Lemhi County Planning & Zoning

200 Fulton St Suite #204
Salmon, Idaho 83467
(208) 756-6913 Ext. 263
Fax: (208) 756-6915
Email: teresa@lemhicountyidaho.org
Website: www.lemhicountyidaho.org

Date Received: 4/19/16

THIS IS MY APPLICATION FOR:

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

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

Payment Receipt # Check # 3892

Property Owner Information

Name: CHARLES MUALEM
Physical Address: 76 ALDOUS DRIVE
Mailing Address: 76 ALDOUS DRIVE
City: SALMON State: IDAHO Zip: 83467
Phone: 756.7939 Fax: Email: wadesurveying@custertel.net

Agent/Representative Information

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

Name: WADE SURVEYING
Physical Address: 402 VAN DREFF ST.
Mailing Address: 402 VAN DREFF ST.
City: SALMON State: IDAHO Zip: 83467
Fax: Email: wadesurveying@custertel.net
Phone: 208.756.3070

Project Site Information

Site Address: (if one has been assigned) N/A
Parcel #(s): RP00160000210A
(Please attach a separate sheet if additional room is needed)
Total Acres: 30.13

Subdivision Name: (if applicable) DIAMOND CREEK SUB. Lot: 21 Block: 1

General Information

Nature of Proposed Activity: SPLIT LOT 21 INTO LOT 21A & LOT 21B

How is property currently used: RESIDENTIAL VACANT LAND/AG

Is project located in a floodplain and/or floodway? NO

Flood Zone: C

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: RESIDENTIAL
East: RESIDENTIAL
South: RESIDENTIAL
West: PUBLIC LANDS

Are there any existing land uses in the general area similar to the proposed use? YES, DIAMOND CREEK SUB. IS A RESIDENTIAL DEVELOPMENT.

On what street does the property have frontage? SAVAGE RANCH ROAD

Gravel X 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.

4/19/16

Signature of Applicant/Representative Date

(please attach Affidavit of Proprietary Interest)

Staff Use Only:

Date Accepted: 4/19/16 Application Accepted by: Teresa Murton

Hearing Date: 5/18/16

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)
   Owner
3. 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 THIRD **DAY OF** MARCH**, 201**6**.**

Signature

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

Teresa L Morton
Notary Public for Idaho
Residing at Lemhi County
Commission Expires 11/23/21

TERESA L MORTON
NOTARY
PUBLIC
STATE OF IDAHO

Instrument # 298825
LEMHI COUNTY, Idaho
Mar 17, 2015 4:26:50 pm
For: LEMHI TITLE
TERRI J. MORTON, Recorder
JEDWARDS, Deputy

Pages: 1
Fee: $ 10.00

Warranty Deed

For Value Received

Michael G Lee, an unmarried man

does hereby convey, release, remise and forever quit claim unto:

Charles Mualem, a married man as his sole and separate property

Whose current address is:

76 Aldous Dr.
Salmon, ID 83467

the following described property located in Lemhi County, Idaho to-wit:

Lot 21 of Diamond Creek Subdivision, according to the Official Plat thereof, filed in Book 5 of Plats at Page 45, official records of Lemhi County, Idaho.

Dated: March 13, 2015

Michael G Lee

STATE OF Montana)
) ss
COUNTY OF Cascade)

On this 13 day of March, 2015, before me, a notary public in and for said State, personally appeared **Michael G Lee** known to me or proved to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Notary Public
Residing at: Great Falls
Comm. Expires: June 02, 2018

BIANCA E CLARK NOTARIAL SEAL STATE OF MONTANA

BIANCA E CLARK
NOTARY PUBLIC for the
State of Montana
Residing at Great Falls, Montana
My Commission Expires
June 02, 2018

Review Agencies for Lemhi County Planning & Zoning

Project Name: LOT 21 DIAMOND CREEK SUB.

Parcel #: RP00160000021OA

This document is intended to show that the applicant has communicated with your department. This is not intended for approval or denial. If you agency does not have a comment please state so in the area listed "Comments". If your agency would like to comment on this project please note that a letter is forthcoming 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.283			☐ NO	☐ YES
Airport Board	Fred McDonald 940-1044			☐ NO	☐ YES
Building Department	Gary Goodman 756-6913 ext. 263			☐ NO	☐ YES
B.L.M	Scott Feldhausen 756-5478		Please Make an Appointment	☐ NO	☐ YES
CenturyLink	Corey Beyerlin 208-525-4220			☑ NO	☐ YES
County Treasurer	Mary Ann Heiser 756-2816 ext. 261			☐ NO	☐ YES
County Assessor	Jenny Rosin 756-2815 ext. 235			☐ NO	☐ YES
County Road Supervisor	Kerry Cheney 756-2861			☐ NO	☐ YES
D.E.Q	Greg Eager 208-528-2650			☐ NO	☐ YES
Dept. Water Resources	Dennis Dunn 208-525-7161 Fax: 208-525-7177			☐ NO	☐ YES
Emergency Service Director	Janet Nelson 756-2815 ext. 266			☐ NO	☐ YES
Fire District	The One in your Area			☐ NO	☐ YES
Fish & Game	Steve Schmidt 756-2271			☐ NO	☐ YES
Forest Service	Kimberly Nelson 756-5557			☐ NO	☐ YES
Health Department	Steve Adams 756-2123			☐ NO	☐ YES
Historical Society	Hope Benedict 756-4334			☐ NO	☐ YES
Idaho Power	Bob Rubel 208-788-8015			☐ NO	☐ YES
Idaho Transportation Dept.	Derk Williams 208-745-5635			☐ NO	☐ YES
Irrigation Entity	The One in your area			☐ NO	☐ YES
Lemhi County Sheriff	Lynn Bowerman 756-4201			☐ NO	☐ YES
Library District	Ramona Stauffer 756-2311			☐ NO	☐ YES
Upper Salmon Basin Watershed	Hans Koenig 756-8322			☐ NO	☐ YES
NMFS	Chad Fealko 756-5105			☐ NO	☐ YES
School District	Joey Foote 756-4271			☐ NO	☐ YES
USDA/NRCS	Mark Olson 756-3211 ext. 102			☐ NO	☐ YES
U.S. Army Corps	James Joyner/Rob Brochu 208-522-1676/208-522-1645			☐ NO	☐ YES
Weed Superintendent	Daniel Bertram 756-2815 ext. 282			☐ NO	☐ YES
Wild Land Urban Interface	Karin Drnjevic 756-2815 ext. 271			☐ NO	☐ YES

Review Agencies for Lemhi County Planning & Zoning

Project Name: LOT 21 DIAMOND CREEK SUB.

Parcel #: RP0011000000210A

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Airport Board	Fred McDonald 940-1044			☐ NO	☐ YES
Building Department	Gary Goodman 756-6913 ext. 263			☐ NO	☐ YES
B.L.M	Scott Feldhausen 756-5478		Please Make an Appointment	☐ NO	☐ YES
CenturyLink	Corey Beyerlin 208-525-4220			☐ NO	☐ YES
County Treasurer	Mary Ann Heiser 756-2816 ext. 261			☐ NO	☐ YES
County Assessor	Jenny Rosin 756-2815 ext. 235			☐ NO	☐ YES
County Road Supervisor	Kerry Cheney 756-2861			☐ NO	☐ YES
D.E.Q	Greg Eager 208-528-2650			☐ NO	☐ YES
Dept. Water Resources	Dennis Dunn 208-525-7161 Fax: 208-525-7177			☐ NO	☐ YES
Emergency Service Director	Janet Nelson 756-2815 ext. 266			☐ NO	☐ YES
Fire District	The One in your Area			☐ NO	☐ YES
Fish & Game	Steve Schmidt 756-2271		would like to provide comments	☐ NO	☒ YES
Forest Service	Kimberly Nelson 756-5557			☐ NO	☐ YES
Health Department	Steve Adams 756-2123			☐ NO	☐ YES
Historical Society	Hope Benedict 756-4334			☐ NO	☐ YES
Idaho Power	Bob Rubel 208-788-8016			☐ NO	☐ YES
Idaho Transportation Dept.	Derk Williams 208-745-5635			☐ NO	☐ YES
Irrigation Entity	The One in your area			☐ NO	☐ YES
Lemhi County Sheriff	Lynn Bowerman 756-4201			☐ NO	☐ YES
Library District	Ramona Stauffer 756-2311			☐ NO	☐ YES
Upper Salmon Basin Watershed	Hans Koenig 756-6322			☐ NO	☐ YES
NMFS	Chad Fealko 756-5105			☐ NO	☐ YES
School District	Joey Foote 756-4271			☐ NO	☐ YES
USDA/NRCS	Mark Olson 756-3211 ext. 102			☐ NO	☐ YES
U.S. Army Corps	James Joyner/Rob Brochu 208-522-1676/208-522-1645			☐ NO	☐ YES
Weed Superintendent	Daniel Bertram 756-2815 ext. 282			☐ NO	☐ YES
Wild Land Urban Interface	Karin Dmjevic 756-2815 ext. 271			☐ NO	☐ YES

Review Agencies for Lemhi County Planning & Zoning

Project Name: LOT 21 DIAMOND CREEK SUB.

