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

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: Timothy Stehr
Physical Address: 42 12 mile Road Salmon River Highlands
Mailing Address: 101 Creek Road
City: Pitman State: PA. Zip: 17964

Phone: 570-691-8590 Fax: _____ Email: TimStehr66@G.mail.com

Agent/Representative Information

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

Name: Leslie Bailey
Physical Address: 101 Twelve Mile
Mailing Address: P.O. Box 1041
City: Salmon State: Id Zip: 83467
Fax: 208-756-3278 Email: qtrcircle99@yahoo.com
Phone: 208-940-0513

Project Site Information

Site Address: (if one has been assigned) Salmon River Highlands Lot 7A Block 2
Parcel #(s): RP 00081002007A A
(Please attach a separate sheet if additional room is needed)
Total Acres: 4.390

Subdivision Name: (if applicable) SAlmon River HIGHLAnds Lot: 7A Block: 2

General Information

Nature of Proposed Activity: RENTAL CABINS

How is property currently used: VACANT

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

Flood Zone:

Does any portion of the parcel to be developed have a slope in excess of 15%

Yes: No: X

How are adjoining properties currently being used?

North: VACANT
East: VACANT
South: PASTURE
West: VACANT 1/4 mile Then PASTURE

Are there any existing land uses in the general area similar to the proposed use? yes Grey House Bed and BreakFAST

On what street does the property have frontage? Twelve mile 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.

Timothy Stohr

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 02 DAY OF 17, 20 15

Signature

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

TERESA L MORTON NOTARY PUBLIC STATE OF IDAHO

Notary Public for Idaho

Residing at Lemhi County

Commission Expires 11/23/15

I, Timothy Stehr, give Leslie Bailey authorization to act on my behalf on anything pertaining to the Planning, Zoning, and Building on the aforementioned property.

Date: 02/16/15

Signed: _____

ATTACHED EXHIBIT

(ATTACH LEGAL DESCRIPTION)

Review Agencies for Lemhi County Planning & Zoning

Project Name: _____ Parcel # _____

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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
BLM VINCE	Scott Feldhausen 756-5478			☒ NO	☐ YES
Centurylink (or phone provider in your area)	Corey Beyerlin 208-525-4220			☒ NO	☐ YES
County Treasurer	Mary Ann Heiser 756-2815 ext. 231			☐ NO	☐ YES
County Assessor	Jenny Rosin 756-2815 ext. 235			☒ NO	☐ YES
County Road Supervisor	Kerry Cheney 756-2861	Jay DAVIS for Kerry	Leave Culvert open	☐ NO	☐ YES
D.E.Q	208-528-2650			☐ NO	☐ YES
Dept Water Resources	Dennis Dunn 208-525-7161 Fax 208-525-7177		NO Comment	☐ NO	☐ YES
Emergency Services	Janet Nelson 756-2815 ext. 266		no Prob.	☐ NO	☐ YES
Fire District	The one in your area		N/A	☑ NO	☐ YES
Fish & Game	Tom Curet 756-2271			☐ NO	☑ YES
Forest Service	Kimberly Nelson 756-5557		Acting Staff Officer	☑ NO	☐ YES
Health Department	Glenn Hugunin 756-2123		PENDING P&Z APPROVAL	☐ NO	☑ YES
Historical Society	Hope Benedict 756-4334		From an historical pt - NO problem	☐ NO	☑ YES
Idaho Power	Bob Rubel 208-788-8015			☑ NO	☐ YES
Idaho Transportation Dept	Joan Burgert 208-745-5632			☐ NO	☐ YES
Irrigation Entity	The one in your area		NO Comment	☐ NO	☐ YES
Lemhi County Sheriff	Lynn Bowerman 756-4201			☑ NO	☐ YES
Library District	Ramona Stauffer 756-2311			☒ NO	☐ YES
Upper Salmon Basin Watershed	Daniel Bertram 756-6322			☐ NO	☐ YES
NMFS	Chad Fealko 756-5105		Maintain Sediment BMPs / size septic appr.	☑ NO	☐ YES
School Superintendent	756-4271		N/A	☑ 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	Jeremy Varley 756-2815 ext. 282		GOO MANAGEMENT PLAN	☒ NO	☐ YES
Wild Land Urban Interface	Karin Drnjevic 756-2815 ext. 271			☒ NO	☐ YES

Review Agencies for Lemhi County Planning & Zoning

Project Name: Timothy Stehr

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.

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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
BLM	Scott Feldhausen 756-5478			NO	YES
Centurylink (or phone provider in your area)	Corey Beyerlin 208-525-4220			NO	YES
County Treasurer	Mary Ann Heiser 756-2815 ext. 231			NO	YES
County Assessor	Jenny Rosin 756-2815 ext. 235			NO	YES
County Road Supervisor	Kerry Cheney 756-2861			NO	YES
D.E.Q	208-528-2650			NO	YES
Dept Water Resources	Dennis Dunn 208-525-7161 Fax 208-525-7177			NO	YES
Emergency Services	Janet Nelson 756-2815 ext. 266			NO	YES
Fire District	The one in your area			NO	YES
Fish & Game	Tom Curet 756-2271			NO	YES
Forest Service	Kimberly Nelson 756-5557			NO	YES
Health Department	Glenn Hugunin 756-2123			NO	YES
Historical Society	Hope Benedict 756-4334			NO	YES
Idaho Power	Bob Rubel 208-788-8015			NO	YES
Idaho Transportation Dept	Joan Burgert 208-745-5632			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	Daniel Bertram 756-6322			NO	YES
NMFS	Chad Fealko 756-5105			NO	YES
School Superintendent	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	James M. Joyner	None	✓ NO	YES
Weed Superintendent	Jeremy Varley 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: Timothy Stehr

