


City of Hailey Planning Department

MEMORANDUM

TO: Hailey Planning and Zoning Commission

FROM: Beth Robrahn, Planning Director 

RE: Appeal of Administrative decision

DATE: July 21, 2008

Section 2.6 of the Subdivision Ordinance establishes the procedure for appeals as follows;

“A party aggrieved by a final decision of the Administrator, Hearing Examiner or Commission may appeal in writing any final decision by filing a Notice of Appeal with the Hailey City Clerk within fifteen (15) days from the date of the decision. An appeal of a final decision by the Administrator or the Hearing Examiner shall be heard by the Commission. An appeal of a final decision by the Commission or an appeal of a decision heard on appeal by the Commission shall be heard by the Council. **Any appeal shall not be a de novo hearing and shall be based solely on the record before the Administrator, Hearing Examiner or Commission, as the case may be.** The record shall consist of all the documents presented to Administrator, Hearing Examiner or Commission (such as the application, supporting documents, letters and studies), the minutes of any meeting and the findings of fact and conclusions of law. The Appellant may also have a verbatim transcript of the hearing before the Hearing Examiner or Commission prepared to be submitted on appeal. The cost of the preparation of the record and transcript shall be paid by the Appellant. The appeal shall specifically state the decision appealed, the issues to be raised on appeal and reasons for the appeal. If no appeal is filed within the fifteen (15) day period, the decision shall be deemed final.”

At the time of the filing of the Notice of Appeal, the Appellant shall pay the costs of preparing the transcript and record estimated by the Administrator and the fee for filing an appeal, as established by ordinance. The Administrator will prepare one original transcript (if applicable) and record and 8 copies of the transcript (if applicable) and record. If the costs of preparing the transcript and record exceed the estimated costs paid by the Appellant, the Appellant shall pay the difference before a hearing on the appeal is heard.

Once the transcript and record have been prepared, the Administrator shall schedule a hearing on appeal with the Commission or Council for the next available hearing date. If the Appellant desires to file a brief in support of the appeal, the Appellant shall file an original brief and 8 copies of the brief with the Administrator five business days before the scheduled appeal hearing. If the brief is not timely filed, the Commission and the Council may elect not to consider the brief. The Appellant and Appellant’s representative and a City representative shall only be entitled to present argument before the Commission or Council.”

All of the documents pertaining to the subdivision application used in the administrative decision are attached for your review. The appeal application is also attached.

REQUEST FOR APPEAL OF LOT LINE SHIFT PLAT APPROVAL
FOR
LOT 16A, BLOCK 25, HAILEY TOWNSITE
June 25, 2008

RECEIVED

JUN 26 2008

I would like to request an appeal of the Administrative approval given on June 11, 2008 for a lot line shift on Lots 15 & 16, Block 25. The applicant is the owner of Lots 13-16, Block 25. The plat approval in question deals only with the removal of the lot line between Lots 15 & 16, creating one Lot 16A. Lots 13 & 14 are not included in the plat.

As is the case in many older residences in Old Hailey under single ownership, underlying townsite lot lines have never been eliminated and the four lots have been built on as if they are one. In this case, Lots 13 & 14 contain the residence and shed and Lots 15 & 16 contain yard, landscaping and garage (see attached plat).

The issue I have with this plat is that northerly lot line for Lot 16A is now roughly two and a half feet from the approximately 30 foot high wall of the residence on Lot 14. Per the Townsite Overlay a 30 foot high structure should be about twelve feet from the side lot line. Although semantics can be argued, this plat effectively creates a nonconforming structure from a previously conforming one. In reality a new lot has been created that allows for separate ownership and construction of a new residence within a few feet of the existing one.

Please review this plat carefully. Idaho Statutes Title 67, Chapter 65, Local Land Use Planning 67-6511. Zoning Ordinance states : "All standards shall be uniform for each class or kind of buildings through each district,..." As this is a common situation in Old Hailey, the plat involved here creates a precedent that I feel goes against the intent of City Ordinances, the interest of the public and future owners. The following are a few excerpts from existing Hailey Ordinances:

Hailey Comprehensive Plan

Part 1. Introduction. Preamble. "The Comprehensive Plan of the City of Hailey is created to guide the development and growth of the City. The Purpose of the Plan is to ensure that expansion of the community in the future retains, enhances, and creates the kind of place prized by the people who live here. The Plan emphasizes the creation of community rather than the mere development of land."