Parcel #: RP0016000000210A

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Building Department	Gary Goodman 756-6913 ext. 263			☐ NO	☐ YES
B.L.M	Scott Feldhausen 756-5478		Please Make an Appointment	☐ NO	☐ YES
CenturyLink	Corey Beyerlin 208-525-4220	[illegible]		☑ NO	☐ YES
County Treasurer	Mary Ann Heiser 756-2816 ext. 261			☐ NO	☐ YES
County Assessor	Jenny Rosin 756-2815 ext. 235			☐ NO	☐ YES
County Road Supervisor	Kerry Cheney 756-2861			☐ NO	☐ YES
D.E.Q	Greg Eager 208-528-2650			☐ NO	☐ YES
Dept. Water Resources	Dennis Dunn 208-525-7161 Fax: 208-525-7177			☐ NO	☐ YES
Emergency Service Director	Janet Nelson 756-2815 ext. 266			☐ NO	☐ YES
Fire District	The One in your Area			☐ NO	☐ YES
Fish & Game	Steve Schmidt 756-2271			☐ NO	☐ YES
Forest Service	Kimberly Nelson 756-5557			☐ NO	☐ YES
Health Department	Steve Adams 756-2123			☐ NO	☐ YES
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Idaho Power	Bob Rubel 208-788-8015			☐ NO	☐ YES
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NMFS	Chad Fealko 756-5105			☐ NO	☐ YES
School District	Joey Foote 756-4271			☐ NO	☐ YES
USDA/NRCS	Mark Olson 756-3211 ext. 102	MARK OLSON		X NO	☐ YES
U.S. Army Corps	James Joyner/Rob Brochu 208-522-1676/208-522-1645			☐ NO	☐ YES
Weed Superintendent	Daniel Bertram 756-2815 ext. 282			☐ NO	☐ YES
Wild Land Urban Interface	Karin Drnjevic 756-2815 ext. 271			☐ NO	☐ YES

Review Agencies for Lemhi County Planning & Zoning Project Name: LOT 21 DIAMOND CREEK SUB.

Parcel #: RP00160000021OA

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Airport Board	Fred McDonald 940-1044			☐ NO	☐ YES
Building Department	Gary Goodman 756-6913 ext. 263			☐ NO	☐ YES
B.L.M	Scott Feldhausen 756-5478		Please Make an Appointment	☐ NO	☐ YES
CenturyLink	Corey Beyerlin 208-525-4220			☑ NO	☐ YES
County Treasurer	Mary Ann Heiser 756-2816 ext. 261			☐ NO	☐ YES
County Assessor	Jenny Rosin 756-2815 ext. 235			☐ NO	☐ YES
County Road Supervisor	Kerry Cheney 756-2861			☐ NO	☐ YES
D.E.Q	Greg Eager 208-528-2650			☐ NO	☐ YES
Dept. Water Resources	Dennis Dunn 208-525-7161 Fax: 208-525-7177			☐ NO	☐ YES
Emergency Service Director	Janet Nelson 756-2815 ext. 266			☐ NO	☐ YES
Fire District	The One in your Area			☐ NO	☐ YES
Fish & Game	Steve Schmidt 756-2271			☐ NO	☐ YES
Forest Service	Kimberly Nelson 756-5557			☐ NO	☐ YES
Health Department	Steve Adams 756-2123			☐ NO	☐ YES
Historical Society	Hope Benedict 756-4334			☐ NO	☐ YES
Idaho Power	Bob Rubel 208-788-8015			☐ NO	☐ YES
Idaho Transportation Dept.	Derk Williams 208-745-5635			☐ NO	☐ YES
Irrigation Entity	The One in your area			☐ NO	☐ YES
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Library District	Ramona Stauffer 756-2311			☐ NO	☐ YES
Upper Salmon Basin Watershed	Hans Koenig 756-6322			☐ NO	☐ YES
NMFS	Chad Fealko 756-5105			☐ NO	☐ YES
School District	Joey Foote 756-4271			☐ NO	☐ YES
USDA/NRCS	Mark Olson 756-3211 ext. 102			☐ NO	☐ YES
U.S. Army Corps	James Joyner/Rob Brochu 208-522-1676/208-522-1645			☐ NO	☐ YES
Weed Superintendent	Daniel Bertram 756-2815 ext. 282			☑ NO	☐ YES
Wild Land Urban Interface	Karin Dmjevic 756-2815 ext. 271			☐ NO	☐ YES

Review Agencies for Lemhi County Planning & Zoning Project Name: LOT 21 DIAMOND CREEK SUB.

Parcel #: RP00160000021 0A

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Building Department	Gary Goodman 756-6913 ext. 263			☐ NO	☐ YES
B.L.M	Scott Feldhausen 756-5478		Please Make an Appointment	☐ NO	☐ YES
CenturyLink	Corey Beyerlin 208-525-4220			☑ NO	☐ YES
County Treasurer	Mary Ann Heiser 756-2816 ext. 261			☐ NO	☐ YES
County Assessor	Jenny Rosin 756-2815 ext. 235			☐ NO	☐ YES
County Road Supervisor	Kerry Cheney 756-2861			☐ NO	☐ YES
D.E.Q	Greg Eager 208-528-2650			☐ NO	☐ YES
Dept. Water Resources	Dennis Dunn 208-525-7161 Fax: 208-525-7177			☐ NO	☐ YES
Emergency Service Director	Janet Nelson 756-2815 ext. 266			☐ NO	☐ YES
Fire District	The One in your Area			☐ NO	☐ YES
Fish & Game	Steve Schmidt 756-2271			☐ NO	☐ YES
Forest Service	Kimberly Nelson 756-5557			☐ NO	☐ YES
Health Department	Steve Adams 756-2123			☐ NO	☐ YES
Historical Society	Hope Benedict 756-4334			☐ NO	☐ YES
Idaho Power	Bob Rubel 208-788-6015			☐ NO	☐ YES
Idaho Transportation Dept.	Derk Williams 208-745-5635			☐ NO	☐ YES
Irrigation Entity	The One in your area			☐ NO	☐ YES
Lemhi County Sheriff	Lynn Bowerman 756-4201			☐ NO	☐ YES
Library District	Ramona Stauffer 756-2311			☐ NO	☐ YES
Upper Salmon Basin Watershed	Hans Koenig 756-6322			☐ NO	☐ YES
NMFS	Chad Fealko 756-5105			☐ NO	☐ YES
School District	Joey Foote 756-4271			☐ NO	☐ YES
USDA/NRCS	Mark Olson 756-3211 ext. 102			☐ NO	☐ YES
U.S. Army Corps	James Joyner/Rob Brochu 208-522-1676/208-522-1645			☐ NO	☐ YES
Weed Superintendent	Daniel Bertram 756-2815 ext. 282		NEEDS WEED MANAGE PLAN	☐ NO	☒ YES
Wild Land Urban Interface	Karin Dmjevic 756-2815 ext. 271			☐ NO	☐ YES

Review Agencies for Lemhi County Planning & Zoning

Project Name: LOT 21 DIAMOND CREEK SUB.

