



HILLSIDE DEVELOPMENT CHECKLIST (ACC 8-3H)

A Hillside Development Request is a **staff level** application

GENERAL INFORMATION:

Applicant:	DESCRIPTION	Staff:
	MASTER APPLICATION FORM	
	DETAILED LETTER by the applicant fully describing the request or project.	
	SITE PLAN: Full-sized, scaled plot plan, showing all existing and proposed easements, property lines, structures, septic and well locations, and existing and proposed driveways drawn to scale, including one copy reduced to 8 1/2" x 11."	
	PRELIMINARY GRADING PLAN (ACC 8-3H-3B)	
	Contour lines at five foot intervals.	
	Location of all proposed or existing structures & roads.	
	Any areas of cut or fill.	
	Any areas with characteristics listed in ACC 8-3H-5B.	
	Narrative indicating how the proposed design complies with the purpose statement of the hillside overlay district.	
	SLOPE STABILIZATION & REVEGETATION PLAN & REPORT (ACC 8-3H-3C)	
	Prepared & sealed by a licensed Landscape Architect.	
	Complete description of existing soils, existing vegetation, the vegetation to be removed and the method of disposal.	
	Description of the vegetation to be planted, soils amendments and pH adjustments, and slope stabilization measures to be implemented.	
	Plan shall include an analysis of the environmental effects of such operations including the effects on slope stability, soil erosion, water quality, and fish and wildlife.	
	ENGINEERING HYDROLOGY REPORT (ACC 8-3H-3D):	
	Prepared & sealed by a professional engineer registered in the State of Idaho (<i>this individual should be experienced and knowledgeable in the science of hydrology and in the techniques of hydrologic investigation</i>).	
	Complete an engineering hydrology investigation and report to include the following:	
	1. An adequate description of the hydrology of the site, conclusions on the proposed development, and opinions and recommendations covering the adequacy of sites to be developed. 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 article.	
	2. Flood frequency curves shall be provided for the area proposed for development.	
	SOILS ENGINEERING REPORT (ACC 8-3H-3E)	
	Prepared & sealed by a professional engineer registered in the State of Idaho	
	Any area proposed for development shall be investigated to determine the soil characteristics. This report shall include the following information:	
	1. Data regarding the nature, distribution, strength, pH, and nutrients of the soils, conclusions and recommendations for grading procedures, design criteria for corrective measures, and opinion and recommendations covering the adequacy of sites to be developed. 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 article.	
	2. The investigation and report shall be completed by a professional engineer registered in the state. This individual should be experienced and knowledgeable in the practice of soils mechanics.	
	3. Recommendations included in the report shall be incorporated into the design plan and specifications.	
	ENGINEERING GEOLOGY REPORT (ACC 8-3H-3F)	

	Prepared by a professional geologist or professional engineer (with engineering seal) registered in the State of Idaho	
	Any area proposed for development shall be investigated to determine its geological characteristics. This report shall include the following information:	
	1. A description of the geology of the site, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and the opinions and recommendations covering the adequacy of sites to be developed. 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 article.	
	2. The investigation and report shall be completed by either a professional geologist registered in the state or by a professional engineer registered in the state. This individual should be experienced and knowledgeable in the principles and practices of engineering geology.	
	3. Any area 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.	
	4. Recommendations included in the report shall be incorporated into the design plan and specifications.	
	VISUAL IMPACT REPORT (ACC 8-3H-3G)	
	Prepared by a licensed design professional	
	A visual impact report shall be prepared by a licensed design professional 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).	
	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.	
	3. The existing vegetation and the proposed method of preserving and/or replacing such vegetation.	
	4. A statement detailing how the proposed development or subdivision minimizes grading through careful site and roadway design.	
	OTHER PERTINENT DATA	
	Any other pertinent data deemed necessary by the engineer of record or by the director, after consulting with the engineer of record, to satisfy the stated purpose of this article and that is reasonably related to the health, safety, and welfare of the general public and persons who might purchase the property being developed.	
	APPLICATION FEE: \$350 (base fee) + Engineering Review Fee (choose one): <input type="checkbox"/> \$225 - No structure <input type="checkbox"/> \$335 - Uninhabited structure <input type="checkbox"/> \$675 - Inhabited structure <i>NOTE: Building, Engineering, and Surveying applications and fees may be required and are separate from Planning & Zoning Applications and Fees.</i>	

Supplementary information at the discretion of the Director or County Engineer may be required to sufficiently detail the proposed development within any special development area, including but not limited to hillside, planned unit development, floodplain, southwest, WUFI, Boise River Greenway, airport influence, and/or hazardous or unique areas of development.

Application will not be accepted unless all applicable items on the form are submitted. This application shall not be considered complete until staff has received all required information.