



Lemhi County Planning & Zoning

200 Fulton Suite #204
Salmon, Idaho 83467
(208)756-6913 Ext 263
Fax: (208) 756-6915

THIS IS MY APPLICATION FOR:

Date Received: 2/16/10

Large Scale Development/Subdivision Appeal
Development Code Change Variance Special Use Permit
Other

TOTAL APPLICATION FEES \$ 500.00

Receipt No. 948002

All Applicable Sections
Must Be Completed.

APPLICANT: SUE USHER PHONE: 865-2005
(must be owner or holder of valid option)

APPLICANTS ADDRESS: 39 GIBBONSVILLE RD GIBBONSVILLE ID
83463

AGENT / REPRESENTATIVE: Rob MAVRAS PHONE: 406-821-1056

AGENT / REPRESENTATIVE'S ADDRESS: 4186 N.E. Rye Cr. Darby Mt.

ADDRESS OF PROPERTY: T 26 N R 21 E S 36 NW 1/4 & SW 1/4 of SW 1/4
LEGAL DESCRIPTION OF PROPERTY (ATTACH A SEPARATE SHEET IF LENGTHY):

NOTE: There will be an additional cost of \$1.52 cents per letter mailing. Additional costs for publication fees per each public legal notice. Billing will be sent accordingly. Lemhi County will charge an additional cost of \$50.00 for each inspection of the project with . of the inspection fees returned to the applicant when the As Built drawings have been accepted by Lemhi County.

1. Size of Property? (square feet or acres) 20-25 acres

2. What is the proposed use of the property? placer mine

3. How is the property now used? undeveloped

4. Does any portion of the parcel in question have excess of 15%? _____

5. Are there any irrigation ditches/canals on the property or adjacent to it? no

If the answer is YES, what is their location and size?
of NORTH FORK OF SALMON RIVER

6. How are the adjoining properties used?

NORTH: J. Proksch undeveloped

EAST: J. Proksch undeveloped

SOUTH: public land USFS

WEST: public land USFS

7. Are there any existing land uses in the general area similar to the proposed use?
If the answer is YES, what are they and where are they located? GRAVEL

PIT WEST ON PUBLIC LAND, MINE

CLAIMS WEST ON PUBLIC LAND

8. a. On what street(s) does the property have frontage? Granite Mtn.

Road Gibbonsville Id.

b. How are the street(s) improved? (PLEASE CHECK STREET IMPROVEMENTS).

Street Name	Gravel	Paving	Curbs/Gutters		Sidewalks	
			One Side	Both Sides	One Side	Both Sides
<u>G.M.R.</u>	<u>X</u>					

9. Any additional comments? _____

10. PROOF OF PROPRIETARY INTEREST (ATTACHED).

NOTE: WHEN AN APPLICATION HAS BEEN SUBMITTED, IT WILL BE REVIEWED IN ORDER TO DETERMINE COMPLIANCE WITH APPLICATION REQUIREMENTS. A HEARING DATE WILL BE SCHEDULED ONLY AFTER AN APPLICATION HAS BEEN ACCEPTED AS COMPLETE.

Sue Usher
Signature of Applicant / Representative

Feb. 16. 2010
Date

FOR STAFF USE ONLY
Application accepted by <u>2/16/10</u>
Hearing date _____
File Number: _____

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)

See attached legal description

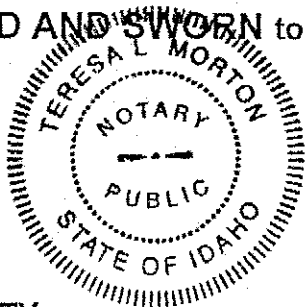
3. The legal description of the legal property which is the subject of my application has been attached as an exhibit to this affidavit;

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 16th DAY OF February, 2009.

