



ELMORE COUNTY LAND USE & BUILDING

520 E 2nd South – Mountain Home, ID 83647 – (208) 587-2142

www.elmorecounty.org

Hillside Development Application

We are unable to accept facsimile copies. Application Must be completed in INK. Please use additional sheets of paper if necessary.

Hillside Development is defined as those lands situated on hillsides greater than fifteen (15%) percent slope and those lands between the South Fork of the Boise River and a line at least one hundred (100') feet outside of, and parallel to, the boundary of the South Fork of the Boise River floodway as defined in this Ordinance. The Hillside Development Application must be in compliance with Title 7 Chapter 5 of the Elmore County Zoning and Development Ordinance.

Only Engineers of Record in good standing and/or engineer in good standing shall be considered qualified to participate in the Elmore County Hillside application review and application process. Those not in good standing shall not be considered qualified. Upon request, the Director shall furnish applicants with a list of Engineers of Record and engineers that are not in good standing with Elmore County.

No hillside work or grading shall be performed without first receiving written approval from the Director, unless specifically exempt by the Zoning and Development Ordinance.

Applicant: _____
Name Phone #

Street Address City, State, Zip

Email address

Owner: _____
Name Phone #

Street Address City, State, Zip

Email address

Engineer: _____
Name Phone #

Street Address City, State, Zip

Email address

Location\address of Property: _____

Legal Description: _____

Assessor Parcel Number: _____

1. Is any portion of the property within a flood zone or flood way? Yes No

2. Does any portion of the property have slopes greater than 15%? Yes No

If yes, what percentage? _____

3. Please provide a summary of the project? _____

4. Is the development part of an existing subdivision? Yes No

If yes, which one? _____

5. Is the development part of a new subdivision? Yes No

If yes, please provide additional details about the subdivision: _____

Required Submission Documents:

A. Preliminary Grading Plan: The preliminary grading plan shall be designed to ensure that the properties within the development are able to conform to the excavation and engineered grading requirements of the Elmore County building code as set forth in this Ordinance, and the requirements for a final grading plan as set forth in this Ordinance. The preliminary grading plans shall be dated, signed, submitted with the development application, and shall include the following information:

- 1. Contour lines at five (5') foot intervals; and
- 2. The location of all proposed or existing structures and roads; and
- 3. Any areas of cut or fill; and
- 4. Any areas with special environmental issues or critical concerns; and
- 5. A narrative indicating how the proposed design complies with the purpose statement of the hillside overlay district.

B. Slope Stabilization and Revegetation Plan and Report: A qualified licensed landscape design professional shall prepare the slope stabilization and revegetation plan. The report shall be dated, signed, submitted with the development application, and shall include the following information:

- 1. A complete description of the existing soils; and

2. An existing vegetation analysis; and
3. An analysis of the vegetation to be removed and the method of disposal; and
4. The vegetation to be planted; and
5. Any soils amendments and/or pH adjustments; and
6. Slope stabilization measures to be implemented; and
7. Analysis of the environmental effects of such operations including the effects on:
 - a. Slope stability; and
 - b. Soil erosion; and
 - c. Water quality; and
 - d. Fish and wildlife.

C. Engineering Hydrology Report: A qualified professional engineer registered in the State of Idaho shall complete an engineering hydrology investigation and report. This individual shall be Qualified, have experience, and knowledge in the science of hydrology and in the techniques of hydrologic investigation. The report shall be dated, signed, submitted with the development application, and shall include the following information:

1. An adequate description of the hydrology of the site; and
2. Conclusions on the proposed development; and
3. Opinions and recommendations covering the adequacy of sites to be developed; and
4. Results of field investigations of the site, unless existing information is determined by the County Engineer to be sufficient to satisfy the purpose of this Ordinance; and
5. The flood frequency curves, which shall be provided for the area proposed for development.

D. Soils Engineering Report: Any area proposed for development shall be investigated to determine the soil characteristics. A qualified professional engineer registered in the State of Idaho shall complete a soils investigation and report. The report shall be dated and signed, and shall include the following information:

1. Data regarding the nature, distribution, strength, pH, and nutrients of the soils,; and
2. Conclusions and recommendations for grading procedures; and
3. Design criteria for corrective measures; and
4. Professional opinion and recommendations covering the adequacy of sites to be developed; and
5. The report shall include results of field investigations of the site, unless existing information is determined by the County Engineer to be sufficient to satisfy the purpose of this Ordinance; and
6. All recommendations included in the report shall be incorporated into the design plan and specifications.