Parcel #: RP0011000000210A

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Building Department	Gary Goodman 756-6913 ext. 263			☐ NO	☐ YES
B.L.M	Scott Feldhausen 756-5478		Please Make an Appointment	☐ NO	☐ YES
CenturyLink	Corey Beyerlin 208-525-4220			☑ NO	☐ YES
County Treasurer	Mary Ann Heiser 756-2816 ext. 261			☐ NO	☐ YES
County Assessor	Jenny Rosin 756-2815 ext. 235			☐ NO	☐ YES
County Road Supervisor	Kerry Cheney 756-2861			☐ NO	☐ YES
D.E.Q	Greg Eager 208-528-2650			☐ NO	☐ YES
Dept. Water Resources	Dennis Dunn 208-525-7161 Fax: 208-525-7177			☐ NO	☐ YES
Emergency Service Director	Janet Nelson 756-2815 ext. 266			☑ NO	☐ YES
Fire District	The One in your Area			☐ NO	☐ YES
Fish & Game	Steve Schmidt 756-2271			☐ NO	☐ YES
Forest Service	Kimberly Nelson 756-5557			☐ NO	☐ YES
Health Department	Steve Adams 756-2123			☐ NO	☐ YES
Historical Society	Hope Benedict 756-4334			☐ NO	☐ YES
Idaho Power	Bob Rubel 208-788-8015			☐ NO	☐ YES
Idaho Transportation Dept.	Derk Williams 208-745-5635			☐ NO	☐ YES
Irrigation Entity	The One in your area			☐ NO	☐ YES
Lemhi County Sheriff	Lynn Bowerman 756-4201			☐ NO	☐ YES
Library District	Ramona Stauffer 756-2311			☐ NO	☐ YES
Upper Salmon Basin Watershed	Hans Koenig 756-6322			☐ NO	☐ YES
NMFS	Chad Fealko 756-5105			☐ NO	☐ YES
School District	Joey Foote 756-4271			☐ NO	☐ YES
USDA/NRCS	Mark Olson 756-3211 ext. 102			☐ NO	☐ YES
U.S. Army Corps	James Joyner/Rob Brochu 208-522-1676/208-522-1645			☐ NO	☐ YES
Weed Superintendent	Daniel Bertram 756-2815 ext. 282			☐ NO	☐ YES
Wild Land Urban Interface	Karin Drnjevic 756-2815 ext. 271			☐ NO	☐ YES

Review Agencies for Lemhi County Planning & Zoning

Project Name: LOT 21 DIAMOND CREEK SUB.

Parcel #: RP0011600000210A

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Airport Board	Fred McDonald 940-1044			☐ NO	☐ YES
Building Department	Gary Goodman 756-6913 ext. 263			☐ NO	☐ YES
B.L.M	Scott Feldhausen 756-5478		Please Make an Appointment	☐ NO	☐ YES
CenturyLink	Corey Beyerlin 208-525-4220	[illegible]		☑ NO	☐ YES
County Treasurer	Mary Ann Heiser 756-2816 ext. 261	Mary Ann Heiser By Tammy Maughan		☑ NO	☐ YES
County Assessor	Jenny Rosin 756-2815 ext. 235			☐ NO	☐ YES
County Road Supervisor	Kerry Cheney 756-2861			☐ NO	☐ YES
D.E.Q	Greg Eager 208-528-2650			☐ NO	☐ YES
Dept. Water Resources	Dennis Dunn 208-525-7161 Fax: 208-525-7177			☐ NO	☐ YES
Emergency Service Director	Janet Nelson 756-2815 ext. 266			☐ NO	☐ YES
Fire District	The One in your Area			☐ NO	☐ YES
Fish & Game	Steve Schmidt 756-2271			☐ NO	☐ YES
Forest Service	Kimberly Nelson 756-5557	Julie Hopstein Acting for KBN		☐ NO	☐ YES
Health Department	Steve Adams 756-2123			☐ NO	☐ YES
Historical Society	Hope Benedict 756-4334			☐ NO	☐ YES
Idaho Power	Bob Rubel 208-788-8015			☐ NO	☐ YES
Idaho Transportation Dept.	Derk Williams 208-745-5635			☐ NO	☐ YES
Irrigation Entity	The One in your area			☐ NO	☐ YES
Lemhi County Sheriff	Lynn Bowerman 756-4201			☐ NO	☐ YES
Library District	Ramona Stauffer 756-2311			☐ NO	☐ YES
Upper Salmon Basin Watershed	Hans Koenig 756-6322			☐ NO	☐ YES
NMFS	Chad Fealko 756-5105			☐ NO	☐ YES
School District	Joey Foote 756-4271			☐ NO	☐ YES
USDA/NRCS	Mark Olson 756-3211 ext. 102			☐ NO	☐ YES
U.S. Army Corps	James Joyner/Rob Brochu 208-522-1676/208-522-1645			☐ NO	☐ YES
Weed Superintendent	Daniel Bertram 756-2815 ext. 282			☐ NO	☐ YES
Wild Land Urban Interface	Karin Drnjevic 756-2815 ext. 271			☐ NO	☐ YES

Review Agencies for Lemhi County Planning & Zoning

Project Name: LOT 21 DIAMOND CREEK SUB.

Parcel #: RP00160000021 0A

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Building Department	Gary Goodman 756-6913 ext. 263			☐ NO	☐ YES
B.L.M	Scott Feldhausen 756-5478		Please Make an Appointment	☐ NO	☐ YES
CenturyLink	Corey Beyerlin 208-525-4220			☑ NO	☐ YES
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County Road Supervisor	Kerry Cheney 756-2861			☐ NO	☐ YES
D.E.Q	Greg Eager 208-528-2650			☐ NO	☐ YES
Dept. Water Resources	Dennis Dunn 208-525-7161 Fax: 208-525-7177			☐ NO	☐ YES
Emergency Service Director	Janet Nelson 756-2815 ext. 266			☐ NO	☐ YES
Fire District	The One in your Area			☐ NO	☐ YES
Fish & Game	Steve Schmidt 756-2271			☐ NO	☐ YES
Forest Service	Kimberly Nelson 756-5557			☐ NO	☐ YES
Health Department	Steve Adams 756-2123			☐ NO	☐ YES
Historical Society	Hope Benedict 756-4334			☐ NO	☐ YES
Idaho Power	Bob Rubel 208-788-8015	Bob Rubel	10' wide easement common lot line	☐ NO	☐ YES
Idaho Transportation Dept.	~~Derk Williams~~ 208-745-5635 BEN BURKE	SEE ATTACHED EMAIL		☒ NO	☐ YES
Irrigation Entity	The One in your area			☐ NO	☐ YES
Lemhi County Sheriff	Lynn Bowerman 756-4201			☐ NO	☐ YES
Library District	Ramona Stauffer 756-2311	Ramona Stauffer	—	☒ NO	☐ YES
Upper Salmon Basin Watershed	Hans Koenig 756-6322			☐ NO	☐ YES
NMFS	Chad Fealko 756-5105			☐ NO	☐ YES
School District	Joey Foote 756-4271			☐ NO	☐ YES
USDA/NRCS	Mark Olson 756-3211 ext. 102			☐ NO	☐ YES
U.S. Army Corps	James Joyner/Rob Brochu 208-522-1676/208-522-1645			☐ NO	☐ YES
Weed Superintendent	Daniel Bertram 756-2815 ext. 282			☐ NO	☐ YES
Wild Land Urban Interface	Karin Dmjevic 756-2815 ext. 271			☐ NO	☐ YES

Review Agencies for Lemhi County Planning & Zoning

Project Name: LOT 21 DIAMOND CREEK SUB.