Part 2, Section 13. Community Design. "New construction must be coordinated with the City's other physical improvements in order to achieve a harmonious blend. It should be compatible with existing and adjacent buildings and uses."

Hailey Zoning Ordinance

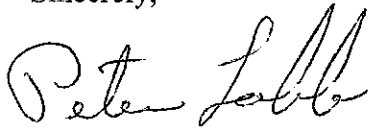
"Article 1 – Purpose, Title and Interpretation

1.4 Most Restrictive Standards Shall Govern. In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements adopted for the promotion of the public health, safety and the general welfare. Whenever the requirements of this Ordinance conflict with the requirements of any other lawfully

Adjustment or is not in compliance with this Ordinance, the Administrator or Hearing Examiner shall deny the application and shall state the reasons therefore in writing...” In addition, I would like to propose a change in lot line shift procedure. Per current regulations lot line shift plats are approved by the Administrator without the benefit of oversight in the form of meetings or notification of 300 foot adjoiners. These plats are completely devoid of public input or notice. I propose that, at the least, 300 foot adjoiners are notified and given the opportunity to comment prior to approval.

Thank you for your time and consideration of this matter,

Sincerely,

A handwritten signature in cursive script that reads "Peter Lobb". The signature is written in black ink and is positioned to the left of the printed name.

Peter Lobb

Brian Yeager

From: Brian Yeager [byeager@svskylan.net]
Sent: Wednesday, July 02, 2008 4:18 PM
To: 'Beth Robrahn'
Cc: 'Marianne Evans'; 'JULIE EVANS'
Attachments: 643901 Area Development Plan Plat (1).pdf

Hi Beth – Attached is an electronic copy of the “Area Development Plan” for Marianne Evans (Proposed Lot 16A, Block 25, Hailey Townsite). I will have a hard copy delivered to your office either this afternoon or first thing tomorrow morning. Please let me know if you need anything else.

Brian Yeager, P.E. / P.L.S.
Galena Engineering Inc.
317 N. River Street, Hailey, ID 83313
(208) 788-1705 *voice*
(208) 788-4612 *fax*

