



CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140 • Caldwell, Idaho • 83605 • Phone (208) 454-7458
Fax: (208) 454-6633 • www.canyoncounty.org/dsd

APPLICATION FOR HILLSIDE DEVELOPMENT

(Canyon County Zoning Ordinance § 07-17-33)

Applicant(s):

Name Daytime Telephone Number
Street Address City, State Zip

Location of Subject Property: Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R Section Township Range

Hillside development is defined by the Canyon County Code of Ordinances 07-17-33 (1) as any subdivision or that portion of a subdivision located in terrain having an average slope exceeding fifteen percent (15%).

In order to preserve, enhance, and promote the existing and future appearance and resources of hillsides, maximum retention of natural topographic features and qualities of the following shall be considered during the subdivision review process:

- Skyline and ridge tops;
• Rolling grassy land forms, including knolls, ridges, and meadows;
• Tree and shrub masses, grass, wild flowers and topsoil;
• Rock outcroppings;
• Stream beds, draws and drainage swails, especially where tree and plant formations occur; and
• Characteristic vistas and scenic panoramas.

All hillside development proposals shall take into account current application of desirable land use planning, soil mechanics, engineering geology, hydrology, civil engineering, environmental and civic design, architecture and landscape architecture.

Please answer the following questions:

1. Is any portion of your property within a flood way or flood zone? No Yes
2. Does any portion of your property have slopes of more than fifteen percent (15%)? No Yes If Yes, what percentage
3. What is the proposed name of your subdivision?
4. How many total nonresidential and residential lots is your proposing? Residential Non-residential

5. Of the total lots you are requesting, how many lots are affected by the proposed hillside development?
Residential _____ Non-residential _____ Road(s) _____

REQUIRED SUBMISSION INFORMATION

The subdivider shall retain professional expertise to obtain the following information:

C. Grading and Drainage Plan (CCZO 07-17-33 (1)(C))

Preliminary Grading Plan and Drainage Plan shall be submitted with each hillside preliminary plat proposal and shall include the following information (CCZO 07-17-33(1)(C)):

- A. Approximately limiting dimensions, elevations or finish contours to be achieved by the grading, including all cut and fill slopes, proposed drainage channels and related construction;
- B. Preliminary plans and approximate locations of all surface and subsurface drainage devices, walls, dams, sediment basins, storage reservoirs and other protective devices to be constructed;
- C. A description of methods to be employed in disposing of soil and other material that is removed from the grading site, including the location of the disposal site.

Final Grading Plan shall be submitted with each final plat and include the following information (CCZO 07-17-33(1)(C)(2)):

- A. Limiting dimensions, elevations or finish contours to be achieved by the grading, including all proposed cut and fill slopes and proposed drainage channels and related construction;
- B. Detailed plans and locations of all surface and subsurface drainage devices, walls, dams, sediment basins, storage reservoirs and other protective devices to be constructed;
- C. A schedule showing when each stage of the project will be completed, including the total area of soil surface which is to be disturbed during each stage together with estimated starting and completion dates.

NOTE: *In no event shall existing "natural" vegetative ground cover be destroyed, removed or disturbed more than fifteen (15) days prior to the grading.*

D. Development Standards (CCZO 07-17-33(1)(D))

1. Soils:

- A. Fill areas shall be prepared by removing organic material, such as vegetation and rubbish and any other material which is determined by the soils engineer to be detrimental to proper compaction or otherwise not conducive to stability.
- B. Cuts and fills shall be designed to provide safety, stability, and adequate setback from

property lines in accordance with county standards drawings and specifications.

2. Roadways:

- A. Road alignments shall reasonably follow natural terrain and no unnecessary cuts or fills shall be allowed.
- B. One-way streets, in interior subdivision roads only, shall be permitted and encouraged where appropriate for terrain and when public safety would not be jeopardized. When approved by the county the one-way street may have a thirty foot (30') right-of-way instead of a sixty foot (60') right-of-way.
- C. The width of the graded section shall extend three feet (3') beyond the curb back or edge of pavement on both the cut and fill sides of the roadway. If sidewalks are to be installed parallel to the roadway, the graded section shall be increased by the width of the sidewalk plus one foot (1') beyond the curb back.
- D. Ribbon curbing and swales or concrete curb and gutter shall be installed along both sides of paved roadways, when required by the Board.
- E. A pedestrian walkway plan may be required.