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. 283			NO	YES
Airport Board	Fred McDonald 940-1044			NO	YES
Building Department	Gary Goodman 756-6913 ext. 263			NO	YES
BLM	Scott Feldhausen 756-5478			NO	YES
Centurylink (or phone provider in your area)	Corey Beyerlin 208-525-4220			NO	YES
County Treasurer	Mary Ann Heiser 756-2815 ext. 231			NO	YES
County Assessor	Jenny Rosin 756-2815 ext. 235			NO	YES
County Road Supervisor	Kerry Cheney 756-2861			NO	YES
D.E.Q	208-528-2650			NO	YES
Dept Water Resources	Dennis Dunn 208-525-7161 Fax 208-525-7177			NO	YES
Emergency Services	Janet Nelson 756-2815 ext. 266			NO	YES
Fire District	The one in your area			NO	YES
Fish & Game	Tom Curet 756-2271			NO	YES
Forest Service	Kimberly Nelson 756-5557			NO	YES
Health Department	Glenn Hugunin 756-2123			NO	YES
Historical Society	Hope Benedict 756-4334			NO	YES
Idaho Power	Bob Rubel 208-788-8015			NO	YES
Idaho Transportation Dept	Joan Burgert 208-745-5632			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	Daniel Bertram 756-6322			NO	YES
NMFS	Chad Fealko 756-5105			NO	YES
School Superintendent	756-1271			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	Jeremy Varley 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: TIMOTHY STEHR

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. 283			NO	YES
Airport Board	Fred McDonald 940-1044			NO	YES
Building Department	Gary Goodman 756-6913 ext. 263			NO	YES
BLM	Scott Feldhausen 756-5478			NO	YES
Centurylink (or phone provider in your area)	Corey Beyerlin 208-525-4220			NO	YES
County Treasurer	Mary Ann Heiser 756-2815 ext. 231			NO	YES
County Assessor	Jenny Rosin 756-2815 ext. 235			NO	YES
County Road Supervisor	Kerry Cheney 756-2861			NO	YES
D.E.Q	208-528-2650			NO	YES
Dept Water Resources	Dennis Dunn 208-525-7161 Fax 208-525-7177			NO	YES
Emergency Services	Janet Nelson 756-2815 ext. 266			NO	YES
Fire District	The one in your area			NO	YES
Fish & Game	Tom Curet 756-2271			NO	YES
Forest Service	Kimberly Nelson 756-5557			NO	YES
Health Department	Glenn Hugunin 756-2123			NO	YES
Historical Society	Hope Benedict 756-4334			NO	YES
Idaho Power	Bob Rubel 208-788-8015			NO	YES
Idaho Transportation Dept	Joan Burgert 208-745-5632	Joan M. Burgert	12 Mile Road is a county road; not part of state highway system	X 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	Daniel Bertram 756-6322			NO	YES
NMFS	Chad Fealko 756-5105			NO	YES
School Superintendent	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	Jeremy Varley 756-2815 ext. 282			NO	YES
Wild Land Urban Interface	Karin Drnjevic 756-2815 ext. 271			NO	YES

Teresa Morton

From: Curet,Tom [tom.curet@idfg.idaho.gov]
Sent: Wednesday, February 18, 2015 12:20 PM
To: 'Teresa Morton'
Subject: RE: Timothy Stehr- 12 Mile Creek

Teresa – thank you for touching bases. If you could please pass this on to the applicant:
With any development in this drainage the Department would recommend wildlife friendly fencing, especially if the fencing will be used as perimeter fencing. The general area is winter habitat for mule deer and elk, and these animals will often come off the hills surrounding 12-mile drainage and cross down into the flats to access forage and water. With animals migrating through an area, wildlife fencing is necessary to provide safer passage. Deer and elk need fencing to be no higher than 42" total, strands of wire or rails to be at least 12" apart, and the bottom wire or rail to be at least 14" above ground to allow young animals to pass through safely. If he has any questions we would be happy to assist him. Thanks tc

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From: Teresa Morton [mailto:teresa@lemhicountyidaho.org]
Sent: Tuesday, February 17, 2015 12:52 PM
To: Curet,Tom; timstehr66@gmail.com
Subject: Timothy Stehr- 12 Mile Creek

Tom,

I have an applicant that is going through a Special Permit process to construct 4 commercial cabins on his property located on Twelve Mile Rd. He has obtained your signature on the Government sign off list but you marked that a further plan check was needed. I just wanted to touch base with you and see if you had any specific concerns he should be aware of before he gets too far.

Teresa L. Morton
City/County Building & Planning Department
(208)756-6913 Ext. 270
(208)756-6915 Fax

NOXIOUS Weeds IN AREA PROPOSED will be controlled BY PULLING BY HAND or IF needed CHEMICAL SPRAYING or controlled BY recomandations From weed control office

Signed
Timothy Stehr

To whom it may concern. Feb. 13, 2015

I have spoken with Tim Stehr and looked at his aerial maps of his property on Twelve Mile a tributary to the Salmon River. His application has no bearing on irrigation.