[Signature]
Signature

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



[Signature]
Notary Public for Idaho
Residing at Lemhi County
expires 11/23/15

Review Agencies for Lemhi County Planning & Zoning Project Name: _____

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Agency	Contact & Phone	Signature	Comments	Further Plan Check Required
Agricultural Agent	Shannon Williams 756-2824	<i>Shannon Williams</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Airport Board	Fred McDonald 940-1044	<i>Fred McDonald</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Building Department	Gary Goodman 756-6913 ext. 263	<i>Gary Goodman</i>	<i>must obtain all permits</i>	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
B.L.M	Gloria Jakovac 756-5410		<i>Please make an appointment</i>	<input type="checkbox"/> NO <input type="checkbox"/> YES
Century Tel	Scott Benton 756-2000			<input type="checkbox"/> NO <input type="checkbox"/> YES
County Treasurer	MaryAnn Heiser 756-2816	<i>MaryAnn Heiser</i>	<i>RP26N21E 363000A 02-04-09</i>	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
County Assessor	RJ Smith 756-3116	<i>RJ Smith</i>	<i>for Rhonda Edwards 2/109</i>	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
County Supervisor	Kerry Cheney 756-2861	<i>Kerry Cheney</i>	<i>for Lemhi County</i>	<input type="checkbox"/> NO <input type="checkbox"/> YES
D.E.Q	Greg Eager 208-528-2650			<input type="checkbox"/> NO <input type="checkbox"/> YES
Dept. Water	Bob Foster 756-6644	<i>Bob Foster</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Resources	Janet Nelson 756-2815 ext. 266	<i>Janet Nelson</i>		<input type="checkbox"/> NO <input type="checkbox"/> YES
Emergency Service Director	The One In Your Area	<i>Jim Lukens or Greg Painter 756-2271</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Fire District		<i>James R. Fulmer</i>		<input type="checkbox"/> NO <input type="checkbox"/> YES
Fish & Game		<i>Steve Adams</i>	<i>NO involvement by this office</i>	<input type="checkbox"/> NO <input type="checkbox"/> YES
Forest Service	Bill Wood 756-2215			<input type="checkbox"/> NO <input type="checkbox"/> YES
Health Department	Steve Adams 756-2123	<i>Steve Adams</i>		<input type="checkbox"/> NO <input type="checkbox"/> YES
Historical Society	Hope Benedict 756-4334			<input type="checkbox"/> NO <input type="checkbox"/> YES
Idaho Power	Lloyd Neff 756-3400	<i>Lloyd Neff</i>		<input type="checkbox"/> NO <input type="checkbox"/> YES
Idaho Transportation Dept.	Derk Williams 208-745-5635	<i>Derk Williams</i>		<input type="checkbox"/> NO <input type="checkbox"/> YES
Irrigation District	RJ Smith 756-2815 ext. 235	<i>RJ Smith</i>	<i>NO involvement</i>	<input type="checkbox"/> NO <input type="checkbox"/> YES
Lemhi County Sheriff	Sam Slavin 756-4201	<i>Sam Slavin</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Library District	Ramona Stauffer 756-2311	<i>Ramona Stauffer</i>		<input type="checkbox"/> NO <input type="checkbox"/> YES
Upper Salmon Basin Watershed	Kesie Sloman 756-6322	<i>Kesie Sloman</i>	<i>71 involvement</i>	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
NMFS	Chad Pealko 756-5105	<i>Chad Pealko</i>		<input type="checkbox"/> NO <input type="checkbox"/> YES
School District	Tana Kellogg 756-4271	<i>Tana Kellogg</i>	<i>NO involvement by this office</i>	<input type="checkbox"/> NO <input type="checkbox"/> YES
USA/NRCS	Mark Olson 756-3211 ext. 201	<i>Mark Olson</i>		<input type="checkbox"/> NO <input type="checkbox"/> YES
U.S. Army Corps	James Joyner/Rob Brochu 208-522-1645	<i>James Joyner/Rob Brochu</i>		<input type="checkbox"/> NO <input type="checkbox"/> YES
Weed Superintendent	Daniel Berrain 756-2815 ext. 282	<i>Daniel Berrain</i>	<i>Approved with signed plan has been approved</i>	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Wild Land Urban Interface	Karin Dornjevic 756-2815 ext. 271	<i>Karin Dornjevic</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES

Review Agencies for Lemhi County Planning & Zoning Project Name:

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Agency	Contact & Phone	Signature	Comments	Further Plan Check Required
Agricultural Agent	Shannon Williams 756-2824	<i>Shannon Williams</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Airport Board	Fred McDonald 940-1044	<i>Fred McDonald</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Building Department	Gary Goodman 756-6913 ext. 263			<input type="checkbox"/> NO <input type="checkbox"/> YES
B.L.M	Gloria Jakovac 756-5410	<i>Gloria Jakovac</i>	Please Make an Appointment	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Century Tel	Scott Benton 756-2000			<input type="checkbox"/> NO <input type="checkbox"/> YES
County Treasurer	MaryAnn Heiser 756-2816	<i>MaryAnn Heiser</i>	DP 26 N 21 E 363000 A 0204:09	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
County Assessor	RJ Smith 756-3116	<i>RJ Smith</i>	DP 26 N 21 E 363000 A 0204:09	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
County Supervisor	Kerry Cheney 756-2861	<i>Kerry Cheney</i>	DP 26 N 21 E 363000 A 0204:09	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
D.E.Q	Greg Eager 208-528-2650	<i>Greg Eager</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Depl. Water Resources	Bob Foster 756-6644	<i>Bob Foster</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Emergency Service Director	Janet Nelson 756-2815 ext. 266	<i>Janet Nelson</i>		<input type="checkbox"/> NO <input type="checkbox"/> YES
Fire District	The One in your Area			<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Fish & Game	Jim Lukens or Greg Painter 756-2271	<i>Jim Lukens</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Forest Service	Bill Wood 756-2215	<i>Bill Wood</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Health Department	Steve Adams 756-2123	<i>Steve Adams</i>	Comments will be submitted	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Historical Society	Hope Benedict 756-4334	<i>Hope Benedict</i>	No involvement by this office	<input type="checkbox"/> NO <input type="checkbox"/> YES
Idaho Power	Lloyd Neff 756-3400	<i>Lloyd Neff</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Idaho Transportation Dept.	Deek Williams 208-745-5635	<i>Deek Williams</i>		<input type="checkbox"/> NO <input type="checkbox"/> YES
Irrigation District	RJ Smith 756-2815 ext. 235	<i>RJ Smith</i>	AD TAU 10/20/09	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Lemhi County Sheriff	Sam Slavin 756-4201	<i>Sam Slavin</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Library District	Raimona Stauffer 756-2311	<i>Raimona Stauffer</i>	21.10.10.10.10	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Upper Salmon Basin Watershed	Kate Clark 756-6322	<i>Kate Clark</i>		<input type="checkbox"/> NO <input type="checkbox"/> YES
Watershed	Chad Fealko 756-5105	<i>Chad Fealko</i>		<input type="checkbox"/> NO <input type="checkbox"/> YES
School District	Tana Kellogg 756-4271	<i>Tana Kellogg</i>		<input type="checkbox"/> NO <input type="checkbox"/> YES
USDA/NRCS	Mark Olson 756-3211 ext. 201	<i>Mark Olson</i>		<input type="checkbox"/> NO <input type="checkbox"/> YES
U.S. Army Corps	James Joyner/Rob Brochu 208-522-1645	<i>James Joyner</i>		<input type="checkbox"/> NO <input type="checkbox"/> YES
Weed Superintendent	Daniel Bertram 756-2815 ext. 282	<i>Daniel Bertram</i>	Approved as per request per	<input type="checkbox"/> NO <input type="checkbox"/> YES
Wild Land Urban Interface	Karin Drnjevic 756-2815 ext. 271	<i>Karin Drnjevic</i>	Approved has been approved	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES

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2010-01-05 15:42

MAVROS

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Lemhi, ID.
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Fax to 406-821-4133
Attn. Robin MAVROS

Agency	Contact & Phone	Signature	Comments	Further Plan Check Required
Agricultural Agent	Shannon Williams 756-2824			NO
Airport Board	Fred McDonald 940-1044			NO
Building Department	Gary Goodman 756-6913 ext. 263			NO
BLM	Gloria Jatkovic 756-5410		Please Make an Appointment	NO
Century Tel	Scott Benton 756-2000			NO
County Treasurer	MaryAnn Hesse 756-2816			NO
County Assessor	RJ Smith 756-3116			NO
County Supervisor	Kerry Cheney 756-2861			NO
D.E.O.	Greg Eger 208-528-2650			NO
Dept. Water	Bob Foster 756-6644			NO
Resources				NO
Emergency Service	Janet Nelson 756-2815 ext. 265			NO
Director				NO
Fire District	The One in your Area			NO
Fish & Game	Jim Lukens or Greg Pantler 756-2271			NO
Forest Service	Bill Wood 756-2215			NO
Health Department	Steve Adams 756-2123			NO
Historical Society	Hope Benedict 756-4334			NO
Idaho Power	Lloyd Neff 756-3400			NO
Idaho Transportation Dept.	DeK Williams 208-745-5635			NO
Irrigation District	RJ Smith 756-2815 ext. 235			NO
Lemhi County Sheriff	Sam Slavin 756-4201			NO
Library District	Ramona Stauffer 756-2311			NO
Upper Salmon Basin Watershed	Katie Slavin 756-6322			NO
NIMS	Chad Feather 756-5105			NO
School District	Tana Kellog 756-4271			NO
USDA/NRCS	Mark Olson 756-3211 ext. 201	Mark Olson		NO
U.S. Army Corps	James Joyner/Rob Brochu 208-522-1645			NO
Weed	Daniel Bertram 756-2815 ext. 282			NO
Superintendent	Karin Donjevic 756-2815 ext. 271			NO
Wild Land Urban Interface				NO

Project Name: MAVROS - 1156 R
Please Make

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Fax to 406-821-4122
 Attn: Robin Marras

Review Agencies for Lemhi County Planning & Zoning Project Name: MARRAS - USACE PLANNING MAP

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 in the area listed "Further Plan Check Required".

Agency	Contact Name	Phone	Comments	Further Plan Check Required	Response
Agricultural Agent	Shannon Williams	756-2824		<input type="checkbox"/> NO	<input type="checkbox"/> YES
Airport Board	Fred McDonald	940-1044		<input type="checkbox"/> NO	<input type="checkbox"/> YES
Building Department	Gary Goodman	756-6913 ext. 263		<input type="checkbox"/> NO	<input type="checkbox"/> YES
B.L.M.	Gloria Bakovic	756-5410	Please Make an Appointment	<input type="checkbox"/> NO	<input type="checkbox"/> YES
Century Tel	Scott Benton	756-2080		<input type="checkbox"/> NO	<input type="checkbox"/> YES
County Treasurer	Marvyn Heiser	756-2816		<input type="checkbox"/> NO	<input type="checkbox"/> YES
County Assessor	RJ Smith	756-3116		<input type="checkbox"/> NO	<input type="checkbox"/> YES
County Supervisor	Kerry Cheney	756-2861		<input type="checkbox"/> NO	<input type="checkbox"/> YES
D.F.O.	Greg Eager	208-528-2650		<input type="checkbox"/> NO	<input type="checkbox"/> YES
Dept. Water Resources	Bob Foster	756-6644		<input type="checkbox"/> NO	<input type="checkbox"/> YES
Emergency Service Director	Janet Nelson	756-2815 ext. 266		<input type="checkbox"/> NO	<input type="checkbox"/> YES
Fire District	The One In Your Area			<input type="checkbox"/> NO	<input type="checkbox"/> YES
Fish & Game	Jim Lukens or Greg Painter	756-2271		<input type="checkbox"/> NO	<input type="checkbox"/> YES
Forest Service	Bill Wood	756-2215		<input type="checkbox"/> NO	<input type="checkbox"/> YES
Health Department	Sue Adams	756-2123		<input type="checkbox"/> NO	<input type="checkbox"/> YES
Horticultural Society	Hope Benedict	756-4314		<input type="checkbox"/> NO	<input type="checkbox"/> YES
Idaho Power	Lloyd Neff	756-3408		<input type="checkbox"/> NO	<input type="checkbox"/> YES
Idaho Transportation Dept.	Deik Williams	208-745-5635		<input type="checkbox"/> NO	<input type="checkbox"/> YES
Integration District	Al Smith	756-2815 ext. 235		<input type="checkbox"/> NO	<input type="checkbox"/> YES
Lemhi County Sheriff	Sam Shaw	756-4201		<input type="checkbox"/> NO	<input type="checkbox"/> YES
Library District	Ramona Stull	756-2311		<input type="checkbox"/> NO	<input type="checkbox"/> YES
Upper Salmon Basin Watershed	Kate Sloan	256-6322		<input type="checkbox"/> NO	<input type="checkbox"/> YES
ANRS	Brad Reeko	756-5305		<input type="checkbox"/> NO	<input type="checkbox"/> YES
School District	Tara Kelog	756-4271		<input type="checkbox"/> NO	<input type="checkbox"/> YES
USDA/NRCS	Mark Olson	756-3271 ext. 201		<input type="checkbox"/> NO	<input type="checkbox"/> YES
U.S. Army Corps	James Joppe/Rob Brochu	208-522-3645		<input type="checkbox"/> NO	<input type="checkbox"/> YES
Weed Superintendent	Daniel Bertram	756-2815 ext. 242		<input type="checkbox"/> NO	<input type="checkbox"/> YES
Wild Land Urban Interface	Karin Drijewic	756-2815 ext. 271		<input type="checkbox"/> NO	<input type="checkbox"/> YES

