



16-038

Subdivision and Planned Unit Development Application

Please complete the form and 'Save As' a Word Document and send to pzcounter@co.blaine.id.us

Attachment A

General Information

(1) Applicant/Owner
 Name: Yardbird LLC c/o Luke and Jamie MacDonald
 Address: P.O. Box 3446; Hailey ID 83333
 Phone: 208-721-0836
 Email: Luke@SOUNDWAVEINC.COM

(2) Engineer/Surveyor
 Name: Brian Yeager
 Address: 317 N River St. Hailey ID 83333
 Phone: 208-788-1705; cell 208-727-7614
 Email: byeager@galena-engineering.com

(3) Responsible Party
 Name: Brian Yeager
 Address:
 Phone:
 Email:

Responsible Party is the person who will be the sole responsible contact with the County

(4) Legal Description (Include section, township, range)
 4, Croy Creek Ranch Subdivision

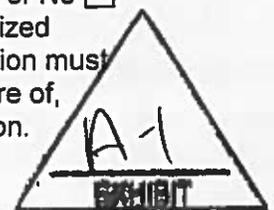
(5) Parcel Number(s) RP - 001190000040
 RP -



(6) Proposed Subdivision Name: Three Creeks Crossing Subdivision

Ownership Information

(7) Is the applicant the sole owner of the property proposed for subdivision? Yes or No
 If no, attach a notarized authorization from all persons or corporations (or authorized agents of said persons or corporations), having an interest in the site. Authorization must include the names and addresses and indicate that each of these parties is aware of, and concurs with, the development of this property as described in this application.



- (8) **Adjacent Ownership:**
Does the applicant own property within one-half (1/2) mile radius of the Area proposed for development? Yes or No

If yes, describe all such property and the ownership interest:
Owners-Lot 3A & 5 Croy Creek Ranch Subdivision

Existing Site Information

- (9) **General**
- | | |
|-------------------------|-----------------------------|
| Area of Tract: | 300 Ac.%%p |
| Present Land Use: | Undeveloped Land |
| Existing Zoning: | A-40 & A-20 |
| Overlay District(s): | Wetlands |
| Zone(s) of Impact: | None |
| Fire District: | Wood River Rural Fire Dept. |
| Primary Access Road(s): | Croy and Rock Creek Roads |

Proposed Site Information

- (10) **Lot Density Calculations:** (e.g. - 22 acres in R-5 = 4.4 units)
187.07 Ac. in A-40=4.67 Units
112.73 Ac. in A-20=5.63 Units

Lots Permissible: 10.3
Lots Proposed: 9
Minimum Lot Size: 21.8

- (11) **Streets**Public or Private Ownership: Private
Road Surface: Gravel All Weather Surface
Maximum Grade: 7%

- (12) **Utilities**Information regarding how developer proposes to provide the following services to individual lots:

a. Drinking Water: Private Well
b. Wastewater: Private Septic
c. Gas: NA
d. Electric: Idaho Power
e. Cable: NA
f. Telephone: Century Link
g. Fire Protection: WRRFD

Additional Information

(13) Existing Dedications

Itemize all existing accesses, ROWs, easements and dedications affecting subject property

- a. Idaho Power 138kv Transmission Line 60' Easement & 150' Setback
- b. 10' Public Utility Easement along Croy Ck and Rock Ck Roads
- c. 25' Riparian Setback from Croy Creek

(14) Proposed Dedications

Itemize all proposed accesses, ROWs, easements and dedications affecting subject property

- a. 10' Non-Motorized Access along Croy Ck to Benefit 3 Cks.
- b. (1) 40' & (1) 60' Private Road Right of Way
- c. 10' Public Utility Easement

Irrigation Line Easements

100' Riparian Setback from Croy Creek

(15) Special Studies

Itemize special studies, e.g., floodplain re mapping, avalanche studies, or water rights investigations which are submitted with this proposal

- a. None
- b.
- c.

(16) Proposed Off-site Improvements

Itemize any proposed off-site improvements, e.g., construction of deceleration/turn-out lane which are warranted by this proposal

- a. None
- b.
- c.

Checklist In order for an application to be considered **complete** and **certifiable**, all the preliminary plat data required in Blaine County Code, Title 10, Chapters 4 and 5 must be submitted to the Land Use Services Office. Please indicate on this checklist that these requirements are included with this application:

(17) Pre-Application Meeting

- a. The applicant has complied with all applicable requirements of 9-20, the

Wildlife Overlay District section of the Blaine County Code, by supplying IDF&G and any other applicable agency (as indicated by Staff) a map indicating the location of the proposed subdivision to identify any Classified Lands on the subject property (9-20-5).