Sincerely

Rick Sager

Water Master

EASTERN IDAHO PUBLIC HEALTH DISTRICT

APPLICATION TO CONNECT TO AN EXISTING SYSTEM
(VESTED RIGHTS/NON-CONFORMING USES)

Note *Individuals requesting to repair, replace, make changes to an existing structure or dwelling, such as remodeling or connecting to an abandoned system must follow the State's guidelines found on page 30 of the State's Technical Guidance Manual (TGM).

Applicant's Name: TIMOTHY STEHR Phone: 570-691-8596

Mailing Address: 1101 Creek Road City: Pitman State: PA. Zip: 17964

Location of System: (Address) 12 mile Road City: SALMON

Legal Description: Township: 20N Range: 21E Section: 36 ¼ Section: _____ County: _____

Subdivision Name: (If applicable) SALMON RIVER HIGHLAND Division: ____ Lot: ____ Block: ____

Please explain nature of request: requesting To utilize Preexisting septic system's

Plot Plan

Present # of Bedrooms: _____ Future # of Bedrooms: _____

Disclaimer: *I understand if approval is given and if this causes the existing septic to fail or violate the intent of the rules that I agree to correct the problem immediately in accordance with current rules. (Includes obtaining a permit.)*

Signature: Timothy Stehr Date: 2/9/15

For Official Use Only

Permit on File: Yes No System Approved: Yes No Permit Number: _____
Name of original permit holder: _____ Installed by: _____
If no permit exists or system disapproved, on-site evaluation will be required.
Fee Paid: _____ Receipt Number: _____ Date: _____

AUTHORIZED TO CONNECT TO EXISTING SYSTEM: GRANTED _____ DENIED _____
AUTHORIZED TO CONNECT TO ABANDONED SYSTEM: GRANTED _____ DENIED _____
AUTHORIZED TO ADD ADDITION OR ALTERATIONS: GRANTED _____ DENIED _____

CONDITIONS and/or COMMENTS: _____

By: _____ Date: _____
REHS Signature

Travel Time: ____/____ Inspection Time: ____/____ Processing Time: ____/____ 09/25/07

DISTRICT SEVEN HEALTH DEPARTMENT
SEPTIC PERMIT

NOTE *THIS PERMIT IS ONLY VALID FOR ONE YEAR FROM DATE OF ISSUE*

11/02/95

Installation shall comply with all the requirements of the Health District and Idaho's Individual Subsurface Sewage Disposal Regulations as stated below. Failure to install system in compliance with permit will cause disapproval by District 7 and possible legal action.

CDP No 112428 T-Code: 232 Time: 15 MIN/ Permit No 95-71 Receipt No

Permit Issued To: Name FRANCIS FORD Phone 756-6784

For Location: Address POB 714 12 MILE RD City SALMON Zip 83467

Subdivision SALMON RIVER HIGHLANDS Lot Block

Legal Description: ¼ Section Section 36 Township 20N Range 21E

SEPTIC TANK SPECIFICATIONS (minimums)

Size of Septic Tank 1000 gallons Multiple tank capacity N/A gallons

Pump Chamber N/A gallons

Minimum Separation Distances Between Septic Tank and the Following Features of Concern:

• Public Well or Spring or Suction line	100 Feet	Permanent or Intermittent Surface Waters	50 Feet
•Private Well or Spring or Suction line	50 Feet	Temporary Surface Waters	25 Feet
•Public Water Distribution Lines	25 Feet	Downslope or Scarp	25 Feet
•Private Water Distribution Lines	10 Feet	Building Foundations	5 Feet
•Property Line	5 Feet	Seasonal High Water From Top of Tank	2 Feet

SPECIAL SEPTIC TANK CONDITIONS

SEWAGE DISPOSAL (DRAINFIELD) SPECIFICATIONS (minimums)

Type (s) of *Standard* Sewage Disposal System Allowed: Trench X Bed X Pit Graveless X

Basic Alternative Privy Steep Slope System Capping Fill Extra Drainrock Trench

Type(s) of *Complex Alternative* Disposal System Allowed: Sand Filter Intermittent Sand Filter Intrench

Sand Mound Lagoon Extended Treatment Systems Large Soil Absorption Systems

OTHERS

Complex Alternative Disposal Systems are required to be installed by a licensed complex installer

SOIL TYPE B

DISPOSAL AREA SIZE 417 Sq. Ft. **MAXIMUM DEPTH OF EXCAVATION*** 2 Feet

If deeper than maximum depth system cannot be approved

Minimum Separation Distances Between Drainfield and the Following Features of Concern:

•Permanent or Intermittent Surface Waters(depending on soil type)	300 (200) 100 Feet		
•Well or Spring or Suction line	100 Feet	Temporary Surface Waters (canals-ditches)	50 Feet
•Distribution Lines (pressure)	25 Feet	Downslope or Scarp	75 (60) Feet
•Distribution Lines (suction)	100 Feet	Building Foundations	10 (20) Feet
•Property Line	5 Feet	From Septic Tank	6 Feet

SPECIAL CONDITIONS NOTE 2 FT MAXIMUM DEPTH OF DRAINFIELD

I hereby agree that the system will be installed as per the permit and will not make any changes from the permit without written approval from District 7. I also hereby authorize access to this property for purpose of inspection.

