written agreement or filed easement, file and record ditch easements for unobstructed use and maintenance of existing water delivery ditches, pipelines, and facilities in the development that are necessary to convey water through the subdivision to lands adjacent to or beyond the development boundaries in quantities and in a manner that are consistent with historic and legal rights	-10		
OR:			
4. Proposed developments may mitigate for adverse impacts to agricultural water facilities through a pre-approved mitigation plan including specified design features and utilizing resource specific best management practices and some or all of the factors listed above.	Up to -70		
5. The developer may submit a Development Engineering Report (DER) showing technical information that shows mitigation or evidence of the lack of need to mitigate certain environmental and physical factors.	Up to -70		
Total Mitigating Score : _____			
Overall Score: _____ (Initial Score Minus Mitigating Score)			
Natural Environment	Score	Site Score	Explanation
1. Proposed developments that are within the Area of City Impact and			

will use existing water and/or sewer utilities are considered to have a minimal impact on the natural environment except as otherwise provided in condition directly below this	0		
2. Proposed developments or associated improvements that are located on land having evidence of soils with building or site development limitations or are proposed on slopes greater than 30 percent, are considered to have an adverse impact on the natural environment.	20		
3. Proposed developments or associated improvements that are in locations with riparian areas, rivers, streams, lakes, wetlands, floodplains or floodways, or other natural surface waters are considered to have an adverse impact on the natural environment.	20		
Total Score: _____			
Natural Environment Mitigating Conditions	Score	Site Score	Explanation
1. All structures and roads meet the applicable setback standard (i.e., distance from the ordinary high water mark of the water body and any structures) and vegetated buffer standard, in which existing native species may not be removed. Setback distances shall be measured from the ordinary high water mark of the water body and no structure shall be allowed within the minimum setback area: a. Class 1 stream: Seventy five foot (75') setback b. Class 2 stream: Fifty foot (50') setback. c. Class 3 stream: Thirty foot (30') setback	-10		
2. Developments may consider natural drainage patterns for surface waters including, stormwater runoff. Minimum stormwater standards should consider: a. Peak-post development stormwater flows b. Mitigation of the impacts of increased runoff due to development c. maximization of infiltration and minimize runoff from developed protection plan d. Facilitation of groundwater recharge e. Protection of groundwater quality A plan for handling the stormwater runoff may be submitted	-5		
Natural Environment Mitigating Conditions- <i>Continued</i>	Score	Site Score	Explanation
3. Developments located in areas of soils with building or site development limitations, or slopes greater than 30%, may provide			

engineering reports submitted by an Idaho licensed professional engineer showing mitigation measures for each limiting factor	-5		
OR:			
4. Proposed developments may mitigate for adverse impacts the natural environment through a pre-approved mitigation plan including specified design features and utilizing resource specific best management practices and some or all of the factors listed above.	Up to -40		
5. The developer may submit a Development Engineering Report (DER) showing technical information that shows mitigation or evidence of the lack of need to mitigate certain environmental and physical factors.	Up to -40		
Total Mitigating Score : _____			
Overall Score: _____ (Initial Score Minus Mitigating Score)			
Ground Water Quality	Score	Site Score	Explanation
1. Proposed developments that are within the Area of City Impact and are connected to existing central water and sewer utilities are considered to have a minimal impact on ground water quality	0		
2. Proposed developments that are within the Area of City Impact and are not connected to existing central water and sewer utilities are considered to have an adverse impact on ground water quality	30		
3. Proposed developments outside of the Area of City Impact that are not connected to existing utilities are considered to have an adverse impact on ground water quality	10		
4. Proposed developments located within a floodplain are considered to have an adverse impact on ground water quality.	10		
5. Proposed developments that are associated with high risk soils are considered to have an adverse impact on ground water quality	20		
Total Score: _____			
Ground Water Quality Mitigating Conditions	Score	Site Score	Explanation
1. Proposed developments with soil limitations (nutrient and/or pathogen contamination, shallow soils, high permeability, shallow			