Review Agencies for Linn County Planning & Zoning Project Name:

This document is intended to show that the applicant has communicated with your department. This is not intended for approval or denial. If you approve does not have a comment or reply stamp in the area of your department. 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 advise in reply to.

Agency	Contact & Phone	Signature	Comments	Further Plan Check Required
Proposed Agency	Shannon Williams 738-9924			NO
City Board	Greg Becklund 940-3314			NO
Business Community	Greg Becklund 940-3314			NO
PLA	Shirley Johnson 738-5419		Project falls in Admittance	NO
County Title	Scott Barber 738-3003			NO
County Treasurer	ADISSA HERR 738-9115			NO
County Assessor	RI SUEB 738-9115			NO
County Supervisor	RODNEY CERRY 738-3361			NO
LEA	GRACE FARRIS 738-526-7690			NO
DEPT. WATER	BRIAN FOWLER 738-3961			NO
Recreation	JOHN ROBERT 738-2019 ext 230			NO
Emergency Services	TONY OWEN 738-3003			NO
Fire Dept	Jim Roberts 738-3003			NO
Police Dept	2271			NO
Sanitation	DAVE WOOD 738-2215			NO
SOILS Department	SHANE ADAMS 738-2115			NO
Special District	LAUREN BRIDGES 738-1111			NO
Public Works	LESLIE HART 738-2400			NO
Public Works	DAVE WILSON 202-461-0565			NO
Public Works	AL SHURT 738-2415 ext 119			NO
Public Works	BOB STONE 738-4181			NO
Public Works	KAROL STROUD 738-1111			NO
Public Works	KEVIN STONE 738-1111			NO
Public Works	CHRIS FOWLER 738-9115			NO
Public Works	LAUREN BRIDGES 738-1111			NO
Public Works	MARK DEAN 738-1111 ext 201			NO
Public Works	DIANE BRIDGES 738-1111 ext 201			NO
Public Works	523-1145			NO
Public Works	DANIEL RICHMAN 738-2815 ext 270			NO
Public Works	738			NO
Public Works	738			NO

Shannon Williams

Supervisor

No comment

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Fax to 406-821-4132
 Attn. Robin Maurer

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Agency	Contact & Phone	Signature	Comments	Further Plan Check Required
Agribusiness Agency	Shannon Williams 756-2824			NO
Airport Board	Fred McDonald 940-1084			NO
Building Department	Gary Goodman 756-6913 ext. 269			NO
B.L.M.	Gloria Johnson 756-5410		Please Make an Appointment	NO
County Tel	Scott Norton 756-2000			NO
County Treasurer	MaryAnn Heister 756-2836			NO
County Assessor	Al Smith 756-3118			NO
County Supervisor	Kerry Cheney 756-2861			NO
D.E.D.	Greg Eager 208-528-2650			NO
Dept. Water	Bob Foster 756-6644			NO
Resources	Janet Hudson 756-2815 ext. 366			NO
Emergency Service				NO
Director	The One in Your Area			NO
Fire District	Jon Luhrs or Greg Painter 756-2271			NO
Fish & Game				NO
Forest Service	Bill Wood 756-2215			NO
Health Department	Steve Adams 756-4123			NO
Historical Society	Hope Benedict 756-4334			NO
Idaho Power	Lloyd Huff 756-3400			NO
Idaho Transportation Dept.	Derek Williams 208-745-5635			NO
Irrigation District	RJ Smith 756-2815 ext. 235			NO
Lemhi County Sheriff	Sam Shawin 756-4201			NO
Library District	Ramona Stanger 756-2311			NO
Upper Salmon Basin Watershed	Katie Smith 756-8322			NO
NIMS	Chad Isallo 756-5105			NO
School District	Tara Kellog 756-4271			NO
USDA/WNRS	Mark Olson 756-3211 ext. 201			NO
U.S. Army Corps	James James/Rob Brochu 208-522-1645			NO
Wend	Darrell Hartman 756-2815 ext. 282			NO
Superintendent	950-0933			NO
Wild Land Urban Interface	Karin Dryden 756-2815 ext. 271			NO