Applicant's/Agents Signature X Date:

ISSUED BY EHS Ken Higgins #: 12 **DATE** 8/5/96

EXPIRES:

DISTRICT SEVEN HEALTH DEPARTMENT
SEPTIC PERMIT

NOTE *THIS PERMIT IS ONLY VALID FOR ONE YEAR FROM DATE OF ISSUE*

11/02/95

Installation shall comply with all the requirements of the Health District and Idaho's Individual Subsurface Sewage Disposal Regulations as stated below. Failure to install system in compliance with permit will cause disapproval by District 7 and possible legal action.

CDP No 112427 T-Code: 232 Time: 15 MIN Permit No 96-72
Receipt No

Permit Issued To: Name FRANCIS FORD Phone 756-6784

For Location: Address POB 714 12 MILE RD City SALMON Zip 83467

Subdivision SALMON RIVER HIGHLANDS Lot Block
Legal Description: ¼ Section Section 36 Township 20N Range 21E

SEPTIC TANK SPECIFICATIIONS (minimums)

Size of Septic Tank 1000 gallons Multiple tank capacity N/A gallons
Pump Chamber N/A gallons

Minimum Separation Distances Between Septic Tank and the Following Features of Concern:

• Public Well or Spring or Suction line	*100 Feet*	Permanent or Intermittent Surface Waters	*50 Feet*
•Private Well or Spring or Suction line	*50 Feet*	Temporary Surface Waters	*25 Feet*
•Public Water Distribution Lines	*25 Feet*	Downslope or Scarp	*25 Feet*
•Private Water Distribution Lines	*10 Feet*	Building Foundations	*5 Feet*
•Property Line	*5 Feet*	Seasonal High Water From Top of Tank	*2 Feet*

SPECIAL SEPTIC TANK CONDITIIONS

SEWAGE DISPOSAL (DRAINFIELD) SPECIFICATIONS (minimums)

Type (s) of *Standard* Sewage Disposal System Allowed: Trench X Bed X Pit Graveless X
Basic Alternative Privy Steep Slope System Capping Fill Extra Drainrock Trench

Type(s) of *Complex Alternative* Disposal System Allowed: Sand Filter Intermittent Sand Filter Intrench
Sand Mound Lagoon Extended Treatment Systems Large Soil Absorption Systems
OTHERS

Complex Alternative Disposal Systems are required to be installed by a licensed complex installer
SOIL TYPE B

DISPOSAL AREA SIZE 333 Sq. Ft. **MAXIMUM DEPTH OF EXCAVATION*** 2 Feet
If deeper than maximum depth system cannot be approved

Minimum Separation Distances Between Drainfield and the Following Features of Concern:

•Permanent or Intermittent Surface Waters(depending on soil type)	*300 200 100 Feet*		
•Well or Spring or Suction line	*100 Feet*	Temporary Surface Waters (canals-ditches)	*50 Feet*
•Distribution Lines (pressure)	*25 Feet*	Downslope or Scarp	*75 50 Feet*
•Distribution Lines (suction)	*100 Feet*	Building Foundations	*10 20 Feet*
•Property Line	*5 Feet*	From Septic Tank	*6 Feet*

SPECIAL CONDITIIONS NOTE 2 FT MAXIMUM DEPTH OF DRAINFIELD

I hereby agree that the system will be installed as per the permit and will not make any changes from the permit without written approval from District 7. I also hereby authorize access to this property for purpose of inspection.

Applicant's/Agents Signature X [signature] Date:

ISSUED BY EHS [signature] #: 12 **DATE** 8/5/96

EXPIRES:

Performance Standards

Chapter 6

6.4 Water Quality

No issues that affect any water on proposed site

6.5 Runoff and Erosion Control

Flat land, no need for any excavation no risk of run off or erosion

6.6 Wetlands

No springs or streams near proposed site

6.7 Stream Corridors

None

6.8 Floodplains

None

6.9 Slopes

None on proposed site- Property in question does have some slopes but not on the proposed development site.

6.10 Expansive Soils

NRCS website shows that there may be potential for expansive soil. If expansive soils are found on the site the building department will require engineers for all foundations.

6.11 Wildfire Hazards

All brush will be cleared and reviewed. Will meet standard as required by Wild land Urban Interface for wildfire defensible spaces.

6.12 Air Quality

Noting on site that would disrupt or affect air quality

6.13 Nuisances

No issues with nuisances in 6.13

6.14 Hazardous Substances

None

6.15 Livestock on Residential Lots

None

6.16 Protecting Irrigation Systems

No irrigation systems will be altered or affected by this proposal

6.17 Land Use Compatibility Factor

6.17.1 Proposed Lot Coverage

All building setbacks will be met and the proposed development will be compatible with the neighboring uses.

6.17.2 Proposed Building Height

The proposed development will not exceed the maximum 35 feet in building height and will be compatible with neighboring residential homes.

6.17.3 Proposed Building Bulk

The proposed building bulk will be compatible with neighboring uses

6.17.4 Activity Level

The proposed development will be compatible with existing activity level

6.17.5 Scenic views and public recreations

The proposed development will not block any scenic views from existing uses and public recreation areas.

6.17.6 Buffers and Landscaping

Buffering and Landscaping will comply with Appendix F

6.18 Connections

Access will be maintained from the existing access to Twelve Mile Rd.