Parcel #: RP00N0000002104

This document is intended to show that the applicant has consulted with your department. This is not intended for approval or denial. If you agency does not have a comment please state so in the area listed "Comments". If your agency would like to comment on this project please note that a letter is forthcoming 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.288	Shannon Williams		☑ NO	☐ YES
Airport Board	Fred McDonald 940-1044			☐ NO	☐ YES
Building Department	Gary Goodman 756-8913 ext. 268			☐ NO	☐ YES
B.L.M	Scott Ferdinadsen 756-5475		Please Make an Appointment	☐ NO	☐ YES
Century Link	Corey Beverlin 208-526-4220			☑ NO	☐ YES
County Treasurer	Mary Ann Heiser 756-2816 ext. 261			☐ NO	☐ YES
County Assessor	Jenny Rosin 756-2815 ext. 236			☐ NO	☐ YES
County Road Supervisor	Kerry Cheney 756-2861			☐ NO	☐ YES
D.E.Q	Greg Sager 208-528-2650			☐ NO	☐ YES
Dept. Water Resources	Dennis Dunn 208-525-7161 Fax: 208-525-7177			☐ NO	☐ YES
Emergency Service Director	Janel Nelson 756-2815 ext. 268			☐ NO	☐ YES
Fire District	The One in your Area			☐ NO	☐ YES
Fish & Game	Steve Schmidt 756-2271			☐ NO	☐ YES
Forest Service	Kimberly Nelson 756-5557			☐ NO	☐ YES
Health Department	Steve Adams 756-2123			☐ NO	☐ YES
Historical Society	Hope Benedict, 756-4834			☐ NO	☐ YES
Idaho Power	Bob Rubel 208-788-6015			☐ NO	☐ YES
Idaho Transportation Dept.	Derk Williams 208-745-5636			☐ NO	☐ YES
Irrigation Entity	The One in your area			☐ NO	☐ YES
Lemhi County Sheriff	Lynn Bowerman 756-4201			☐ NO	☐ YES
Library District	Ramona Stauffer 756-2311			☐ NO	☐ YES
Upper Salmon Basin Watershed	Hans Koenig 756-6322			☐ NO	☐ YES
NMFS	Chad Fealko 756-5105			☐ NO	☐ YES
School District	Joey Foote 756-4271			☐ NO	☐ YES
USDA/NRCS	Mark Olson 756-3211 ext. 102			☐ NO	☐ YES
U.S. Army Corps	James Joyner/Rob Brochu 208-522-1678/208-522-1645			☐ NO	☐ YES
Weed Superintendent	Daniel Bertram 756-2815 ext. 282			☐ NO	☐ YES
Wild Land Urban Interface	Karin Dmyevic 756-2815 ext. 271			☐ NO	☐ YES

Review Agencies for Lemhi County Planning & Zoning

Project Name: LOT 21 DIAMOND CREEK SUB.

Parcel #: RP0011600000210A

This document is intended to show that the applicant has communicated with your department. This is not intended for approval or denial. If you agency does not have a comment please state so in the area listed "Comments". If your agency would like to comment on this project please note that a letter is forthcoming 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.283			☐ NO	☐ YES
Airport Board	Fred McDonald 940-1044			☐ NO	☐ YES
Building Department	Gary Goodman 756-6913 ext. 263			☐ NO	☐ YES
B.L.M	Scott Feldhausen 756-5478		Please Make an Appointment	☐ NO	☐ YES
CenturyLink	Corey Beyerlin 208-525-4220			☑ NO	☐ YES
County Treasurer	Mary Ann Heiser 756-2816 ext. 281			☐ NO	☐ YES
County Assessor	Jenny Rosin 756-2815 ext. 235			☐ NO	☐ YES
County Road Supervisor	Kerry Cheney 756-2861			☐ NO	☐ YES
D.E.Q	Greg Eager 208-528-2650			☐ NO	☐ YES
Dept. Water Resources	Dennis Dunn 208-525-7161 Fax: 208-525-7177			☐ NO	☐ YES
Emergency Service Director	Janet Nelson 756-2815 ext. 266			☐ NO	☐ YES
X Fire District	The One in your Area			☐ NO	☐ YES
Fish & Game	Steve Schmidt 756-2271			☐ NO	☐ YES
Forest Service	Kimberly Nelson 756-5557			☐ NO	☐ YES
Health Department	Steve Adams 756-2123			☐ NO	☐ YES
Historical Society	Hope Benedict 756-4334			☐ NO	☐ YES
Idaho Power	Bob Rubel 208-788-8015			☐ NO	☐ YES
Idaho Transportation Dept.	Derk Williams 208-745-5635			☐ NO	☐ YES
X Irrigation Entity	The One in your area			☐ NO	☐ YES
Lemhi County Sheriff	Lynn Bowerman 756-4201			☐ NO	☐ YES
Library District	Ramona Stauffer 756-2311			☐ NO	☐ YES
Upper Salmon Basin Watershed	Hans Koenig 756-6322			☐ NO	☐ YES
NMFS	Chad Fealko 756-5105			☐ NO	☐ YES
School District	Joey Foote 756-4271			☐ NO	☐ YES
USDA/NRCS	Mark Olson 756-3211 ext. 102			☐ NO	☐ YES
U.S. Army Corps	James Joyner/Rob Brochu 208-522-1676/208-522-1645			☐ NO	☐ YES
Weed Superintendent	Daniel Bertram 756-2815 ext. 282			☐ NO	☐ YES
Wild Land Urban Interface	Karin Dmjevic 756-2815 ext. 271			☒ NO	☐ YES

Review Agencies for Lemhi County Planning & Zoning

Project Name: LOT 21 DIAMOND CREEK SUB.

Parcel #: RP0016000000210A

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

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Airport Board	Fred McDonald 940-1044			☐ NO	☐ YES
Building Department	Gary Goodman 756-6913 ext. 283			☐ NO	☐ YES
B.L.M	Scott Feldhausen 756-5478		Please Make an Appointment	☐ NO	☐ YES
CenturyLink	Corey Beyerlin 208-525-4220			☑ NO	☐ YES
County Treasurer	Mary Ann Heiser 756-2816 ext. 281			☐ NO	☐ YES
County Assessor	Jenny Rosin 756-2815 ext. 235			☐ NO	☐ YES
County Road Supervisor	Kerry Cheney 756-2861			☐ NO	☐ YES
D.E.Q	Greg Eager 208-528-2650			☐ NO	☐ YES
Dept. Water Resources	Dennis Dunn 208-525-7161 Fax: 208-525-7177			☐ NO	☐ YES
Emergency Service Director	Janet Nelson 756-2815 ext. 266			☐ NO	☐ YES
Fire District	The One in your Area			☐ NO	☐ YES
Fish & Game	Steve Schmidt 756-2271			☐ NO	☐ YES
Forest Service	Kimberly Nelson 756-5557			☐ NO	☐ YES
Health Department	Steve Adams 756-2123			☐ NO	☐ YES
Historical Society	Hope Benedict 756-4334			☐ NO	☐ YES
Idaho Power	Bob Rubel 208-788-8015			☐ NO	☐ YES
Idaho Transportation Dept.	Derk Williams 208-745-5635			☐ NO	☐ YES
Irrigation Entity	The One in your area			☐ NO	☐ YES
Lemhi County Sheriff	Lynn Bowerman 756-4201			☐ NO	☐ YES
Library District	Ramona Stauffer 756-2311			☐ NO	☐ YES
Upper Salmon Basin Watershed	Hans Koenig 756-6322			☐ NO	☐ YES
NMFS	Chad Fealko 756-5105		See email	☒ NO	☐ YES
School District	Joey Foote 756-4271			☐ NO	☐ YES
USDA/NRCS	Mark Olson 756-3211 ext. 102			☐ NO	☐ YES
U.S. Army Corps	James Joyner/Rob Brochu 208-522-1676/208-522-1645			☐ NO	☐ YES
Weed Superintendent	Daniel Bertram 756-2815 ext. 282			☐ NO	☐ YES
Wild Land Urban Interface	Karin Dmjevic 756-2815 ext. 271			☐ NO	☐ YES

Review Agencies for Lemhi County Planning & Zoning

Project Name: LOT 21 DIAMOND CREEK SUB.

Parcel #: RP0011600000210A

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

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Building Department	Gary Goodman 756-6913 ext. 263			☐ NO	☐ YES
B.L.M	Scott Feldhausen 756-5478		Please Make an Appointment	☐ NO	☐ YES
CenturyLink	Corey Beyerlin 208-525-4220			☑ NO	☐ YES
County Treasurer	Mary Ann Heiser 756-2816 ext. 261			☐ NO	☐ YES
County Assessor	Jenny Rosin 756-2815 ext. 235			☐ NO	☐ YES
County Road Supervisor	Kerry Cheney 756-2861	Abby Davis for Kerry	—	☑ NO	☐ YES
D.E.Q	Greg Eager 208-528-2650			☐ NO	☐ YES
Dept. Water Resources	Dennis Dunn 208-525-7161 Fax: 208-525-7177			☐ NO	☐ YES
Emergency Service Director	Janet Nelson 756-2815 ext. 266			☐ NO	☐ YES
Fire District	The One in your Area			☐ NO	☐ YES
Fish & Game	Steve Schmidt 756-2271			☐ NO	☐ YES
Forest Service	Kimberly Nelson 756-5557			☐ NO	☐ YES
Health Department	Steve Adams 756-2123	Jenny Sample		☐ NO	☒ YES
Historical Society	Hope Benedict 756-4334	Hope Benedict		☑ NO	☐ YES
Idaho Power	Bob Rubel 208-788-8015			☐ NO	☐ YES
Idaho Transportation Dept.	Derk Williams 208-745-5635			☐ NO	☐ YES
Irrigation Entity	The One in your area			☐ NO	☐ YES
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School District	Joey Foote 756-4271			☐ NO	☐ YES
USDA/NRCS	Mark Olson 756-3211 ext. 102			☐ NO	☐ YES
U.S. Army Corps	James Joyner/Rob Brochu 208-522-1676/208-522-1645			☐ NO	☐ YES
Weed Superintendent	Daniel Bertram 756-2815 ext. 282			☐ NO	☐ YES
Wild Land Urban Interface	Karin Drnjevic 756-2815 ext. 271			☐ NO	☐ YES

Custer Telephone Cooperative, Inc.