- 3. **Driveways and Parking Areas:** Combinations of collective private driveways, cluster parking areas and on-street, parallel parking ways may be used to attempt to optimize the objectives of minimum soil disturbance, minimum impervious cover, and enhance the excellence of design and aesthetic sensitivity.

E. Vegetation and Revegetation Plan (CCCO 07-17-33(1)(E)(1-3))

The **Slope Stabilization and Re-Vegetation Plan** shall be submitted with the hillside application and include the following:

- 1. A complete description of the existing vegetation, the description of the vegetation to be removed and the method of disposal, the vegetation to be planted and slope stabilization measures to be installed. The plan shall include an analysis of the environmental effects of such operations, including the effects it may have on slope stability, soil erosion, water quality and fish and wildlife.
- 2. Vegetation sufficient to stabilize the soils shall be established on all disturbed areas as each stage of grading is completed. Areas not contained within lot boundaries shall be protected with perennial vegetal cover after all construction is completed. Efforts shall be made to plant those species that tend to recover from fire damage and do not contribute to a rapid rate of fire spread.
- 3. The developer shall be fully responsible for any destruction of native vegetation proposed and approved for retention. He shall carry the responsibility both for his own employees and for all subcontractors from the first day of construction until the notice of completion is filed. The developer shall be responsible for replacing such destroyed vegetation in kind or its equivalent.

F. Maintenance Plan (CCZO 07-17-33(1)(F))

The owner of any private property on which grading or other work has been performed pursuant to a grading plan approved or a building permit granted under the provisions of this ordinance shall continually maintain and repair all graded surfaces and erosion prevention devices, retaining walls, drainage structures or means, and other protective devices, plantings and ground cover installed or completed.

Hillside Development Requirements

The following checklist may be utilized by the Subdivision Review Team when reviewing your Hillside Development application to determine if you comply with Canyon County standards and ordinances. As the applicant, we welcome you to copy this form and use it for your own checklist.

YES	NO	Standard Assessed
<input type="checkbox"/>	<input type="checkbox"/>	Planning of development to fit the topography, soils, geology, hydrology and other conditions existing on the proposed site.
<input type="checkbox"/>	<input type="checkbox"/>	Orienting development to the site so that grading and other site preparation is kept to a minimum.
<input type="checkbox"/>	<input type="checkbox"/>	Shaping essential grading to complement the natural landforms and to minimize padding and terracing of building sites.
<input type="checkbox"/>	<input type="checkbox"/>	Division of land tracts into smaller workable units on which construction can be completed within one construction season so that large areas are not left bare and exposed during the winter-spring runoff period.
<input type="checkbox"/>	<input type="checkbox"/>	Completion of paving as rapidly as possible after grading.
<input type="checkbox"/>	<input type="checkbox"/>	Allocation of areas not well suited for development because of soil, geology or hydrology limitations for open space and recreation uses.
<input type="checkbox"/>	<input type="checkbox"/>	Consideration of view from and of the hills.
<input type="checkbox"/>	<input type="checkbox"/>	Areas having soil, geology or hydrology hazards shall not be developed unless it is shown that their limitation can be overcome.

===== **Applicant Acknowledgement and Signature** =====

I, the undersigned acknowledge that the required hillside development plans have been submitted according to the requirements outlined in Canyon County Code 07-17-33.

I acknowledge that the Development Services Department may uphold the processing of my plat until all appropriate paperwork has been submitted and approvals obtained.

Signed: _____ Date: ____/____/____
Applicant/Property Owner (Application Submitted)

ACCEPTED BY THE DEVELOPMENT SERVICES DEPARTMENT

Signed: _____ Date: ____/____/____
Director / Staff