



Subdivision and Planned Unit Development Application

Attachment A

General Information

(1) Applicant/Owner
 Name: TVIV Quigley, LLC c/o Timberline Development Real Estate Partners
 Address: 1204 S. Congress Avenue, Suite 200; Austin, TX 78704
 Phone: 737-289-3741
 Email: bailey@timberlinerep.com

(2) Engineer/Surveyor
 Name: Opal Engineering (Samantha Stahlnecker, PE)
 Address: PO Box 2530
 Phone: 208-720-9608
 Email: sam@opal-engineering.com

(3) **Responsible Party**
 Name: Hennessy Company (Dave Hennessy)
 Address: 111 N 1st Avenue; Hailey, ID 83333
 Phone: 208-725-2256
 Email: dhennessy@hennessyco.com

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

(4) Legal Description (Include section, township, range)
See attachment.

(5) Parcel Number(s) RP - See attachment.
 RP - _____

(6) Proposed Subdivision Name: Quigley Ranch 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:

Quigley Farm Large Block Plat Block 5-9, 12-14, 16 & 17;
Government Lots 1-4, Section 1, T2N, R18E (RP02N180012300)
City property to be developed per Annexation Agreement (Inst. No. 645779);
county property to remain undeveloped under Conservation Easement (Inst. No. 645777)

Existing Site Information

- (9) General Area of Tract: 566.8 acres
Present Land Use: Agricultural
Existing Zoning: R-5, R-10
Overlay District(s): Flood, MOD, Avalanche, Wetland; SC1
Zone(s) of Impact: Area of City Impact
Fire District: Wood River Rural
Primary Access Road(s): Quigley Road

Proposed Site Information

- (10) Lot Density Calculations: (e.g. - 22 acres in R-5 = 4.4 units)
See attached.

Lots Permissible: 24
Lots Proposed: 24
Minimum Lot Size: 1.21 acres
- (11) Streets Public or Private Ownership: See attached.
Road Surface:
Maximum Grade:
- (12) Utilities Information regarding how developer proposes to provide the following services to individual lots:
- a. Drinking Water: Individual wells
 - b. Wastewater: Individual septic systems
 - c. Gas: Intermountain Gas Company
 - d. Electric: Idaho Power
 - e. Cable: Lumen/ Cox Communications
 - f. Telephone: Lumen/ Cox Communications
 - g. Fire Protection: Community Cisterns

Additional Information

(13) Existing Dedications

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

- a. See attached.
- b. _____
- c. _____

(14) Proposed Dedications

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

- a. See attached.
- 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 Study (Fisher and Associates, 2007)
- b. Wildlife Assessment and Conservation Plan (GeoEngineers, 2016, Updated 2022)
- c. Avalanche Study (Alpine Enterprises, 2022) FORTHCOMING

(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. Quigley Road Improvements (grading, paving, and drainage improvements)
- b. Quigley Trailhead Parking Improvements
- c. Winter Recreation Parking Area Improvements

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: _____ **DATE:** _____

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
\$ 4,950 paid on _____
Fire District Review Fee: (40% of Application Fee) \$ 1,980 paid on _____
Refundable Notice Board Fee \$ 50.00 paid on _____
Surrounding Landowner Notices:
Current Postage + .15¢ per landowner x number of mailings, usually four) \$ 35.04 paid on _____
Total: \$ 7,015.04 receipt # _____

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.