



21-013

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: Flying Squirrel Productions, LLC c/o Jonathan Neeley
 Address: PO Box 4938, Ketchum
 Phone: 208-720-6913
 Email: jneeley@briodest.com

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BLAINE COUNTY
 LAND USE & BUILDING SERVICES

(2) Engineer/Surveyor

Name: Samantha Stahlnecker (Engineer); Mark E. Phillips (Surveyor)
 Address: 317 N. River St., Hailey, ID 83333
 Phone: 208-788-1705
 Email: sam@galena-engineering.com; mark@galena-engineering.com

(3) Responsible Party

Name: John Gaeddert, Land Planner/Project Manager
 Address: PO Box 5085, Ketchum
 Phone: 208-720-5049
 Email: johngaeddert@icloud.com

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

(4) Legal Description (Include section, township, range)
 Gregory Ranch Subdivision, Lots 1-3, Block 1

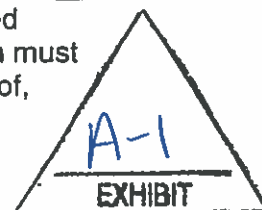
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(5) Parcel Number(s) RP - 002610000010, 002610000020, 002610000030
 RP -

(6) Proposed Subdivision Name: Lateral 75 Ranch

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:

Existing Site Information

- (9) **General**
- Area of Tract: 76.51 acres
 - Present Land Use: Agricultural
 - Existing Zoning: A-20
 - Overlay District(s): SHO, TDR Receiving
 - Zone(s) of Impact:
 - Fire District: Wood River Fire
 - Primary Access Road(s): East Glendale Road

Proposed Site Information

- (10) **Lot Density Calculations:** (e.g. - 22 acres in R-5 = 4.4 units)
- Lot 1: 22.14 Acres in R-20 with 6 TDRs = 8 units
 - Lot 2: 26.72 Acres in R-20 with 6 TDRs = 8 units
 - Lot 3: 27.65 Acres in R-20 with 6 TDRs = 8 units
- Total Units = 24 units
Total Required TDRs = 18
- # Lots Permissible: 24 with 18 TDRs
Lots Proposed: 24
Minimum Lot Size: 1.0 Acre
- (11) **Streets Public or Private Ownership:** Private
Road Surface: Private roads proposed gravel surfacing
Maximum Grade: 2.5%
- (12) **Utilities Information regarding how developer proposes to provide the following services to individual lots:**
- a. Drinking Water: Private Individual Wells
 - b. Wastewater: Private Individual Septic
 - c. Gas: Intermountain Gas
 - d. Electric: Idaho Power
 - e. Cable: Lumen (Centurylink)
 - f. Telephone: Lumen (Centurylink)
 - g. Fire Protection: Wood River Rural

Additional Information

(13) Existing Dedications

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

- a. Refer to the plat of Gregory Ranch Subdivision
- b.
- c.

(14) Proposed Dedications

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

- a. Refer to proposed plat of Lateral 75 Ranch
- b.
- c.

(15) Special Studies

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

- a. Wetland Memo by Sawtooth Environmental Consulting, LLC attached
- b. Traffic Study by Hales Engineering attached
- 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: Samantha Stahlnecker **DATE:** 03/19/2021

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

Administrative Record

Dates

Date Application Filed: 2/11/21
Certification of Application: 3/22/21
Preliminary Plat Approval: / /

Verification of Ownership

Assessor's Signature: Repeat
Title Report: N/A

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
\$ 4950.- paid on 2-11-21

Fire District Review Fee:
(40% of Application Fee) \$ 1980.- paid on

Refundable Notice Board Fee \$ 50.00 paid on

Surrounding Landowner Notices:
Current Postage + .15¢ per landowner x number of mailings, usually four) \$ 36.40 paid on

Total: \$ 7016.40 receipt # 308862

Short Plat Subdivision

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 consultants and their staff to review various projects. These fees are to be paid in full upon receipt and prior to scheduling an applicant's public hearing.