Subject **Re: Diamond Creek Subdivision Lot 21, Lemhi County Agency Review Sheet**
Sender Chad Fealko - NOAA Federal <chad.fealko@noaa.gov>
Recipient(s) wadesurveying@custertel.net <wadesurveying@custertel.net>
Date Sep 11, 2015
Show Headers | Block Sender

- SignatureSheet-NMFS.pdf (206 KB)

Kristin,
Thanks for discussing the proposed lot split with me yesterday. I've signed the notification sheet (attached) and do not need an additional plan check.

The only comment the National Marine Fisheries Service has on the proposed lot split is to recommend any future development (e.g., excavation, construction, septic installation etc.) on the smaller of the two proposed lots (approx. 10 acres) be sufficiently set back from the existing intermittent channel running through the property. An appropriate setback should preclude potential erosion and subsequent sedimentation from the site from being delivered downstream. If setbacks are insufficient, and future site erosion becomes severe, downstream habitats and organisms listed under the Endangered Species Act may potentially be affected. Thanks for your efforts.

Chad Fealko

Fisheries Biologist
NOAA Fisheries West Coast Region
U.S. Department of Commerce
Office: 208.756.5105
chad.fealko@noaa.gov
www.westcoast.fisheries.noaa.gov

On Thu, Sep 10, 2015 at 10:18 AM, <wadesurveying@custertel.net> wrote:
> Please look over the attached letter and documents related to the request.
> Thank you,
> Kristin
> Wade Surveying

Custer Telephone Cooperative, Inc.

Subject	**Re: Diamond Creek Subdivision Lot 21, Lemhi County Agency Review Sheet**
Sender	Cain, Joni <jdcain@blm.gov>
Recipient(s)	wadesurveying@custertel.net <wadesurveying@custertel.net>
Date	Sep 24, 2015

Show Headers | Block Sender

Kristin,
I have reviewed the attached documents and have no reason to request further comment.

You may wish to change your point of contact to myself or Vince Guyer, as Scott Feldhausen is no longer with this office.

Thanks much

Joni D. Cain
Realty Specialist
Challis/Salmon Field Offices
1151 Blue Mountain Road, Challis ID 83226
1206 S. Challis Street, Salmon ID 83467
Phones: 208.879.6218/756.5421
Faxes: 208.879.6219/756.5436
jdcain@blm.gov

Insert Quote Here...

On Thu, Sep 10, 2015 at 10:23 AM, <wadesurveying@custertel.net> wrote:
> Please look over the attached letter and documents related to the request.
> Thank you,
> Kristin
> Wade Surveying

Custer Telephone Cooperative, Inc.

Subject **RE: Lemhi County Large Scale Development Application for Lot Split in Diamond Creek Subdivision**
Sender Benjamin Burke <Benjamin.Burke@itd.idaho.gov>
Recipient wadesurveying@custertel.net <wadesurveying@custertel.net>
Date Sep 01, 2015

Show Headers | Block Sender

ITD should have no concerns with this lot split.

Ben Burke

-----Original Message-----
From: wadesurveying@custertel.net [mailto:wadesurveying@custertel.net]
Sent: Tuesday, September 1, 2015 9:47 AM
To: shannonw@uidaho.edu; Gary Goodman; Assessor; jdavis@custertel.net; tom.curet@idfg.idaho.gov; kdnelson@fs.fed.us; Benjamin Burke
Subject: Lemhi County Large Scale Development Application for Lot Split in Diamond Creek Subdivision

Hello,
Attached is a letter explaining in detail the reason for this email.
Please look over the attachment and let me know if you have any problems opening it, or if you have any further questions or concerns.
Thank you,
Kristin Hayden
Wade Surveying
Salmon, Idaho

Request for "No Effect on Noxious Weeds"

Name CHARLES MUALEM

Address 76 ALDOUS DRIVE

Planning and zoning request (description of intended activities) ORIGINAL LOT 21 OF DIAMOND CREEK SUBDIVISION, CONSISTING OF 30+ ACRES INTO TWO (2) LOTS, AMENDED LOT 21A & LOT 21B.

Explanation of how noxious weeds will not be affected during process

There has been an identification of leafy spurge and rush skeletonweed on neighboring lots to the North. A weed management plan may be placed on these two amended lots to comply with Lemhi County Cooperative Weed Management program.

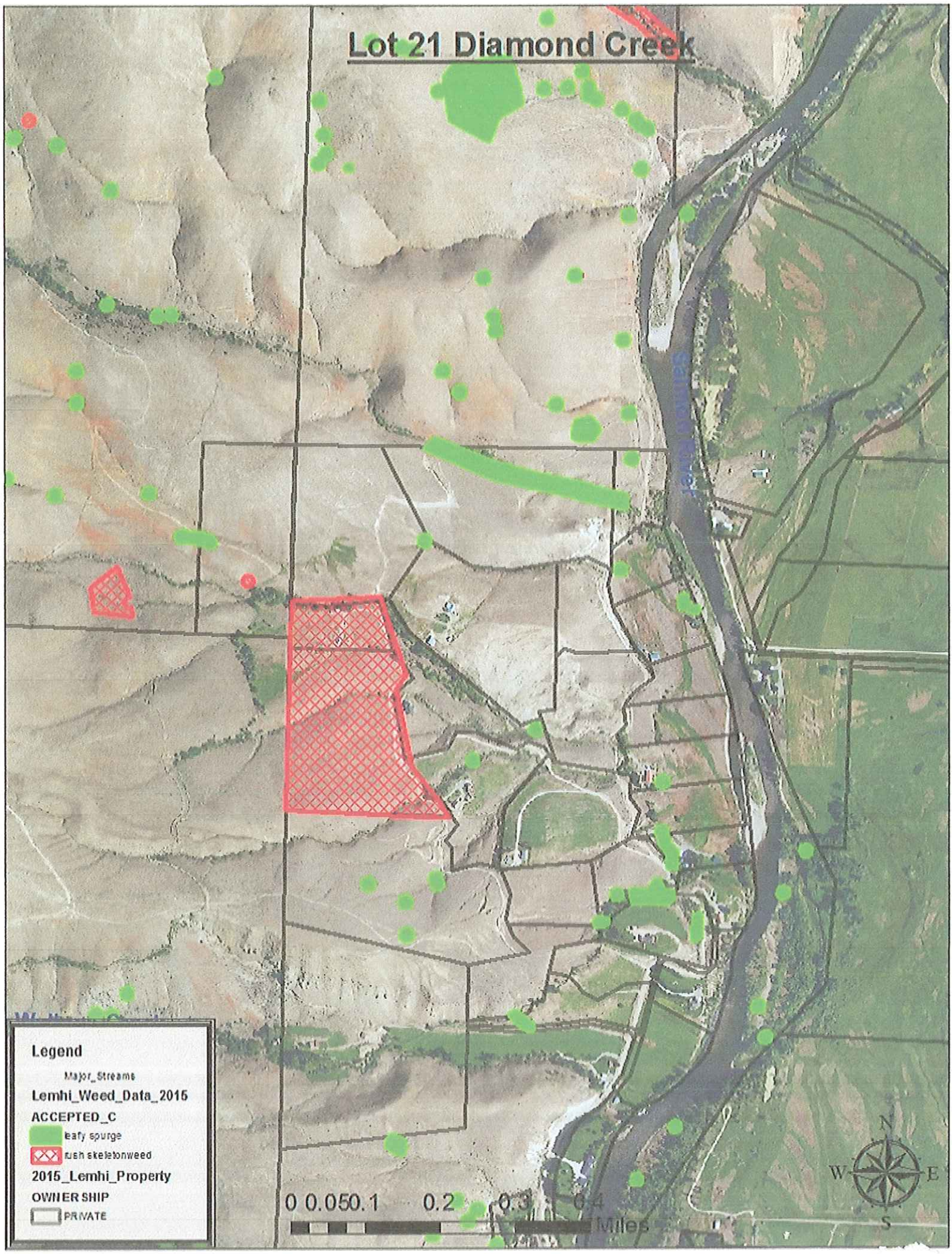
Kristin Hayden for MR. MUALEM

County Weed Control Information Only

Date Submitted_____ Approved_____ Denied_____

Explanation_____

Date Approved or Denied_____


Lot 21 Diamond Creek
Legend
Major_Streams
Lemhi_Weed_Data_2015
ACCEPTED_C
leafy spurge
rush skeletonweed
2015_Lemhi_Property
OWNERSHIP
PRIVATE
0 0.050.1 0.2 0.3 0.4
Miles
N
W
E
S

Custer Telephone Cooperative, Inc.