Project Name: MAVRIS - US&R Please Make

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2010-01-05 15:30

Review Agencies for Lemhi County Planning & Zoning Project Name: _____

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Agricultural Agent	Shannon Williams 756-2824	<i>Shannon Williams</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Airport Board	Fred McDonald 940-1044	<i>Fred McDonald</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Building Department	Gary Goodman 756-6913 ext. 263			<input type="checkbox"/> NO <input type="checkbox"/> YES
B.L.M.	Gloria Jakovac 756-5410	<i>Gloria Jakovac</i>	Please Make an Appointment	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Century Tel	Scott Benton 756-2000			<input type="checkbox"/> NO <input type="checkbox"/> YES
County Treasurer	MaryAnn Heiser 756-2816			<input type="checkbox"/> NO <input type="checkbox"/> YES
County Assessor	RJ Smith 756-3116	<i>RJ Smith</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
County Supervisor	Kerry Cheney 756-2861	<i>Kerry Cheney</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
D.E.Q.	Greg Eager 208-528-2650			<input type="checkbox"/> NO <input type="checkbox"/> YES
Dept. Water	Bob Foster 756-6644	<i>Bob Foster</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Resources	Janet Nelson 756-2815 ext. 266			<input type="checkbox"/> NO <input type="checkbox"/> YES
Emergency Service Director	The One in Your Area			<input type="checkbox"/> NO <input type="checkbox"/> YES
Fire District	Jim Lukens or Greg Painter 756-2271	<i>Jim Lukens</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Fish & Game	Bill Wood 756-2215	<i>Bill Wood</i>		<input type="checkbox"/> NO <input type="checkbox"/> YES
Forest Service	Steve Adams 756-2123	<i>Steve Adams</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Health Department	Hope Benedict 756-4334	<i>Hope Benedict</i>		<input type="checkbox"/> NO <input type="checkbox"/> YES
Historical Society	Lloyd Neff 756-3400	<i>Lloyd Neff</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Idaho Power	Derk Williams 208-745-5635			<input type="checkbox"/> NO <input type="checkbox"/> YES
Idaho Transportation Dept.	RJ Smith 756-2815 ext. 235			<input type="checkbox"/> NO <input type="checkbox"/> YES
Irrigation District	Sam Slavin 756-4201	<i>Sam Slavin</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Lemhi County Sheriff	Ramona Staffler 756-2311	<i>Ramona Staffler</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Library District	Kate Stearns 756-6332	<i>Kate Stearns</i>		<input type="checkbox"/> NO <input type="checkbox"/> YES
Upper Salmon Basin Watershed	Chad Peakko 756-5105	<i>Chad Peakko</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
NMFS	Tana Kellogg 756-4271	<i>Tana Kellogg</i>		<input type="checkbox"/> NO <input type="checkbox"/> YES
School District	Mark Olson 756-3211 ext. 201	<i>Mark Olson</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
USA/NMCS	James Joyner/Rob Brochu 208-522-1645			<input type="checkbox"/> NO <input type="checkbox"/> YES
U.S. Army Corps	Daniel Bertram 756-2815 ext. 282	<i>Dan B</i>		<input type="checkbox"/> NO <input type="checkbox"/> YES
Weed Superintendent	Karin Drnjajewic 756-2815 ext. 271	<i>Karin Drnjajewic</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Wild Land Urban Interface				<input type="checkbox"/> NO <input type="checkbox"/> YES