ground water or fractured bedrock) provide an approved Nutrient Pathogen Evaluation as required by the Idaho Department of Environmental Quality (DEQ) demonstrating that the proposed on-site wastewater treatment system(s) will not degrade ground water or surface water quality beyond existing background levels	-20		
OR:			
2. Proposed developments may mitigate for adverse impacts to ground water quality through a pre-approved mitigation plan including specified design features and utilizing resource specific best management practices and some or all of the factors listed above.	Up to -70		
3. The developer may submit a Development Engineering Report (DER) showing technical information that shows mitigation or evidence of the lack of need to mitigate certain environmental and physical factors.	Up to -70		
Total Mitigating Score: _____ Overall Score: _____ (Initial Score Minus Mitigating Score)			
Public Health and Safety	Score	Site Score	Explanation
1. Proposed developments that are within the Area of City Impact, and/or where existing police, fire and emergency services can respond within 10 minutes or 90% of all emergencies are likely to have a minimal impact on public health and safety	0		
2. Proposed developments located outside of areas where police, fire and emergency services are not able to respond within 10 minutes for 90% of all emergencies are considered to have an adverse impact on public health and safety.	5		
3. Proposed developments or associated improvements that are attributed with land conditions that may be detrimental to public health such as landslides, mine tailings, subsidence or other features with severe development limitations, are considered to have an adverse impact on public health and safety	10		
Public Health and Safety- <i>Continued</i>	Score	Site Score	Explanation
4. Proposed developments or associated improvements that are located			

within the floodplain as defined by Federal Emergency Management Agency (FEMA) are considered to have an adverse impact on public health and safety	10		
5. Proposed developments or associated improvements that are located within the Wildland Urban Interface (WUI) boundary are considered to have an adverse impact on public health and safety	10		
6. Proposed developments that do not show evidence of adequate water supply are considered to have an adverse impact on public health and safety	30		
7. Proposed development of the water supply systems has an adverse impact on any existing senior water rights	20		

Total Score: _____

Public Health and Safety Mitigating Conditions	Score	Site Score	Explanation
1. On proposed developments that are not located within 10 minutes of emergency services, for 90% of all emergencies that might take place, the developer discloses on the plat to potential buyers regarding these limitations	-5		
2. Any residence located within the WUI boundary, follows guidelines provided by wildland fire management agencies for defensible space and safe building practices	-10		
3. Proposed development provides substantial and credible evidence to support that the cumulative impact of all water supply systems will not harm any existing senior water rights	-20		
4. 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, or other features with severe development limitations may not be developed for building or residential purposes unless the hazards or other features are eliminated by lawful permit or overcome by approved design and construction plans	-20		

OR:

Public Health and Safety Mitigating Conditions- <i>Continued</i>	Score	Site Score	Explanation
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5. Proposed developments may mitigate for adverse impacts to public health and safety through a pre-approved mitigation plan including specified design features and utilizing resource specific best management practices and some or all of the factors listed above.	Up to -85		
6. The developer may submit a Development Engineering Report (DER) showing technical information that shows mitigation or evidence of the lack of need to mitigate certain environmental and physical factors.	Up to -85		
Total Mitigating Score: _____ Overall Score: _____ (Initial Score Minus Mitigating Score)			
Fish, Wildlife and Habitat	Score	Site Score	Explanation
1. Proposed developments that are within the Area of City Impact are considered to have a minimal impact on fish, wildlife and habitat except as otherwise provided in the next two listings below	0		
2. Proposed developments or associated improvements that are proposed in locations that would interfere with known important or critical fish and wildlife corridors are considered to have an adverse impact on fish, wildlife and habitat.	15		
3. Proposed developments or associated improvements that are located on lands with rare, threatened, or endangered species, as identified by state or federal agencies, are considered to have an adverse impact on fish, wildlife and habitat.	20		
4. Proposed developments or associated improvements that are proposed on or adjacent to land identified by state or federal agencies as critical habitat are considered to have an adverse impact on fish, wildlife and habitat.	10		
Total Score: _____			
Fish, Wildlife and Habitat Mitigating Conditions	Score	Site Score	Explanation
1. Critical wildlife habitat and corridors may be protected with the establishment of a 50 foot open space buffer (or a buffer recommended by a public wildlife and/or fish agency) between any habitable structures and any critical fish and wildlife habitat and corridors	-10		
Fish, Wildlife and Habitat Mitigating Conditions-Continued	Score	Site Score	Explanation