(18) **Base Map**

- a. 1:200 scale
- b. North arrow
- c. Title block, including the name of the proposed subdivision, date prepared, applicant's name and project coordinators (engineer, surveyor, developer or landscape architect)
- d. Accurate boundary survey
- e. The scaled location of existing buildings, water bodies, water courses, and public easements on or adjacent to property
- f. The scaled location of adjoining or adjacent streets
- g. Proposed location of street ROWs and easements
- h. Proposed location, size and numbering of lot(s) and block(s)
- i. Delineation of floodplain and floodway lines as determined by FEMA, if applicable
- j. Avalanche lines, if applicable
- k. The location, size and proposed use of all land proposed for public use or reserved for common use of all subdivision lot owners.
- l. A properly referenced contour map of the subdivision with five (5) foot contour intervals.
- m. Proposed location of all building envelopes, if applicable.
- n. Proposed street names as approved by the Blaine County Assessor's Office.

(19) **Area Map**

- a. An area map at ~1:400 showing the adjacent lands, subdivision, uses, zones of impact, streets and zoning

(20) **Soils Map**

- a. The location and results of all percolation tests and exploratory pit excavations as approved or submitted to the South Central Health Department
- b. Soil profiles at least five (5) feet below the bottom of the proposed absorption medium
- c. A generalized soils description
- d. The location and results of all tests for toxins in the soil (both from natural and man-caused sources)

(21) **Slope, Drainage & Grading Plan**

- a. Delineate slopes of $\leq 15\%$, $>15\%-24\%$, $\geq 25\%$
- b. A stabilization and re vegetation plan for all disturbed slopes exceeding 15%
- c. A hydro geological report and map, depicting 1) the depth to bedrock if less than ten feet, 2) areas of potential slope instability, and 3) areas where springs or runoff may increase soil erosion
- d. The location and direction of all natural or other drainage channels and

the location and size of all drainage easements, both on-site and near the property

- e. A grading plan containing existing and finish contours. If berms or ponds are proposed, cross-sections may be required to determine maximum slopes, heights or depths
- f. Reclamation plan for all disturbed areas

(22) **Landscape Plan, Water Systems, and Utility/Street Improvements**

- a. Identify type and location of existing and proposed planting materials
- b. Denote method and means of irrigation
- c. The location of all existing irrigation lines, pipes, roads and other utilities on the property
- d. Cross-section and plan view of all proposed sanitary or storm sewers, water mains, storage facilities, street improvements and other proposed utilities

(23) **Additional Information** Please attach the following:

- a. Vicinity Map @ - 1:1,000 scale (include zoning and existing land use of parcels within ½ mile of subject property)
- b. Map and list showing names and addresses of landowners, including private road owners, within 300' of the exterior boundary of subject property.
- c. Names and addresses of surrounding landowners, including private road owners, typed onto self-adhesive copier labels (4 sets please).
- d. If a conditional use permit is required as part of the proposed development, please attach the appropriate application or approval
- e. Eight (8) **folded** sets of Items 17 through 21
- f. Eight (8) copies each of Attachment B (Subdivision and PUD Findings) and Attachment D (Impact Assessment Form)
- g. One (1) copy of Protective Covenants
- h. Fees (see Administrative Record)

Acknowledgment

(24) The undersigned certifies that (s)he is the owner of the land to be subdivided, or an authorized representative, that (s)he has filled in this application to the best of his/her knowledge, and that (s)he agrees to comply with all county codes and state laws, as amended, regulating subdivisions in Blaine County, Idaho.

(25) The undersigned grants permission to county personnel to inspect any property which is the subject of this application until such time as all condition(s) of approval attached to the application(s) have been satisfied.

SIGNATURE OF OWNER: Kimberlee M. Johnson, REP. DATE: 7/17/16
GALENA ENG.

Please complete the form and 'Save As' a Word Document and send to pzcounter@co.blaine.id.us

Administrative Record

Dates

Date Application Filed: / /
Certification of Application: / /
Preliminary Plat Approval: / /

Verification of Ownership

Assessor's Signature: _____
Title Report: _____



Applicable Fees

Regular or PUD Subdivision

Application Fee: \$250.00 per lot for each of the first 10, plus \$175.00 thereafter, per development lot or dwelling unit proposed
\$ 2250 paid on _____

Fire District Review Fee: WRRF
(40% of Application Fee) \$ 900.00 paid on _____

Refundable Notice Board Fee \$ 50.00 paid on _____

Surrounding Landowner Notices:
Current Postage + .15¢ per landowner x number of mailings, usually four) \$ ~~300.00~~ paid on 7-7-16

Total: 13 X \$ 32.24 receipt # 871885

Short Plat Subdivision 3232.24

Application Fee: \$250.00 per development lot or dwelling unit proposed
\$ _____ paid on _____

Fire District Review Fee:
(40% of Application Fee) \$ _____ paid on _____

Refundable Notice Board Fee \$ 50.00 paid on _____

Surrounding Landowner Notices:
Current Postage + .15¢ per landowner x number of mailings, usually four) \$ _____ paid on _____

Total: \$ _____ receipt # _____

Engineering and consultant fees are calculated based on the time spent by County hired private