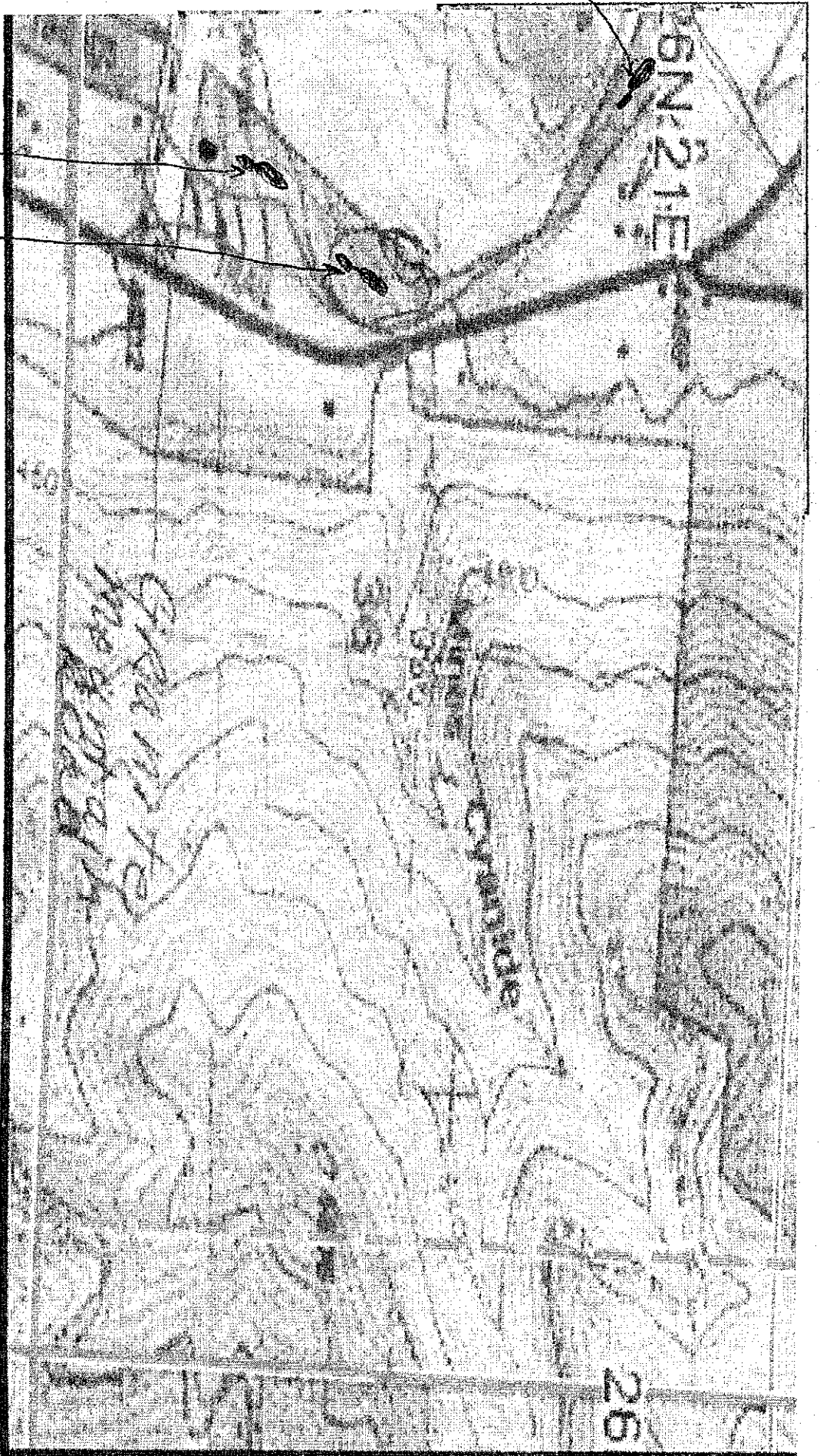
Work Plan of Mavros-Usher Placer Mine

Our plan of operation is to work six days per week, approximately 8a.m.-6p.m. 8-10 months per year depending on the weather. This project is expected to last for 2-3 years. This plot of land is 34 acres in size of which we expect to mine 20-25 acres of it. We expect to work approximately one acre per month. No more than two acres of work area will be exposed at any time without being immediately reclaimed. This means we will work one to two acres at a time then reclaim that one to two acres before proceeding to the next one to two acres. This does not include the pond area. The pond area will be reclaimed before we construct a pond in another area. All processing of gravels will be done on sight. We will not haul aggregate off site without complying with Forest Service and Highway Dept. standards and approval before doing so.

We will be settling the gold out of the gravel using a gravel screening plant, and sluice boxes. We will be pumping water from a double pond for water supply and sediment control. This pond will not have an inlet or outlet to the river but rather will fill with seepage from ground water. Two ponds are needed, linked together by a short canal. Water drawn from the lower pond, will be returned to the upper pond for settling and then reuse, thus being non consumptive use of water. A list of the equipment we will use is, an excavator, front-end loader, dozer, gravel screening plant, sluice boxes and water pumps. We may camp on the property part time and will be using the Granite Mtn. Road to access the property with our pickups and equipment. This will be a small mining operation, not to exceed 5 workers at any given time. Water quality will be monitored visually and tested for turbidity weekly (North Fork Salmon River) to insure we do not exceed approved limits set by the National Environmental Protection Agency, Department of Environmental Quality, United States Forest Service, and Idaho Fish and Game. All best management practices will be utilized to prevent any and all pollutants such as storm water sediments in the river and fuel and oils polluting the water shed. Straw waddles will be staked the full distance of the property, to contain and filter all storm water. This waddle will be staked 50 ft. from the river. No mining will occur any closer than 80 to 90 ft. of the river. Hazmat absorption packets will be kept on the equipment used on the job in case of any spills and will be used immediately to absorb such spills. Equipment will be inspected daily and preventative maintenance will be done to help to avoid any spills. Fueling and maintenance will be done to equipment on access road located on west side of property furthest from the river and will occur no closer than 200 ft. from the river.

Ponds

Ponds shall be constructed with an excavator, a dozer and a front-end loader. Under about one foot of topsoil which will be removed and stockpiled for recovering the ground is river gravel and river rock down to the bedrock. The bottom and the sidewalls of the pond will be river gravel and rock. No liner will be used since we are depending on seepage water for our water source. The bottom of the pond will probably need to be cleaned periodically to keep seepage active. This silt will be piled then spread over gravel, under the topsoil during the reclamation process. The reclamation will be done with dozer, front end loader and excavator, thus recomposing the worked area during reclamation. We will be removing and stockpiling the topsoil and aggregate to within two feet of the bedrock. The last two feet of aggregate and one foot of the bedrock will be processed and the gold extracted. Should sufficient volumes of gold be found in aggregate further from the bedrock, we will process these gravels also. Ponds will be constructed no closer than one hundred feet from the river. The slope of the ground at the pond sights is no greater than one foot drop in fifty feet. The pond volume is approximately 5.2 acre feet. We expect to pump 400-600 gallons of water per minute for our gravel washer plant.



First pond location
Second pond location
Third pond location
This pond will be reclaimed then Relocated as necessary.

BMPs

This operation will be conducted with the use of an excavator, a front-end loader, a gravel processing plant with saucebox, a dozer and water pumps. This equipment will be powered by diesel and gasoline engines. When fueling, extreme care will be taken to avoid any spillage. Should any spillage occur, haz-mat containment packets will be on sight to contain and absorb any spills. These packets will be on sight constantly and will be located in the cabs of the equipment for convenience and efficiency. These packets will be used should any oil leaks or spillage occur also. No fuels or oils will be stored on sight except in the backs of our trucks. All petroleum products such as used motor oil etc. will be contained and taken off sight and disposed of properly. This equipment will be inspected daily for leaks and or other problems and will be maintained constantly to avoid any leaks or problems.

Conclusion

By adhering to a strict noxious weed control plan, removing a good percentage of the underbrush and thinning out the trees on this property, this will reduce the fire danger on this property and improve improve the biological health of this property.