2. Proposed developments located within established wildlife travel corridors - mitigate for migration of wildlife.	-5		
3. Submission of a plan that accommodates wildlife “friendly” fencing, clustering of homes, and minimizing road obstacles	-5		
4. Loss of riparian habitat can lead to increased water temperatures, bank instability, increased winter icing, noxious weeds and increased soil erosion. Developer agrees, to the greatest extent possible, to leave riparian areas intact and allowed to function naturally	-10		
5. Preservation of critical habitat	-10		
OR:			
6. Proposed developments may further mitigate for adverse impacts to wildlife and wildlife habitat through a pre-approved mitigation plan including specified design features and utilizing resource specific best management practices and some or all of the factors listed above.	Up to -45		
7. The developer may submit a Development Engineering Report (DER) showing technical information that shows mitigation or evidence of the lack of need to mitigate certain environmental and physical factors.	Up to -45		
Total Mitigating Score: _____			
Overall Score: _____			
(Initial Score Minus Mitigating Score)			
Transportation System/Access Management	Score	Site Score	Explanation
1. Proposed developments that are contiguous to or within the Area of City Impact and provide safe and adequate access to existing road networks are considered to have minimal impact on the overall transportation system except as otherwise provided in listings 4 and 5 below.	0		
2. Proposed development or associated improvements that would require adoption or maintenance by the county are considered to have an adverse impact on the overall transportation system	20		
3. Proposed developments or associated improvements that require new access to State Highways 93 or 28 are considered to have an adverse impact on the overall transportation system	20		
Transportation System/Access Management-Continued	Score	Site Score	Explanation

4. Proposed developments or associated improvements that maintain private, unpaved road systems are considered to have an adverse impact on the overall transportation system.	10		
5. Proposed developments or associated improvements on ground that abuts public land that would prohibit or restrict current or existing access to public lands are considered to have an adverse impact on the overall transportation system	25		

Total Score: _____

Transportation System/Access Management Mitigating Conditions	Score	Site Score	Explanation
1. Developer submits a transportation plan that, whenever feasible, connects all streets and alleys to other streets within the neighborhood/development and connect to existing or projected through streets, as part of an interconnected street network, outside of the development	-15		
2. If safe and adequate access cannot be provided or maintained within the traffic impact area, the developer proposes to either construct the necessary improvements to ensure safe and adequate access or provide payment in lieu to the applicable department to cover the costs of the constructing the improvements.	-15		
3. Proposed developments adjacent to public lands provides access through easement to existing and established public trails and road systems in coordination with the public land management agency	-15		
4. Development proposals may include consideration for reducing dependence on motorized transportation. Pedestrian walkways, and trail systems should be implemented with consideration for connectivity to the overall non-motorized transportation system within Lemhi County	-15		
5. Willingness of developer to establish access to public lands where no access currently exists with approval of affected agency	-15		

OR:

Transportation System/Access Management Mitigating Conditions- <i>Continued</i>	Score	Site Score	Explanation
6. Proposed developments may mitigate for adverse impacts to the local			

transportation system through a pre-approved mitigation plan including specified design features and utilizing resource specific best management practices and some or all of the factors listed above.	Up to -75		
7. The developer may submit a Development Engineering Report (DER) showing technical information that shows mitigation or evidence of the lack of need to mitigate certain environmental and physical factors.	Up to -75		
Total Mitigating Score: _____ Overall Score: _____ (Initial Score Minus Mitigating Score)			
Cultural and Historic Preservation	Score	Site Score	Explanation
1. Proposed developments that are located in an area without known or documented historical significance are considered to have minimal impact on cultural/historic preservation	0		
2. Proposed developments or associated improvements that are on land with historical, cultural, archeological, or paleontological features are considered to have an adverse impact on cultural/historic preservation	10		
Total Score: _____			
Cultural and Historic Preservation Mitigating Conditions	Score	Site Score	Explanation
1. Developments within known areas of cultural significance may mitigate for impacts to this resource by conducting an approved cultural inventory and buffering any resources identified by this inventory	-10		
OR:			
2. Proposed developments may mitigate for adverse impacts cultural and historic preservation through pre-approved mitigation plan including specified design features and utilizing resource specific best management practices and some or all of the factors listed above.	Up to -10		
Cultural and Historic Preservation Mitigating Conditions- <i>Continued</i>	Score	Site Score	Explanation
3. The developer may submit a Development Engineering Report (DER) showing technical information that shows mitigation or evidence of the lack of need to mitigate certain environmental and physical factors.	Up to -10		

Total Mitigating Score: _____

Overall Score: _____

(Initial Score Minus Mitigating Score)

