



219 1st Avenue South, Suite 208 Hailey, ID 83333

Land Use: 208-788-5570 ♦ Fax 208-788-5576

www.blainecounty.org

*revised 10-10

**LAND USE & BUILDING SERVICES
REZONE APPLICATION**

As set forth in Chapter 26, Title 9 (Zoning Ordinance) of the County Code, Blaine County, Idaho

Contact Information

A reclassification may only be initiated upon the recommendation by the Board of County Commissioners, the Planning and Zoning Commission, the Administrator or upon application by property owner(s) or holders(s) of a valid option to purchase property.

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

Project Information

(2) Zone District Present: Residential/ Agricultural (R-5) & Rural Residential (R-10)
Overlay District(s): Mountain Overlay District, Floodplain Overlay District
Proposed: R-5 & R-10 with modified Mountain Overlay District

(3) General Area of Tract: +/- 566.8 acres
Present Land Use: Agricultural / Recreation
Proposed Land Use: Residential / Agricultural / Recreation

(4) Property Location Quigley Canyon- Proposed Quigley Ranch Subdivision

Legal Information

(5) Legal Description Tax Lots 8371, 8479, 8480 & 8481 w/in Sec 2, 3, 10 & 11 T2N R18E, Government Lots 1 & 2, the SE1/2 of the NE1/4, the W1/2 of the SE1/4, and the NE 1/4 of the SW1/4, of Sec 2 T2N R18E, the SE1/4, and SE1/4 of the SE1/4 of Sec 35, T3N, R18E
(Include section, township, range) _____

(6) Parcel Number RP - RP02N18010333E, RP02N18011333E, RP02N180026600, RP02N180022310, RP03N180356040

(7) Status of Applicant Is the applicant the owner of the property legally described above?
Yes No
Attach proof of ownership or evidence of valid option to purchase.

Additional Information

- (8) Please attach the following:
 - a) A vicinity map at 1":1000' scale which shows the lots and parcels of the property in question and all lands within ½ mile of the subject property. This map should also delineate the land use and zoning designation of this and surrounding property.
 - b) A lot and parcel map (available from the County Assessor's Office) upon which the applicant has accurately indicated the names of all surrounding landowners within 300' of the exterior boundary of subject property and any additional area, including private road owners, as determined by the Commission, that may be impacted by the proposed change.
 - c) Names and addresses of surrounding landowners, including private road owners, are to be typed onto self-adhesive copier labels.
 - d) Typed responses to attached Criteria for Review.
 - e) Additional information, see Addendum #1 for Reclassification with Development Agreement and Addendum #2 for Light Industrial Rezoning.
 - f) A \$750 re zone application fee plus mailing fees of current postage + .15 ¢ per surrounding land owner.
 - g) A refundable "Notice" fee of \$50.00 for a Notice board to be posted on site of property being considered for at least 7 days prior to public hearing and returned by the applicant as soon as possible after the hearing.

Acknowledgment

- (9) The undersigned certifies that (s)he is the owner or authorized representative of the land proposed for rezone and 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 properties in Blaine County, Idaho. The applicant agrees in the event of a dispute concerning the interpretation or enforcement of the conditional use permit in which the County of Blaine is the prevailing party to pay reasonable attorney's fees and costs, including fees and costs of appeal for the County of Blaine.
- (10) 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 APPLICANT/AGENT: _____

DATE: 2/24/2022 _____

Engineering fees are calculated based on the time spent by the County Engineer and his staff multiplied by an hourly rate. The Land Use office will send invoices which are payable monthly and must be paid in full prior to the scheduling of an applicant's public hearing. Publication notices are required in the newspapers. This notice is the applicant's responsibility and these costs will be billed to the applicant.

ADMINISTRATIVE RECORD

Required Fee \$750.00 _____ paid on _____

If Applicable: 20% of above fee for
Wood River Rural Fire Dept. Plan Check: _____ paid on _____

Refundable Notice Board Fee \$50.00 _____ paid on _____

Surrounding Landowner Notices
Current Postage + .15¢ ea x _____ = _____ paid on _____

TOTAL _____ receipt # _____

Date Application Certified: _____

Hearing Date: _____

Date of and Disposition: _____

Rezone Criteria for Review:

The Commission shall consider these criteria in deciding to approve, deny or conditionally approve this rezone application. All of the criteria do not have to be met for the rezone request to be granted.

Pursuant to Section 4, Chapter 26, Title 9 (Zoning Ordinance) of the County Code, the Commission shall first determine whether the proposal is in accordance with the Comprehensive Plan Text and Map. Please reference and photocopy the appropriate Comprehensive Plan excerpts which support the proposed rezone.

An applicant for a rezone must respond to the "Criteria for Review" set out in 9-26-4B. Please type your explanation of how the following criteria apply to this proposed rezone.

1. Was there a mistake in the original zoning?

2. Has there been a change in the surrounding neighborhood since the existing zoning was adopted?

3. Has this or any adjoining property been designated a "special planning area" on the Blaine County Land Use Map?

4. To what extent might the public health, safety, or general welfare be adversely affected by this proposed rezone?

5. Are the present zoning classifications in conformity with existing uses of adjacent property?

6. Are central water and sewer services available?

7. As required by County Code 9-31-3(B)8 regarding map amendments and to the extent not already addressed, please explain how this proposal relates to the comprehensive plan, availability of public facilities, and compatibility with the surrounding area.