Subject **RE: Lot 21 - Diamond Creek Subdivision**
Sender Richards,Jeff <jeff.richards@idfg.idaho.gov>
Recipient(s) wadesurveying@custertel.net <wadesurveying@custertel.net>, Curet,Tom <tom.curet@idfg.idaho.gov>
Cc Teresa Morton <teresa@lemhicountyidaho.org>
Date Feb 10, 2016
Show Headers | Block Sender

Dear Kristin:

The Idaho Department of Fish and Game (Department) has reviewed the Diamond Creek Subdivision application for Lot 21, located in Lemhi County, ID. The purpose of these comments is to assist the decision-making authority by providing technical information addressing potential effects on fish and wildlife and their associated habitat and how any adverse effects might be avoided, minimized, or mitigated. It is not the purpose of the Department to support or oppose this application. The Department and Idaho Fish and Game Commission are expressly charged with statutory responsibility to preserve, protect, perpetuate, and manage all fish and wildlife in Idaho. I.C. § 36-103(a). In fulfilment of our statutory charge and direction as provided by the Idaho Legislature, we offer the following comments and recommendations.

Each new rural subdivision displaces wildlife and permanently reduces the capability of the Lemhi County to support future wildlife populations. The following suggestions, if implemented and included in covenants where applicable, will reduce but not ameliorate impacts to wildlife from subdivisions development.

The proposed subdivision is in an area which provides important wildlife habitat. The area supports a variety of game and non-game species. If this subdivision is developed, homeowners should understand up front that they are moving into wildlife habitat and that damage to ornament plantings and other potentially negative interactions with wildlife are possible. Prevention of such damage and associated expenses will be the responsibility of subdivision residents, as the Department does not have the manpower, or financial resources to address each wildlife issue.

Known migration corridors of big game animals should not be disturbed by development. Recommendations include wildlife-friendly fence designs (post and rail with a maximum to rail height of 42 inches and bottom rail height no less than 18 inches from the ground; no jack fences or woven wire fences, which are known to impede animal movement).

Subdivision development in rural areas will likely increase road construction, road densities, and road systems (even rural gravel roads) are expected to contribute to the direct injury and/or mortality of numerous birds, reptiles, small mammals, deer, and elk from vehicle collisions.

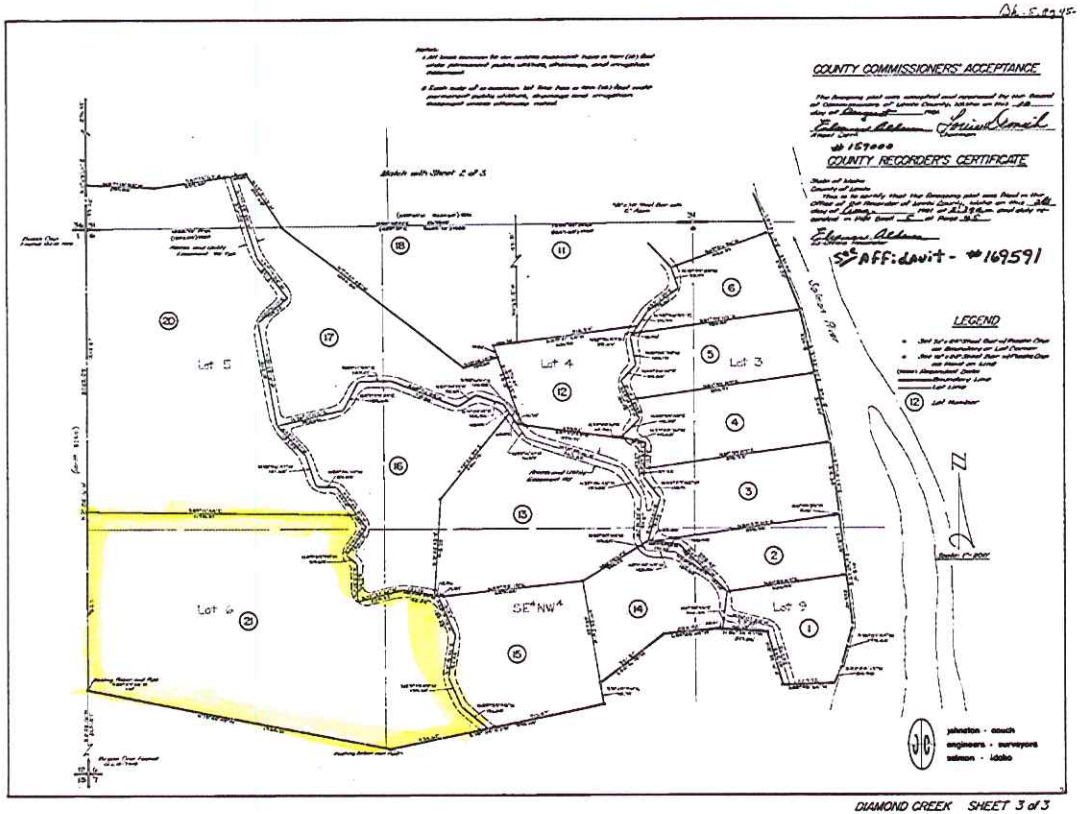
The Department appreciates the opportunity to review this application and provide comments. If you need additional assistance, please contact the Region's Environmental Staff Biologist, Jeff Richards at (208) 756-2271.

Sincerely,

JEFF RICHARDS
Environmental Staff Biologist
Idaho Department of Fish & Game

Work: 208-756-2271

Fax: 208-756-6274
Salmon Region
Cell: 724-422-3273
99 Highway 93 N
jeff.richards@idfg.idaho.gov
Salmon, ID 83467
http://fishandgame.idaho.gov



