

Land Use Application
Public Works Department



Grading & Erosion Control Permit

Grading for all development (roads, driveways, building sites, landscaping, utilities, etc) unless listed as exempt in Chapter 5-2-1 requires a Grading & Erosion Control Permit. Chapter 5-2(D) discusses the necessary items required for the permit application. The complete permit application must be submitted in full and approved before work may commence. Items exempt from needing Grading & Erosion Control Permit:

- a. Tilling and cultivation associated with agricultural operations occurring on natural slopes that are less than 30%.
- b. Earthmoving that occurs as emergency flood control measures. However, an after-the-fact grading permit is required to document the grading and stabilization completed after the emergency has passed.
- c. Irrigation canal/ditch maintenance except where located within a FEMA designated floodplain.
- d. Maintenance of roads that does not impact alignment of the roadway or increase the elevation more than 6" from existing grade.

For Office Use Only

Fees Paid

Check # _____ Credit Card Cash _____

Fees are non-refundable.

Requirement for Submittal: Ensure all requirements are included. *Incomplete applications will not be put on hold.* Incomplete and partial applications will be returned to applicant.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner Info

Owner Name: _____

Address: _____ Zip code: _____

Project Location

Name of Applicant (if different than owner): _____ Phone: () _____

Project Address (if different than owner address): _____ Zip code: _____

Email: _____

Primary Contact (if not applicant): _____

Email: _____ Phone: () _____

Designated Primary Contact

Owner Agent/Representative

Project Info

Total Site Acreage: _____

Zoning District: _____ RP#: _____



I, the undersigned, have reviewed the attached information and found it to be correct. I also understand that the items listed below are required for my application to be considered complete and for it to be reviewed.

Applicant Signature: _____ Date: _____

I, the undersigned, am the owner of the referenced property and do hereby give my permission to be my agent and represent me in the matters of this application. I have read the attached information regarding the application and property to find it to be correct.

Owner Signature: _____ Date: _____

Application Checklist

All items need digital copies as well as paper copies.

- Application fee paid
- Affidavit or Legal Interest OR if applicant is corporate or part owner, proof
- Affidavit of Legal Interest OR if applicant is corporate or part owner, proof they can sign on behalf of the corporation
- Narrative / Written letter
- Site plan (per the standards outlined in the Land Development Code 5-1-6)

SECTION II: REVIEW CRITERIA

Additional information may be required such as a Grading Plan, Erosion Control Plan, Storm Water Drainage Plan, Drainage Report, or Geotechnical Report depending on the work request.

- Erosion and Control Standards:** all development that includes land disturbing activities shall meet the standards in this Section. If the area of disturbance is larger than one acre, a Construction General Permit (GCP) from the EPA shall also be required in accordance with the National Pollutant Discharge Elimination System requirements. General Development Standards are listed in 5-2-2 of Teton County's Land Development Code.
- Storm Water Management Standards:** All development resulting in any or all of the following is required to meet the provisions of 5-2-3 related to Storm Water Management:
 - impervious area of a lot, parcel or development site that is 10% or greater;
 - impervious area of a lot, parcel or development site that exceeds a half-acre in total;
 - Site grading within one hundred feet of the Teton River or wetlands delineated by U.S. Fish and Wildlife National inventory boundary and/or within 50 feet of all other waterways.
 - Site grading within twenty (20) feet of the property line
 - Any site or lot that alters the natural drainage patterns.
 - All development in the IR zone district.

Storm Water Management standards are listed in 5-2-3(C) of the Land Development Code.

- Geotechnical Analysis:** There are specific requirements of sites that meet the following criteria:
 - Proposed physical development on natural slopes greater than 30%;
 - Proposed cut or fill slopes steeper than 2:1 or 50%;



- Soil or rock cuts or fills where the maximum height or cut or fill exceeds fifty (50) feet, or the cuts or fills are located in topography and/or geological units with known stability problems;
- Proposed retaining walls with a maximum height at any point along the length that exceeds thirty (30) feet;
- Unusual Geotechnical Features such as:
 - Embankment construction on a weak and compressible foundation materials or fills constructed using degradable shale;
 - Geotextile soil reinforcement, permanent ground anchors, wick drains, ground improvement technologies;
 - Experimental retaining wall systems or pile foundations where dense soils are present.

Standards for Geotechnical Analysis are listed in Teton County's Land Development Code 5-2-6(C).

- Steep Slope Protection Standards:** There are specific standards associated with all property where grading, excavation, or development is proposed on hillsides with slopes greater than 20%. Please see section 5-2-5 of Teton County's Land Development Code.

SECTION III: CHECKLIST OF ITEMS REQUIRED ON THE SITE PLAN (Land Development Code 5-1-6)

1. Number of site plans:

- Two (2) Plans (one 11" X 17" or 18" X 24") and one digital copy *prepared by a professional land Surveyor/Engineer.*

2. Items on Site Plan:

- Property lines
- Lot Area;
- Lot Coverage;
- Location of existing and proposed structures, including distances from other structures and property lines;
- Location, size, height and gross floor area of existing and proposed structures;
- Existing and proposed natural and manmade features, such as wetlands, creeks, canals, rivers and riparian areas;
- Setbacks required by the LDC or a state or federal authority plat
- Existing and proposed easements;
- Drive approach and access point(s) with dimensions and radii shown;
- Delineation and width of internal circulation roadways;
- Existing and proposed vegetation and landscape materials and buffers;
- Location and type of existing and proposed exterior lighting;
- Distances between driveways and adjacent roads;
- Location of existing and proposed below- and about-ground utilities
- Location and size of well and septic equipment and lines;
- Parking and loading areas, including dimensions and a summary of parking and loading spaces required by the LDC
- Existing and proposed fences and walls;
- Adjacent roads, alleys, or other access abutting property with road names identified;
- Location and size of existing and proposed signage;
- Snow storage areas;



- Distances from property lines, proposed structures and land uses of rivers, creeks, streams, ditches and surface water present on the lot;
- Identification of sites and structures listed on State and National Registers of Historic Places or on the Idaho Historic Sites Inventory