E. Engineering Geology Report: Any area proposed for development shall be investigated to determine its geological characteristics. A qualified professional geologist or a professional engineer, whom is registered in the State of Idaho, experienced and knowledgeable in the principles and practices of engineering geology, shall complete the geological characteristics investigation and report. The report shall be dated, signed, submitted with the development application, and shall include the following information:

1. A description of the geology of the site; and
2. Any conclusions and recommendations regarding the effect of geologic conditions on the proposed development; and
3. Professional opinions and recommendations covering the adequacy of sites to be developed; and
4. The report shall include results of field investigations of the site, unless existing information is

- determined by the County Engineer to be sufficient to satisfy the purpose of this Ordinance; and
5. Recommendations included in the report shall be incorporated into the design plan and specifications; and
 6. Any area identified in the report, in which the investigation indicates geologic hazards, shall not be developed unless the project engineer can demonstrate conclusively to the County Engineer, based on the required engineering reports, that these hazards can be overcome in such a manner as to prevent hazard to life or limb, hazard to property, adverse effects on the safety, use or stability of a public way or waterway, and adverse impacts on the natural environment.

F. Visual Impact Report: A visual impact report shall be prepared by a qualified design professional, signed and dated, and shall be submitted with the development application. The report shall include the following information:

1. The view from key vantage points along public roadways or public viewing areas that depict the existing view (prior to development) and the proposed view (after development); and
2. The proposed screening methods which shall include, but not be limited to: architectural design designated building envelopes, height restrictions, landscaping, fencing, construction materials, and colors; and
3. The existing vegetation and the proposed method of preserving and/or replacing such vegetation; and
4. A statement detailing how the proposed development or subdivision minimizes grading through careful site and roadway design.

G. Other Pertinent Data: Any other pertinent data deemed necessary by the Engineer of Record, or County Engineer, or the Director, after consulting with the County Engineer or Engineer of Record, to satisfy the stated purpose of this Ordinance and that is reasonably related to the health, safety, and welfare of the general public and persons who might purchase the property being developed shall be required.

NOTICE TO APPLICANT

This application must be submitted to the Land Use and Building complete with all required information.

• Hillside Development applications are subject to review and approval by the Elmore County Engineer. The Elmore County Engineer is a consultant for the County. By signing and initialing this application you affirm that you the developer and/or property will pay all fees incurred by the County Engineer or any other consultant of Elmore County _____ (initial)

The applicant hereby certifies the application is complete and all information contained herein is true and correct. The applicant hereby agrees to pay the fee established by the Board of County Commissioners and agrees to pay any additional fees (attorney, consultant, etc.) The initial applicant understands he/she/they or a representative who can legally bind the applicant with his/her/their statements must be at the meeting on which agenda the application is placed to answer any questions the Commission or citizens may have.

Land Use and Building's acceptance of the application and/or fee does not imply the application is complete, correct, or accurate, nor does it guarantee any approval. You will be notified by mail when the application is deemed complete.

Signature of Applicant

Date

Signature of Property Owner

Date

ADMINISTRATIVE USE ONLY

Date of Acceptance _____ Accepted by _____

FEE: \$300.00 +\$600.00 Deposit(Consultant Fee) = Fee \$900.00

Case# _____ (Pd) Receipt # _____

Required Findings:

1. The site, as determined by the engineering reports, the Engineer of Record and the County Engineer is physically suitable for the design of the proposed development; and

Yes No

2. The proposed development was designed in a manner that shall result in minimum disturbance of hillside areas; and

Yes No

3. The grading and excavation proposed in connection with the development shall not result in soil erosion, silting of lower slopes, slide damage, flooding, severe scarring, or any other geological instability or fire hazard that would adversely affect the public health, safety, and welfare; and

Yes No

4. Areas not suited for development, as identified in the reports submitted because of soil, geology, vegetation, or hydrology limitations shall be designated as open space use; and

Yes No

5. Disruption of existing native vegetation and wildlife habitat has been minimized or mitigated; and

Yes No

6. The proposal and engineering reports sets forth sufficient and adequate mitigation for the identified visual impacts beyond the normally expected impact of hillside development.

Yes No