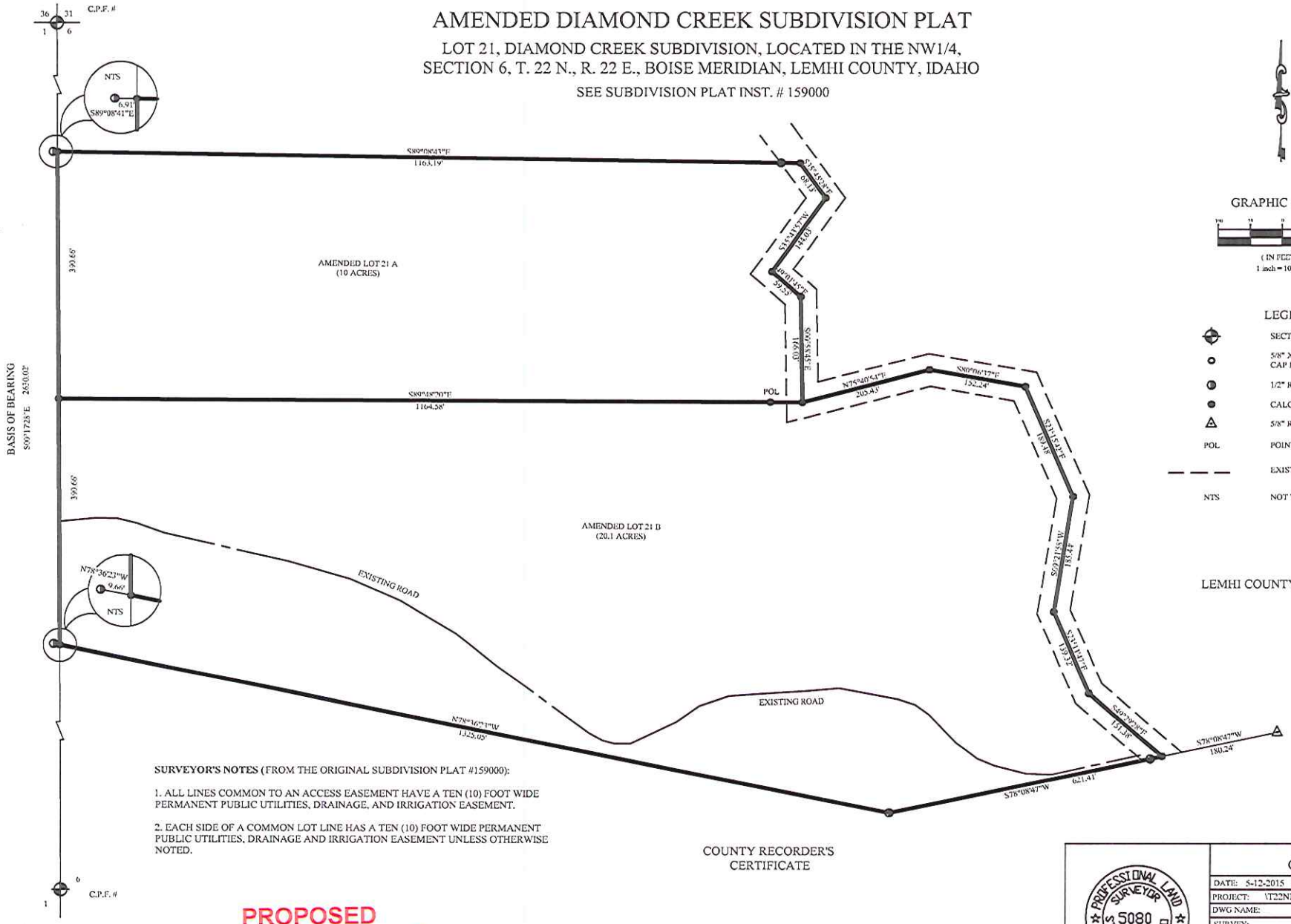
DIAMOND CREEK SHEET 3 of 3

ORIGINAL
SUBDIVISION PLAT

AMENDED DIAMOND CREEK SUBDIVISION PLAT

LOT 21, DIAMOND CREEK SUBDIVISION, LOCATED IN THE NW1/4,
SECTION 6, T. 22 N., R. 22 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO

SEE SUBDIVISION PLAT INST. # 159000



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LEGEND

	SECTION CONTROL
	5/8" X 24" REBAR WITH PLASTIC CAP MARKED "WADE PLS 5080"
	1/2" REBAR
	CALCULATED POINT - NOT SET
	5/8" REBAR - PLS 8348
POL	POINT ON LINE
	EXISTING ROAD EASEMENT
NTS	NOT TO SCALE

LEMHI COUNTY APPROVAL

SURVEYOR'S NOTES (FROM THE ORIGINAL SUBDIVISION PLAT #159000):

1. ALL LINES COMMON TO AN ACCESS EASEMENT HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION EASEMENT.

2. EACH SIDE OF A COMMON LOT LINE HAS A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT UNLESS OTHERWISE NOTED.

COUNTY RECORDER'S CERTIFICATE

PROPOSED PRELIMINARY PLAT

SHEET 2 OF 2

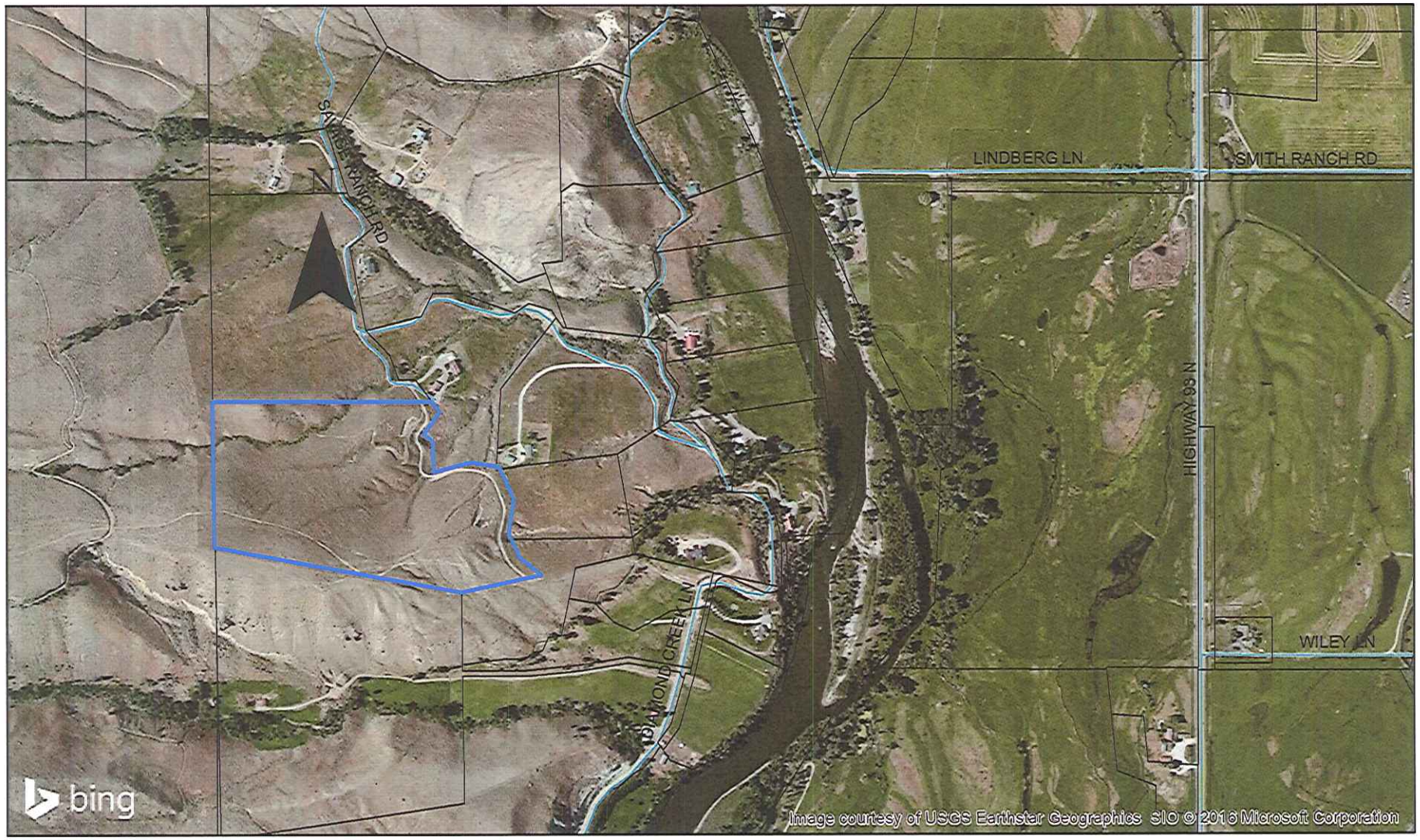
1/4	SEC	T	R
☒	6	22N	22E

PROFESSIONAL LAND SURVEYOR 5080 STATE OF IDAHO LAURENCE J. WADE

FOR
C. MUALEM

DATE: 5-12-2015	DRAWN/CHK BY: RM/LJW
PROJECT:	\T22NR22\DIAMOND CREEK SUB\
DWG NAME:	LOT 21.DWG
SURVEY:	T22NR22E

WADE SURVEYING
GLOBAL POSITIONING SERVICE
LAND SURVEYING & PLANNING
402 VAN DRUFF ST. SALMON, IDAHO
208-756-3070 83467



VICINITY MAP

LOT 21 ~ DIAMOND CREEK SUBDIVISION

The purpose of this Amended Subdivision Plat, is to split Lot 21 into Lot 21A and Lot 21B, Diamond Creek Subdivision, T. 21 N., R. 22 E., Boise Meridian, Lemhi County, Idaho. This amended subdivision plat falls under the Lemhi County Large Scale Development Application and will meet the requirements set forth in the Lemhi County Development Code adopted October 13, 2009 and last amended on October 9, 2012 – Ordinance #2012-1.