8. Should a development agreement that includes more strict regulations than those generally applicable to the proposed zoning district be required as a condition of rezoning the subject parcel? See § 26.8 for the additional requirements that apply to a Reclassification with a Development Agreement.

9. When the rezone is located within a wellhead protection area, what management practices will be taken to mitigate the risk of contamination of public water systems and potable water sources?

Addendum #1 for Reclassification with Development Agreement

Additional Information Required for a Reclassification with Development Agreement:

- 1) A proposed site plan showing at a minimum:
 - Property lines, scale and north arrow;
 - Location and width of right of ways, easements, canals and ditches;
 - Building locations;
 - Traffic access and circulation;
 - Parking, loading and snow removal areas;
 - Open space and landscaping;
 - Existing and proposed grade(s);
 - Refuse and service areas;
 - Utilities and signs;
 - Rendering of building exteriors; and
 - Any additional materials the Administrator considers necessary such as those set forth in subsection 10-4-3F and Section 10-6-9 of Title 10 of this Code.
- 2) A list of required permits;
- 3) The phasing of the project, time of commencement and completion;
- 4) The phasing of supporting public facilities;
- 5) A statement setting out how the public would benefit from the project; and
- 6) Such other information that the Administrator considers necessary.

Additional Criteria for a Rezone with a Development Agreement:

In addition to the criteria set forth in 9-26-4, an applicant for a Rezone with Development Agreement must respond to the criteria set forth in 9- 26-8A. Please type your responses indicating how this rezone proposal satisfies the following criteria:

- A. Is the proposal compatible with the uses authorized in, and the regulations prescribed for, the proposed zoning district;

- B. Is the proposal compatible with surrounding zoning districts, or can reasonable conditions sufficiently mitigate any incompatible use;

C. Will the proposal not adversely impact public services such as fire, water, sewer, police, schools, transportation, or other entities; or do exaction/impact requirements need to be added beyond those required by any other applicable county ordinances;

D. Will the proposal not adversely impact the orderly development of land;

E. Does the proposal comply, to the extent applicable, with County Code, Title 10 (Subdivision Ordinance), Chapter 4, Procedure for Approval and Plat Contents and Chapter 6, Planned Unit Developments?

Addendum #2 for Rezone for Light Industrial Zoning

Additional Information for Light Industrial Zoning:

Design plan which shows:

- Existence of natural screening, or the provision of reasonable alternatives, to give separation of the proposed Light Industrial use from surrounding existing uses. The cost of the screening is to be borne by the individual(s) obtaining the industrial rezone.
- Employee and service traffic flow to and within the proposed Light Industrial area, and the parking facilities to be provided on site.
- Location of utilities (water, sewer, gas and electricity).
- Proposed layout of building(s), including lot coverage and building area.
- Plans for snow removal.

Additional Criteria for a Rezone for Light Industrial Zoning:

In addition to the criteria set forth in 9-26-4, an applicant for a Rezone for Light Industrial must respond to the criteria set forth in 9- 26-4(B)9. Please type your responses explaining how this rezone proposal satisfies the following criteria:

Visual Screening and Access

1. Is said area proposed for rezone more than 1000 feet from the highway 75 right-of-way? If not, please indicate any circumstances (e.g., topography, natural screening) which would help to reduce the impact of the development on the Highway 75 view corridor.
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2. Is more than one highway access proposed?

3. In your opinion, is there existing access points off of the highway which might be substituted or used for ingress/egress to the proposed LI zone instead of those proposed? Demonstrate graphically other road ingress/egress alternatives.

4. In your opinion, how accessible is subject rezone property to employee and product transportation lines?

5. Will the proposed LI rezoned area use residential accesses to serve the industrial area?

6. Please explain, as well as graphically represent, the location and materials to be used to separate or screen said project from the highway and adjacent uses if the rezone application is granted.

Zoning

1. Is the proposed LI zone located within any avalanche zone, flood zone, or other potentially hazardous area?

2. Is the area contemplated for rezone equal to or greater than ten (10) acres in size?

3. Is the area contemplated for rezone adjacent to lands currently zoned LI?

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4. Please explain your position for desiring this LI rezone request over the location of said proposal adjacent to existing industrial uses in the cities. (Please do not limit your response to economic arguments).
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Other Issues

1. Please explain how the rezoning of said property and the proposed development will expand employment opportunities in Blaine County?
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2. Please explain and provide documentation which demonstrates that the economic benefit of a proposed LI area will outweigh the cost of providing services to said area.
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3. In addition to the explanation given above, please submit quantitative information demonstrating that additional LI lands are necessary in light of the unavailability of sufficient land zoned for Light Industrial uses located either in incorporated or unincorporated areas of Blaine County.
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4. Provide a statement describing detrimental and/or beneficial impacts of said rezone on existing adjacent lands and uses.
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