6.19 Sign

No signs are planned at this time but if signs are requested all sign requirements will be met

6.20 Salvage and Junk Yards

Not applicable

6.21 Safe Access

Pre-existing road all requirements will be met

6.22 Access to Arterials

Existing access to Highway 93 South will be utilized. No new accesses will be requested.

6.23 Alternate Access Points

Not applicable

6.24 Roads

Private road will be maintained by owner

6.25 Off Street Parking and Loading Areas

There will be no off Street Parking and/or Loading Areas. The proposed development is for 4 cabins and parking will be located in front of these cabins

6.26 Utilities

All services available and existing

6.27 Individual Water Supplies

Existing well will be utilized for this development

6.28 On-Site Sewage Disposal

Pre-existing approved septic systems will be utilized. If upgrades to those systems are required those requirements will be met prior to development of commercial cabins.

6.29 Private Utilities

All easement for utilities are in place and may be addressed if needed by those agencies.

6.30 Construction in Utility Easement

None

6.31 Public Access

No existing public access

6.32 Fire Protection

Property is currently within a fire protection district

6.33 Additional Facilities Needs

Does not apply

Chapter 7

Division 1

None of these performance standards apply

Division 2

Landscaping & Buffering will comply with Appendix F

Division 3

None of these performance standards apply

Chapter 8

Property is not located within an Airport Zoning District therefore does not apply

Chapter 9

Property is not located within a mapped flood overlay district therefore does not apply

Chapter 10

This is not a Subdivision or Manufacture Home Park therefore does not apply

Appendix A

No signs are proposed at this time. If any are installed at a later date they will conform to county codes.

Appendix D

Pre-existing road will be private owner's responsibility for operation and maintenance. Further improvements may be needed to satisfy special codes in the county

Appendix E

Off-street parking will be the same as typical residential parking. There will be no Loading areas on the proposed site.

Chapter 12

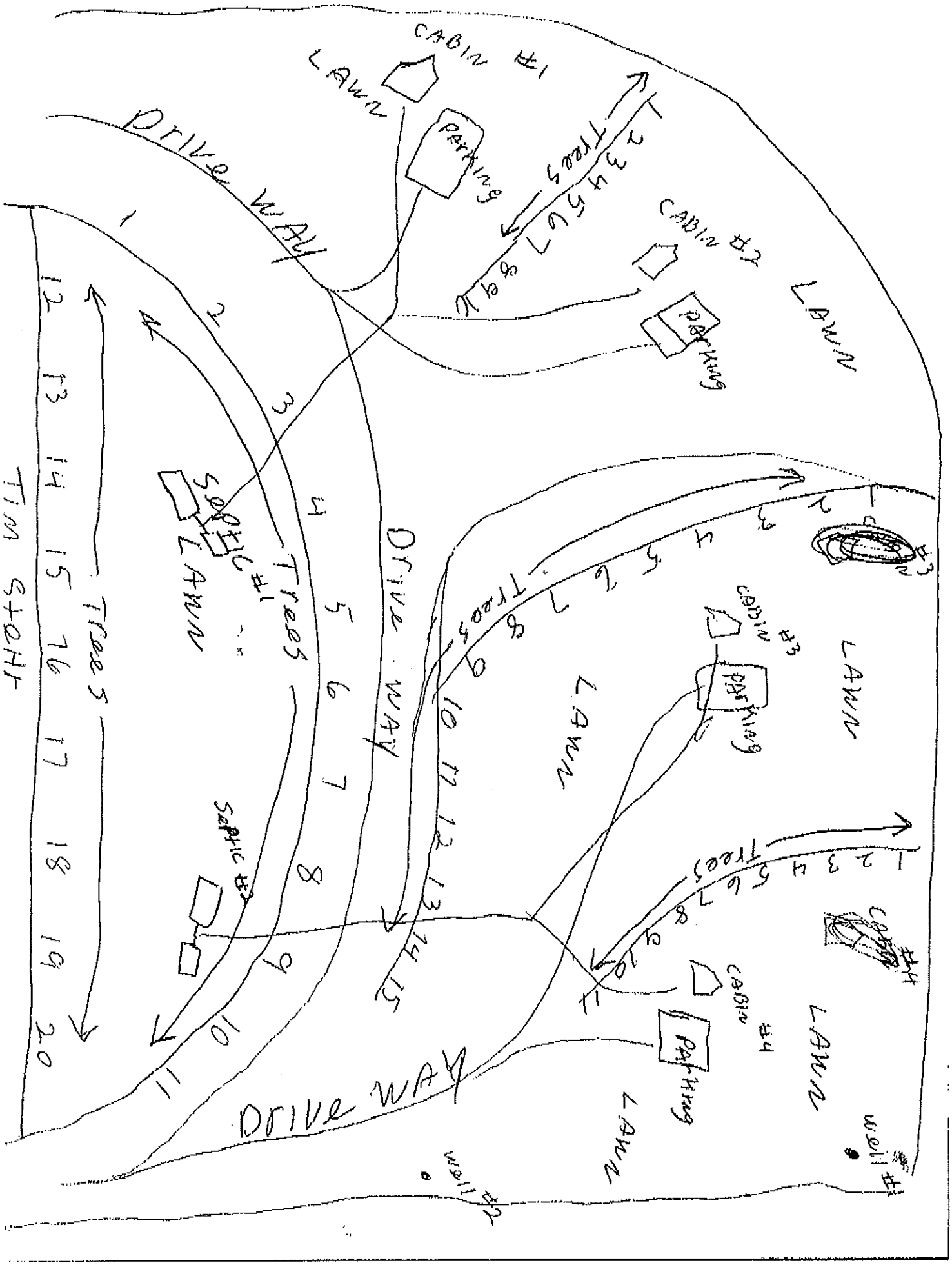
LESA was done on the proposed development site. Score of 50 and mitigation of 25 therefore a total score on the LESA was 25