Mavros-Usher Placer Mine

Addressing issues Lemhi County Development Code

Chapter 6

- 6.3.1 n/a
- 6.3.2 n/a
- 6.3.3 Commercial - This project is a placer mining operation. Refer to work plan
- 6.3.4 n/a
- 6.3.5 n/a
- 6.4 Water quality - refer to work plan and B.A and B.M.P.s
- 6.5 Run off and erosion control -
 - 6.5.1 - Since this property is flat ground, has no grade erosion will be minimal. Disturbed areas of the property will be replanted during the reclamation process, in a timely fashion to prevent erosion. Refer to B.M.P.s
 - 6.5.2- We have implemented erosion measures to prevent erosion and runoff. Refer to SWPPP
 - 6.5.3- Refer to Work Plan and refer to B.A.
 - 6.5.4- Refer to B.A.
 - 6.5.5 -Refer to B.A
 - 6.5.6- Refer to B.A.
 - 6.5.7- Refer to B.A.
 - 6.5.8-Refer to B.A
 - 6.5.9- Refer to B.A
 - 6.5.10- Refer to B.A.
- 6.6- wetlands Refer to B.A.
- 6.7- stream corridors--Refer to B.A.
- 6.7.1 n/a
- 6.7.2- n/a
- 6.7.3- refer to B.A.
- 6.7.4- Refer to B.A.
- 6.8 Flood plains- n/a
- 6.9 Slopes -n/a
- 6.10 Expansive soils-n/a
- 6.11- Wildfire hazards- Fire hazard reduction addressed in Conclusion.
 - 6.11.1- There are no structures on site
 - 6.11.2 n/a
- 6.12-air quality- No activity on this project will impair air quality beyond normal standards
- 6.13- Nuisances-
 - 6.13.1- this project will not create any noises or vibrations louder than is what is produced at the a jointing gravel pit.
 - 6.13.2.-n/a
 - 6.13.3 - n/a
 - 6.13.4.-n/a
 - 6.13.5-n/a
 - 6.13.6- Refer to SWPPP
 - 6.13.7- refer to noxious weed control plan

- 6.14-Hazardous Substances -Refer to B.M.P.s
- 6.15-Livestock on residential lot -n/a
- 6.16- Protecting irrigation systems
 - 6.16.1.1- n/a
 - 6.16.1.2 -n/a
 - 6.16.1.3-n/a
 - 6.16.2- n/a
 - 6.16.3- n/a
- 6.17 - Land use capability factors
 - 6.17.1 n/a
 - 6.17.2-n/a
 - 6.17.3-n/a
 - 6.17.4- Comparable to other activity in area ,gravel pit
 - 6.17.5- no
 - 6.17.6- Refer to B.A.
 - 6.17.7 - Refer to B.A.
- 6.18- Connections -Refer to Access
- 6.19-Signs n/a
- 6.20 Salvage and Junk Yards -n/a
- 6.21-Safe Access- Refer to Access
- 6.21.1- Refer to Access- this property accesses a Forest Service road Granite Mtn. rd. At point of access all standards have been met.
- 6.22 Access to Arterials- One access point.
- 6.23-Alternative point of access -n/a
- 6.24-Roads- Roads design will be in compliance with all necessary standards.
- 6.25- Off street parking and loading areas- n/a
- 6.26- Utilities- n/a
- 6.27-Individual water supply- Refer to B.A.
- 6.28- On site sewage disposal- n/a
- 6.29- Private Utilities-n/a
- 6.30-Construction in utilities easements-n/a
- 6.31- Public access-n/a
- 6.32-Fire protection-n/a
- 6.33-Additional facilities needed-n/a
 - 6.33.1-n/a
 - 6.33.2-n/a
 - 6.33.3-n/a
 - 6.33.4-n/a
 - 6.33.5-n/a
 - 6.33.6-n/a
 - 6.33.7-n/a

Chapter 7

Performance Standards for Specific Zoning districts

- 7.3- Refer to B.A.
- 7.4-Fencing/Stock Driveways-
 - 7.4.1-We will fence this if necessary
 - 7.4.2-n/a
 - 7.4.3-n/a
 - 7.4.4-n/a

- 7.5 Protecting Productive lands-n/a
- 7.6-Limiting conflict with mining operations
- 7.6.1-Extreame care will be taken to avoid conflict with any one.
- 7.7-Limiting conflict with logging operations- addressed in 7.6
- 7.8-Farm roads in riparian areas- Our road will not exceed 16 feet in width
- 7.9-Large scale commercial development loçations- Setback from the river of 80-90 feet, will leave adequate vegetation ,brush and trees to act as a buffer from views from the highway and neighboring homes
- 7.10 Airport Zoning District-n/a
- 7.11 Area of City Impact-n/a

Chapter 10

Additional Performance standards for lot splits ,subdivisions, and manufactured home parks

- 10.2-n/a
- 10.3-n/a
- 10.4-n/a
- 10.5-n/a
- 10.6-n/a
- 10.7-n/a
- 10.8-n/a
- 10.9-n/a
- 10.10-n/a
- 10.11-n/a
- 10.12-n/a
- 10.13-n/a

LESA

Natural Environmental

1. A. Set backs from high-water mark of river is 80 to 90 ft. from mining activities.
2. C. Property will be seeded with a 3 way grass seed mix and native trees, some transplanted and some planted at time of reclamation. This coupled with the 80 to 90 ft. buffer will insure good filtration of storm water and runoff.

D. Since water used from the pond will be returned to the pond for reuse, this would be considered ground water recharge.