CHAPTER VI

6.4 Water Quality – State and federal water quality regulations will be compiled to.

6.5 Runoff and Erosion Control – The proposed development will comply with the requirements set forth in the Lemhi County Building Code if any disturbance of slope occurs or impervious surfaces created.

6.6 Wetlands – There are no wetlands in this proposed lot split.

6.7 Stream Corridors – This project will meet any requirements in the development code for stream corridors.

6.8 Floodplains – Does not apply, proposed area falls within a Zone C.

6.9 Slopes – There are slopes in excess of 15% on this property, but these areas will not be developed without following Lemhi County Planning & Zoning requirements.

6.10 Expansive Soils – Does not apply to this development.

6.11 Wildfire Hazards – Surrounding properties consist of sage brush, residential homes with landscaping, and some irrigated ground. Considering the size of the lots and that residents would create irrigated yard space, which would be adequate fire defensible space created.

6.12 Air Quality – Air quality will not be adversely affected by this development.

6.13 Nuisances – The Diamond Creek Subdivision was a residential development for single-family residences. Noise levels will be comparable to typical residential levels. Any light, glare, or heat may occur from within residential buildings, there should be no electrical interference created from the residential dwellings. There will be no industrial or

commercial waste generated by the single-family dwellings. Weed control will be in compliance with Lemhi County Weed Department.

6.14 Hazardous Substances – no hazardous substances will be used or stored on the site.

6.15 Livestock on Residential Lots – This will be addressed in the deed restrictions.

6.16 Protecting Irrigation Systems – There are no irrigation systems on this property.

6.17 Land Use Compatibility Factors – The area is a mix of residential and agriculture with public lands to the west.

6.18 Connections – Existing Lot 21 had road frontage on Savage Ranch Road and the proposed split allows for connections to Savage Ranch Road.

6.19 Signs – No signs will be allowed on the property unless they comply with the details set forth in the Lemhi County Building Code Appendix A.

6.20 Salvage and Junk Yards – This does not apply to this project.

6.21 Safe Access – Lot 21 had access off Savage Ranch Road, the proposed split allows for connections to Savage Ranch Road.

6.22 Access to Arterials – Does not apply to this development.

6.23 Alternate points of Access – Does not apply to this development.

6.24 Roads – Savage Ranch Road was an existing roadway and will be used for access to Amended Lot 21.

6.25 Off-Street Parking and Loading Areas – There is sufficient area to provide off-street parking and loading area on premises.

6.26 Utilities – Both lots will have access and availability for power and telephone.

6.27 Individual Water Supplies – Proposed private well for Amended Lots 21A & 21B.

6.28 Onsite Sewage Disposal – Proposed private septic systems for each lot as determined by East Idaho Health Department.

6.29 Private Utilities – easements will be provided if necessary for private utilities.

6.30 Construction in Utility Easements – No building will be allowed in utility easements or any other easements noted on the Amended Plat and the original Diamond Creek Subdivision Plat and covenants.

6.31 Public Access – Does not apply to this development.

6.32 Fire Protection – The property is located in the Salmon Fire protection District.

6.33 Additional Facility Needs – Does not apply to this development.

CHAPTER VII

7.3 Protecting Irrigation systems – This is addressed in 6.16.

7.4 Fencing/Stock Driveways – This development will comply with any requirements set forth in the Lemhi County Building Code.

7.5 Protecting Productive Lands – Does not apply to this development.

7.6 Limiting Conflict with Mining Operations – Does not apply to this development.

7.7 Limiting Conflict with Logging Operations – Does not apply to this development.

7.8 Farm Roads in Riparian Areas – Does not apply to this development.

7.9 Large Scale Developments location – This development will comply with any requirements set forth in the Lemhi County Building Code.

7.10 Airport Zoning District – Does not apply to this development.

7.11 Area of City Impact – Does not apply to this development.

CHAPTER X

10.2 Plat is required for ALL Land Divisions – This development will comply.

10.3 Additional Platting Requirements – This development will comply.

10.4 Subdivision and Manufactured Home Park Design – Does not apply to this development.

10.5 Solar Access in Subdivisions – This development will comply.

10.6 Subdivision of Irrigated Lands – Does not apply to this development.

10.7 Subdivision of Mineral Lands – Does not apply to this development.

10.8 Subdivision Improvements – This subdivision will comply with the performance standards.

10.9 Manufactured Home Park Operations – Does not apply to this development.

10.10 Manufactured Home/Recreational Park Improvements – Does not apply to this development.

Appendix D – This project is using an existing road, no new roads are being developed.

LOT 21 DIAMOND CR. SUB.

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	Ø	
2. Proposed developments or associated improvements that predominately border land defined as agricultural are considered to have an adverse impact on agriculture	10	Ø	
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	Ø	
Total Score: Ø			
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	Ø	
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%)	Ø	
a) Open space shall consist primarily of lands designated as prime agricultural lands	-3	Ø	
b) Open space areas shall be clustered so that they abut neighboring open lands, wherever possible.	-3	Ø	
c) Open space is protected through a conservation easement.	-15	Ø	
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	Ø	
4. Cluster development on non-prime ag land	-10	Ø	

Agricultural Preservation Mitigating Conditions-*Continued*	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**	Ø	
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**	Ø	
Total Mitigating Score : Ø **Overall Score:** Ø (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**	Ø	* no water rights on property
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**	Ø	
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**	Ø	
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**	Ø	
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**	Ø	
Total Score: Ø			

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**	Ø	
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**	Ø	
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**	Ø	
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**	Ø	
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**	Ø	

Total Mitigating Score : Ø

Overall Score: Ø
(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**	Ø	
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**	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**	Ø	
Total Score: 20			
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**	Ø	
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**	Ø	

Natural Environment Mitigating Conditions- *Continued*	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**	-5	Building dept will require this at time of permit being issued
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**	Ø	
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**	Ø	
Total Mitigating Score : -5 **Overall Score:** 15 (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**	Ø	
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**	Ø	
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**	Ø	
4. Proposed developments located within a floodplain are considered to have an adverse impact on ground water quality.	**10**	Ø	
5. Proposed developments that are associated with high risk soils are considered to have an adverse impact on ground water quality	**20**	20	
Total Score: 20			

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**	0	
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**	0	
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**	0	
Total Mitigating Score: 0 **Overall Score:** 20 (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**	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**	0	
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**	10	

Public Health and Safety- *Continued*	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**	~~0~~	
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**	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**	~~0~~	
7. Proposed development of the water supply systems has an adverse impact on any existing senior water rights	**20**	~~0~~	
Total Score: 20			
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**	Ø	
2. Any residence located within the WUI boundary, follows guidelines provided by wildland fire management agencies for defensible space and safe building practices	**-10**	-10	code already requires
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**	Ø	
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**	Ø	
OR:			

Public Health and Safety Mitigating Conditions- *Continued*	Score	Site Score	Explanation
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**	Ø	
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**	Ø	
Total Mitigating Score: -10 **Overall Score:** 10 (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**	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**	Ø	
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**	Ø	
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**	Ø	
Total Score: Ø			
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**	Ø	

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**	Ø	
3. Submission of a plan that accommodates wildlife "friendly" fencing, clustering of homes, and minimizing road obstacles	**-5**	Ø	
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**	Ø	
5. Preservation of critical habitat	**-10**	Ø	
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**	Ø	
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**	Ø	
Total Mitigating Score: Ø **Overall Score:** Ø (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**	Ø	
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**	Ø	
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**	Ø	

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**	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**	Ø	
Total Score: 10			
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**	Ø	
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**	Ø	
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**	Ø	
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**	Ø	
5. Willingness of developer to establish access to public lands where no access currently exists with approval of affected agency	**-15**	Ø	
OR:			

Transportation System/Access Management Mitigating Conditions- *Continued*	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**	Ø	
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**	Ø	
Total Mitigating Score: Ø **Overall Score:** 10 (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**	Ø	
2. Proposed developments or associated improvements that are on land with historical, cultural, archeological, or paleontogical features are considered to have an adverse impact on cultural/historic preservation	**10**	Ø	
Total Score: Ø			
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**	Ø	
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**	Ø	

Cultural and Historic Preservation Mitigating Conditions- *Continued*	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**	0	

Total Mitigating Score: 0
Overall Score: 0
(Initial Score Minus Mitigating Score)

LESA SCORING

Total Existing Condition Score: 70

Total Mitigation Score: 15

Total LESA Score: 55
(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