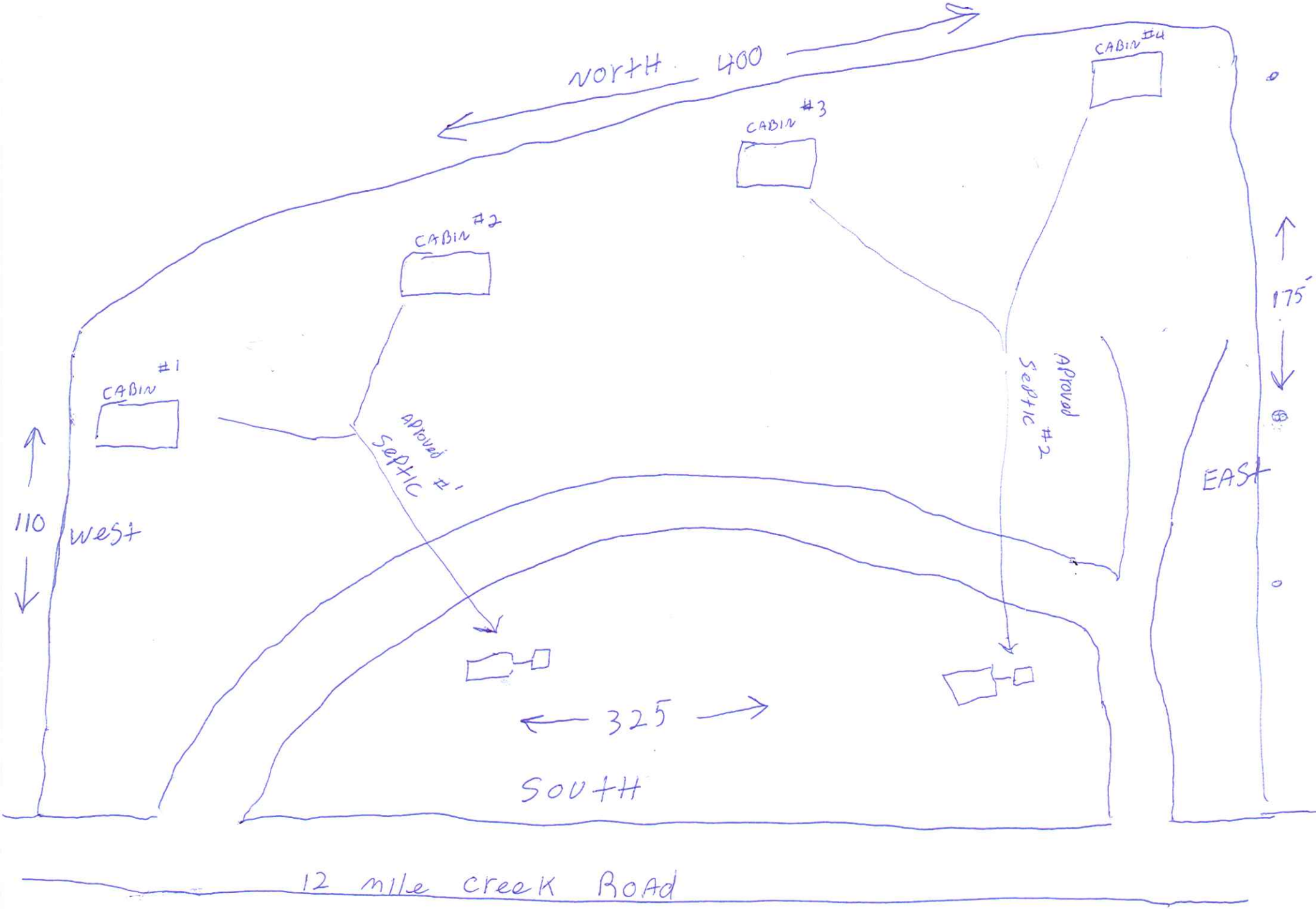
Teresa

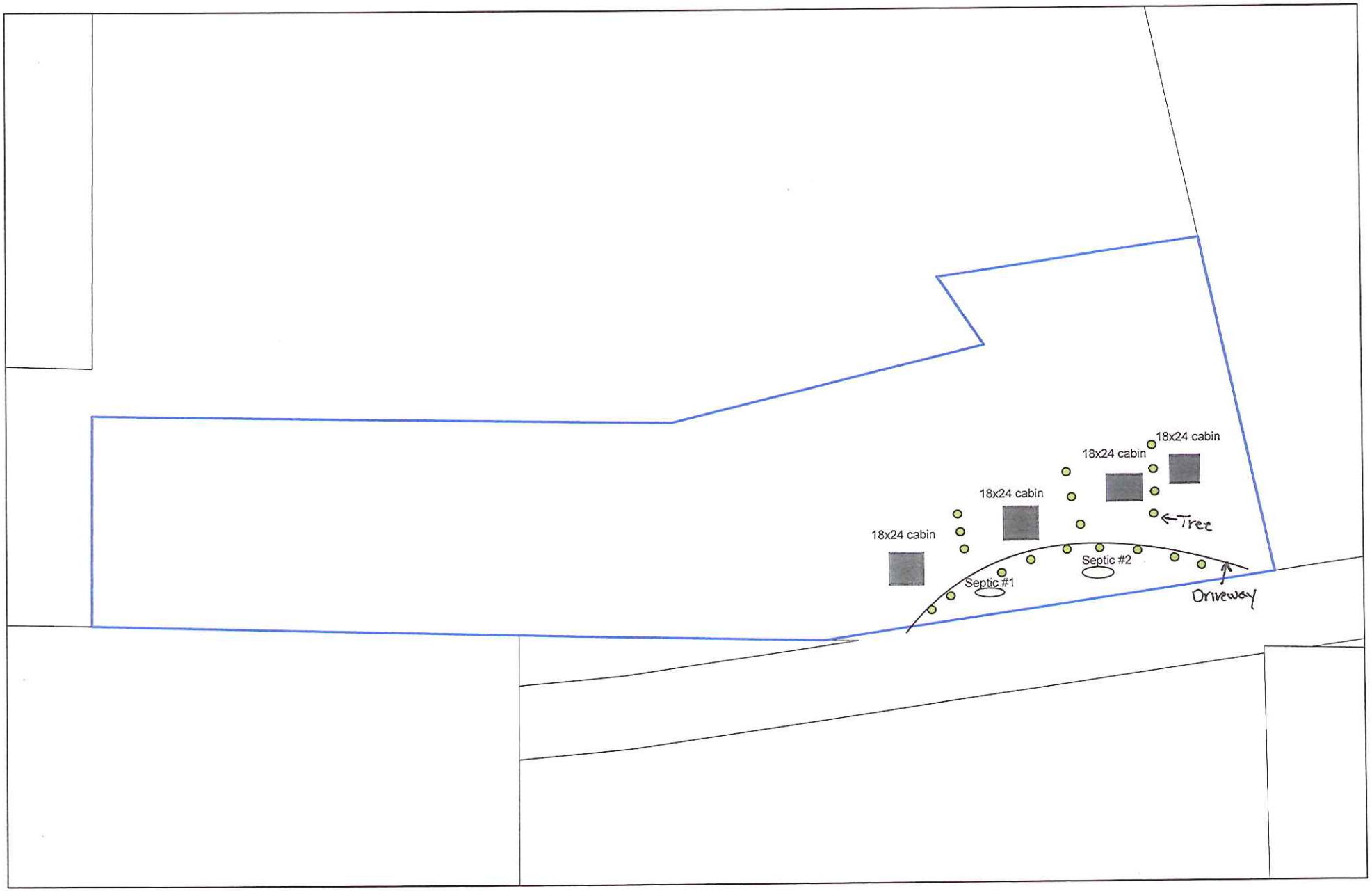
CABINS will Be surounded BY LAWN
Trees will Be PlAnted To PrivAtize