E. Straw waddles are a preventative measure to keep sediment from leaving the property.
4. Listed above and regular monitoring and testing of turbidity levels above and below our work area, in nearby rivers.

Ground Water Quality

2. To ensure good ground water quality, the same activities and preventative measures will be utilized that are listed above in Natural Environmental.

Public Health and Safety

3. Since the use of water for these mining activities will be re-circulated and reused, thus no consumptive use, we will not affect any senior water rights.

Fish, Wildlife, and Habitat

2. According to a map furnished by the Idaho Fish and Game, this property is not what is considered to be a wild life corridor. Refer to map.
5. We are maintaining a setback, the area 80 to 90 ft. from the river, unchanged to prevent any adverse affects to endanger species of fish in the area.
6. Refer to the Biological Assessment.

received
by applicant

LESA Evaluation Form

Site Location Gibbonsville

Developer's Name Usher

Lemhi County Case # _____

Date Received 2/16/2010

Existing Conditions	Score	Site Score
Agricultural Preservation		
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	30	0
Agricultural Water Systems/Irrigation		
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 water user facilities.	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	30	0

will diminish the movement or availability of water are considered to have an adverse impact on agricultural water user facilities		
TOTAL SCORE	70	0
Natural Environment		
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	0
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	10
TOTAL SCORE	40	10
Ground Water Quality		
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	20 0
TOTAL SCORE	70	20 0
Public Health and Safety		
1. Proposed developments that are within the Area of City	0	0

X

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		
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	10 10
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	20 20
TOTAL SCORE	85	45 95
Fish, Wildlife and Habitat		
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	20 20
4. Proposed developments or associated improvements that	10	10

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.		
TOTAL SCORE	45	45 38
Transportation System/Access Management		
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
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	0
TOTAL SCORE	75	10
Cultural and Historic Preservation		
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 paleontological features are considered to have an adverse impact on cultural/historic preservation	10	0
TOTAL SCORE	10	0
OVERALL SCORE		75 110's

Mitigating Conditions	Score	Site Score
Agriculture		

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 0
4. Cluster development on non-prime ag land	-10	0
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 <u>Development Engineering Report (DER) showing technical information that shows mitigation or evidence of the lack of need to mitigate certain environmental and physical factors.</u>	Up to -30	0
TOTAL SCORE	-71	-71
Agricultural Water User Facilities		
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. If the water rights are removed or the process has been initiated to remove the water rights from the development through an appropriate legal or administrative process and if the removal or intended removal is denoted on the preliminary plat. (If removal of water rights is not complete upon filing of the final plat, the developer shall provide written notification to prospective buyers of the intent to remove the water right and shall document that intent, when applicable, in agreements and legal documents for related sales transactions) Score - -5 points.	-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. <u>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.</u>	Up to -70	0
TOTAL SCORE	-30	0
Natural Environment		
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. <u>Class 1 stream: Seventy five foot (75') setback</u> b. Class 2 stream: Fifty foot (50') setback. c. Class 3 stream: Thirty foot (30') setback	-10	-10
2. Developments may consider natural drainage patterns for surface waters, including stormwater runoff. Minimum stormwater standards should consider:	-5	-5

<ul style="list-style-type: none"> 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 properties d. <u>Facilitation of groundwater recharge</u> e. Protection of groundwater quality 		
A plan for handling the stormwater runoff may be submitted		
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	0
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	-20
5. <u>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.</u>	Up to -40	
TOTAL SCORE	-20	-35
		-20
Ground Water Quality		0
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 -25
3. <u>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.</u>	Up to -70	0

TOTAL SCORE	-20	0 -25
Public Health and Safety		
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	0
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	-20
4. Land with conditions that may be detrimental to the health, safety or general welfare of existing or future residents because of potential hazards such as landslides, mine tailings, subsidence, or other features with severe development limitations may not be developed for building or residential purposes unless the hazards or other features are eliminated by lawful permit or overcome by approved design and construction plans	-20	0
OR:		
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 <u>Development Engineering Report (DER) showing technical information that shows mitigation or evidence of the lack of need to mitigate certain environmental and physical factors.</u>	Up to -85	0
TOTAL SCORE	-55	- 20 -20
Fish, Wildlife and Habitat		
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
2. Proposed developments located within established wildlife travel corridors - mitigate for migration of wildlife.	-5	-5
3. Submission of a plan that accommodates wildlife "friendly" fencing, clustering of homes, and minimizing road obstacles	-5	0
4. Loss of riparian habitat can lead to increased water	-10	0

X

-20

X

~~2~~

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			
5. Preservation of critical habitat	-10	-10	X
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	-45	X
7. <u>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.</u>	Up to -45	0	
TOTAL SCORE	-40	-60	-45
Transportation System/Access Management		N/A	
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	15 0	X
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	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:			
6. Proposed developments may mitigate for adverse impacts to the local transportation system through a pre-approved mitigation plan including specified design features and	Up to -75	0	

utilizing resource specific best management practices and some or all of the factors listed above.		
7. <u>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.</u>	Up to -75	0
TOTAL SCORE	-75	75
Cultural and Historic Preservation		
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
3. <u>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.</u>	Up to -10	0
TOTAL SCORE	-10	0
		10
OVERALL SCORE		

Existing Conditions Score
 Subtract Mitigation Score

110
110

LESA SCORE

0

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

1. Scores from 0 to -35 – Best suited for development
2. Scores from -35 to -60 – Moderately suited for development
3. Scores from -60 to -85 – Least suited for development
4. Scores under -85 – Very limited development potential

Note: If any single category receives a mitigated score under 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.