LESA SCORING

Total Existing Condition Score: _____

Total Mitigation Score: _____

Total LESA Score: _____

(A total of your combined Overall Scores)

Final Score – The development application will be scored and development potential will be determined on the following scale:

1. Score 0 to 35- Best suited for development
2. Score 36 to 60- Moderately suited for development
3. Score 61 to 85- Least suited for development
4. Score Over 85- Very limited development potential

Note: If any single category receives a mitigated score over 30 the land will also be deemed as having very limited development potential. The Commission will have the authority to alter evaluation and assessment criteria if they deem that special circumstances exist

Neighborhood Meeting Requirements and Process

(This process is only required if the development consists of a 10 lot or more Subdivision or any Special Use Permit)

Neighborhood Meeting List Request

Lemhi County Planning & Zoning 200 Fulton Suite 204 Salmon, Idaho 83467
(208)756-2815 ext 1703

General Information:

If you are applying for a subdivision of 10 lots or more and special use permits, you must conduct a Neighborhood Meeting. This meeting allows neighbors to learn more about your project before the public hearing. All property owners within 300 feet of the subject property boundary need to be invited to your meeting.

According to Lemhi County Code the meeting shall be conducted by the applicant at a public place where the applicant shall present the concept plan and allow for comment and questions by the above specified property owners. The meeting shall not be held on official holidays or on weekdays between the hours of seven thirty (7:30am) and five thirty (5:30pm), unless a written consent agreeing to the day and time, signed by at least fifty one percent (51%) of the property owners within three hundred (300') is filed with the department prior to the neighborhood meeting.

At the time of submitting an application, the applicant shall be required to demonstrate that a neighborhood meeting was conducted in accordance with this section by filing a copy of the meeting sign-in sheet and a copy of the meeting notice.

Please fill out the supplied certification form and include it with your application so we have written record of your meeting.

- **All letters must be sent “ Certificate of Mailing” and copies of the receipt turned in to the Planning & Zoning**

Current Property Owner:

Name: _____

Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Contact Person (Mail recipient and person to call with questions):

Name: _____ **Business (if applicable):** _____

Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Fax: _____ **Phone:** _____

Authorized Signature: _____ **Date:** _____

Neighborhood Meeting Certification

Lemhi County Planning & Zoning 200 Fulton Suite 204 Salmon, Idaho 83467

(208)756-2815 ext. 1703

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At the time of submitting an application, the applicant shall be required to demonstrate that a neighborhood meeting was conducted in accordance with this section by filing a copy of the meeting sign-in sheet and a copy of the meeting notice.

Once you have held your neighborhood meeting, please complete this certification form and include it as well as your sign in sheet with your application.

- **The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.**

Current Property Owner:

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Meeting Information:

Date & Time of neighborhood meeting: _____

Location of neighborhood meeting: _____

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with the required sections of the Lemhi County Development Code

Signature (Applicant): _____

Date: _____

Lemhi County Completion of Large Scale Development Requirements

RP # : _____

Developer Name: _____

Idaho Power or Power provider in your area

Date of project completion: _____

Authorized Signature: _____

Comments: Please Attach

(This signature is acknowledging that there is availability for phone and/or power)

Telephone In Your Area

Date of project completion: _____

Authorized Signature: _____

Comments: Please Attach

(This signature is acknowledging that there is availability for phone and/or power)

Lemhi County Road & Bridge

Date of project completion: _____

Authorized Signature: _____

Comments: Please Attach

Idaho Department of Transportation

Date of project completion: _____

Authorized Signature: _____

Comments: Please Attach

(Please see IDT if you project involves a State or Federal Highway)

Fire District

Date of project completion: _____

Authorized Signature: _____

Comments: Please Attach

(Make sure you contact the Fire District in your area)

Assessor's Office

Authorized Signature: _____

Date: _____

Comments: Please Attach

Approved by: _____ **Date:** _____

Lemhi County Planning & Zoning Office

State of Idaho

County of Lemhi

On this ____ day of _____, 201_, before me, the undersigned a Notary Public in and for the State of Idaho personally appeared _____ known to me to be the person who executed the within instrument and acknowledged to me to be the same.

Notary Public for the State of Idaho

Residing at: _____

Comm. Expires: _____

Seal:

***This document must be submitted to the Lemhi County Planning & Zoning Department prior to having your Large Scale Development plat recorded. This document is subject to change. (Chapter 10 of the Lemhi County Development Code)*

Revised 3/11/10