veiw From Road And Between CABINS

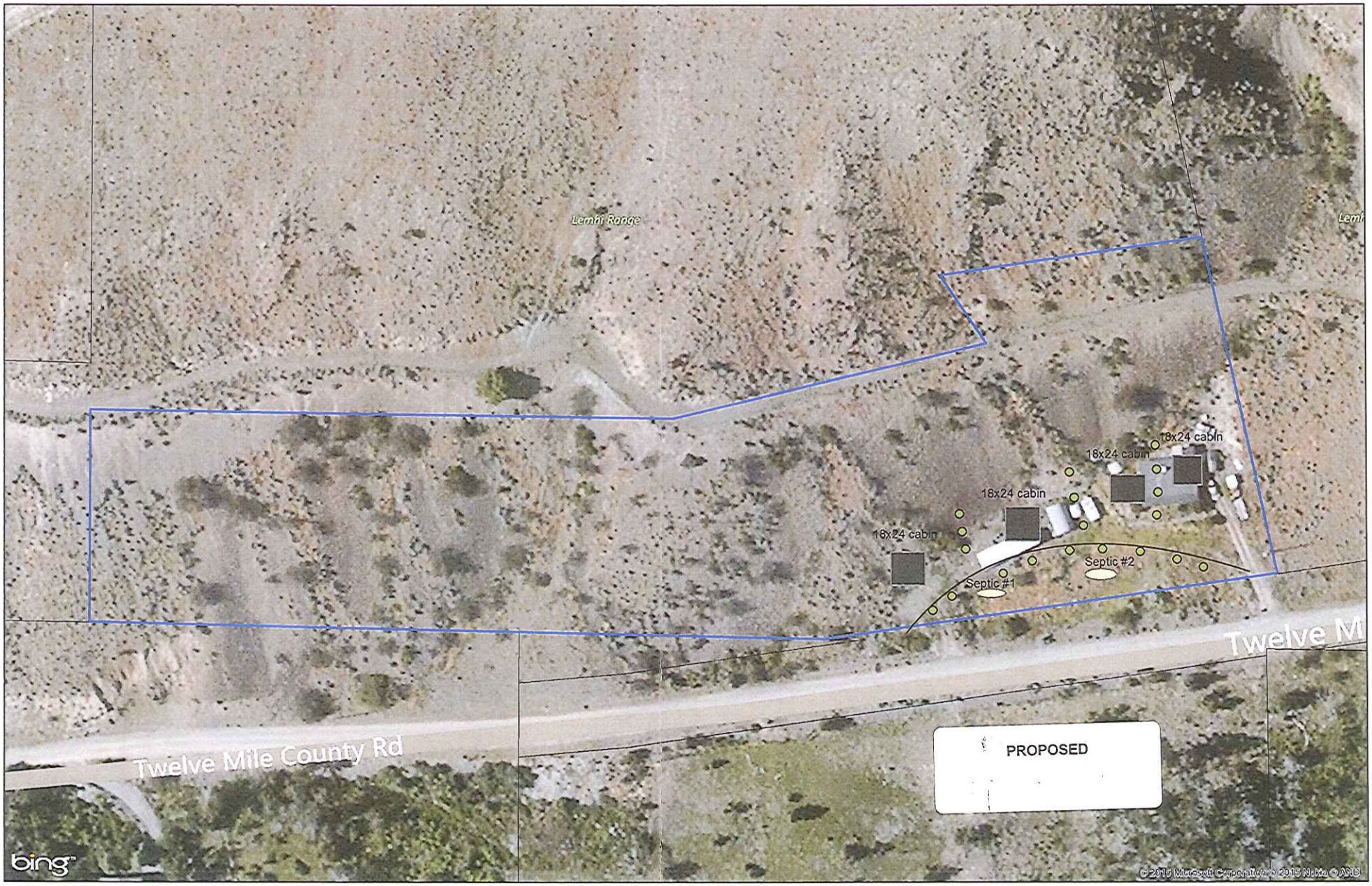
ROUPH sketch But Anyone should
Be ABle To see end Results

TIM Stehr


CABIN #1
LAWN
PARKING
Drive WAY
Trees
CABIN #2
LAWN
PARKING
Septic #1
LAWN
Trees
Drive WAY
Trees
CABIN #3
PARKING
LAWN
LAWN
Septic #2
Trees
CABIN #4
PARKING
LAWN
LAWN
Drive WAY
Well #1
Well #2
TIM STOHR
Trees


North 400
CABIN #4
CABIN #3
CABIN #2
CABIN #1
175'
110
West
Aproved Septic #1
Aproved Septic #2
EAST
325
South
12 mile creek Road


18x24 cabin
18x24 cabin
18x24 cabin
18x24 cabin
Tree
Septic #1
Septic #2
Driveway


Lemhi Range
18x24 cabin
18x24 cabin
18x24 cabin
18x24 cabin
Septic #1
Septic #2
Twelve Mile County Rd
PROPOSED
bing

Lemhi Range
Twelve Mile County Rd
Twelve
EXISTING
bing

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**	0	
2. Proposed developments or associated improvements that predominately border land defined as agricultural are considered to have an adverse impact on agriculture	**10**	0	
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**	0	
Total Score:_____0_____			
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**	0	
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%)**	0	
a) Open space shall consist primarily of lands designated as prime agricultural lands	**-3**	0	
b) Open space areas shall be clustered so that they abut neighboring open lands, wherever possible.	**-3**	0	
c) Open space is protected through a conservation easement.	**-15**	0	
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**	0	
4. Cluster development on non-prime ag land	**-10**	0	

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**	0	
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**	0	
Total Mitigating Score :____0_____ **Overall Score:__0_____** (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**	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**	0	
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**	0	
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**	0	
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**	0	
Total Score:_____0_____			

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**	0	
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**	0	
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**	0	
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**	0	
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**	0	

Total Mitigating Score :____0_____

Overall Score:____0_____
(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**	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**	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**	0	
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**	0	
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**	0	

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	Based on Soil reports from the NRCS building dept will require engineering
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**	0	
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**	0	
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**	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**	0	
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**	0	
4. Proposed developments located within a floodplain are considered to have an adverse impact on ground water quality.	**10**	0	
5. Proposed developments that are associated with high risk soils are considered to have an adverse impact on ground water quality	**20**	0	
Total Score:_____0_____			

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:___0_____** (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**	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**	0	

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:_____15_____			
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**	0	
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	This is required in the Lemhi County Development Code
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**	0	
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**	0	
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**	0	
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**	0	
Total Mitigating Score:_____-10_____ **Overall Score:_____5_____** (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**	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**	0	
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**	0	
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**	0	

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**	-5	No fences proposed to allow current wildlife migration
3. Submission of a plan that accommodates wildlife "friendly" fencing, clustering of homes, and minimizing road obstacles	**-5**	-5	If fences are installed they will conform with Fish & Game comments
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**	0	
5. Preservation of critical habitat	**-10**	0	
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**	0	
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**	0	
Total Mitigating Score:_____-10_____ **Overall Score:___5_____** (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**	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**	0	
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**	0	

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**	0	
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**	0	
Total Score:____0_____			
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**	0	
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**	0	
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**	0	
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**	0	
5. Willingness of developer to establish access to public lands where no access currently exists with approval of affected agency	**-15**	0	

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**	0	
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**	0	
Total Mitigating Score:_____0____ **Overall Score:____0____** (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**	0	
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**	0	
Total Score:_____0_____			
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**	0	
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**	0	

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:____50_____

Total Mitigation Score:____-25_____

Total LESA Score:_____25_____
(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