RECEIVED

JUL 02 2008

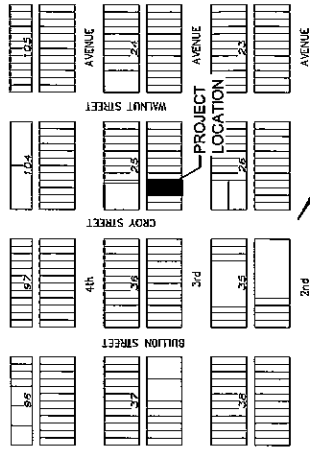
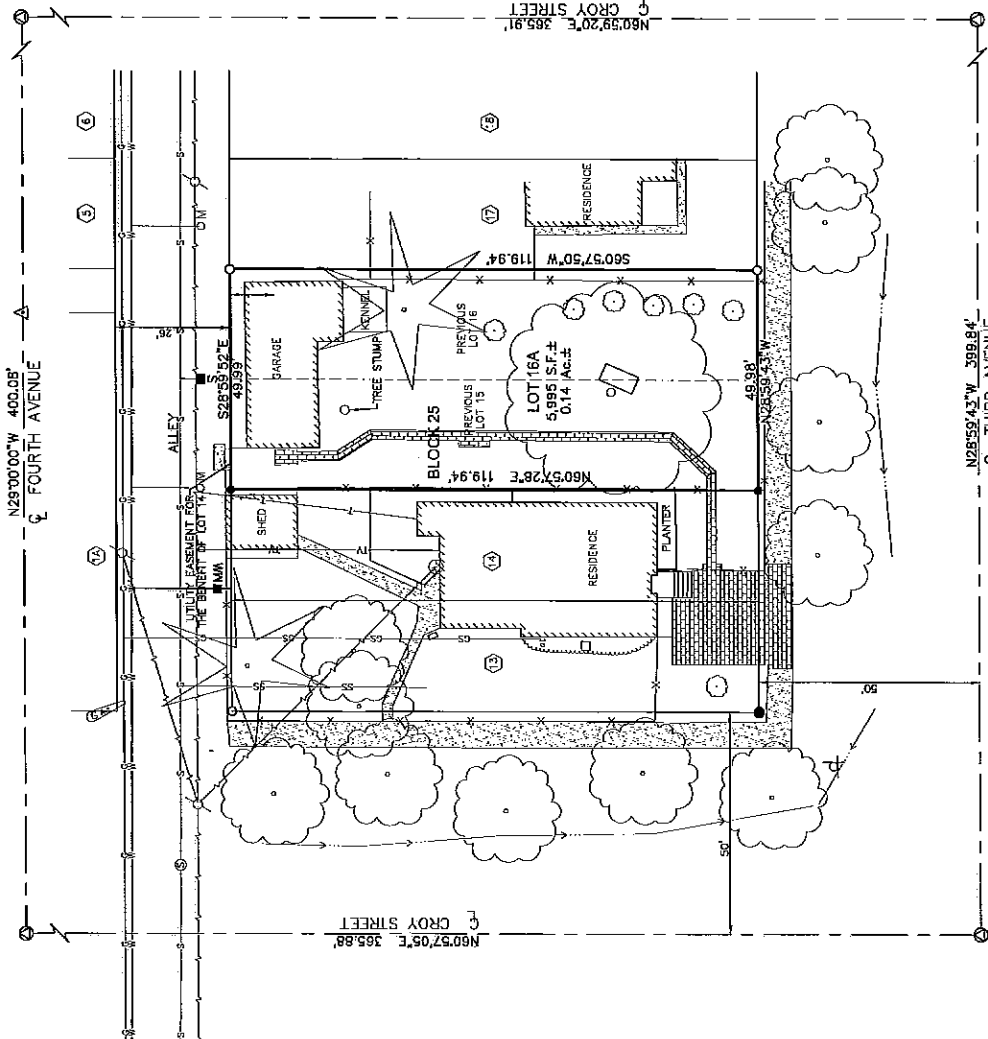
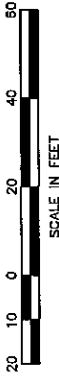
.....

AN AREA DEVELOPMENT PLAN SHOWING PROPOSED LOT LOT 16A, AND EXISTING LOTS 13 & 14 BLOCK 25, HAILEY TOWNSITE

MAY 2008



SCALE: 1" = 20'



VICINITY MAP
SCALE: 1"=300'

- LEGEND**
- Property Line
 - Previous Lot Line
 - Adjoiner's Lot Line
 - Centerline of Right-of-way
 - Proposed Lot Line
 - Proposed Utility Easement
 - Found Aluminum Cap
 - Set 1/2" Rebar
 - Set 5/8" Rebar
 - Survey Control
 - Asphalt
 - Concrete Sidewalk
 - Pavers
 - Building/Structure
 - Flow Line of Borrow Ditch
 - Drip Line of Vegetation
 - Conifer Tree
 - Deciduous Tree
 - Street/Step Sign
 - Fence Line
 - Overhead Cable TV Line
 - Overhead Telephone Line
 - Overhead Power Line
 - Power Meter
 - Gas Pole
 - Gas Main
 - Gas Service
 - Gas Meter
 - Gas Marker
 - Sewer Main
 - Sewer Service
 - Sewer Manhole
 - Proposed Sewer Service
 - Water main
 - Water Service
 - Water Meter
 - Proposed Water Service with Meter

NOTES

Halley City ordinances state "When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted". This plan is therefore an exhibit to the previously submitted Lot Line Adjustment plan wherein the common lot line between lots 15 & 16 was requested to be vacated. The applicant for that property also owns the adjacent lots 13 & 14. Below are the criteria of evaluation for the area development plan, followed by either a generalized or specific response to the criteria.

- a) Streets
- b) Non-vehicular circulation
- c) Water and Sewer Mains
- d) Other utilities
- e) Park Land
- f) Grading and drainage
- g) Hazardous areas

This project to vacate an existing lot line is serviced by an established circulation, utility and park system. Because this project reduces the number of platted lots there is no anticipated increase in impact to these facilities, and there are no improvements to these facilities proposed. In addition, this lot line vacation is a typical process for many properties within the townsite and the reduction of two lots into one does not create conflicts with hazardous areas.

RECEIVED

JUL 9 2008

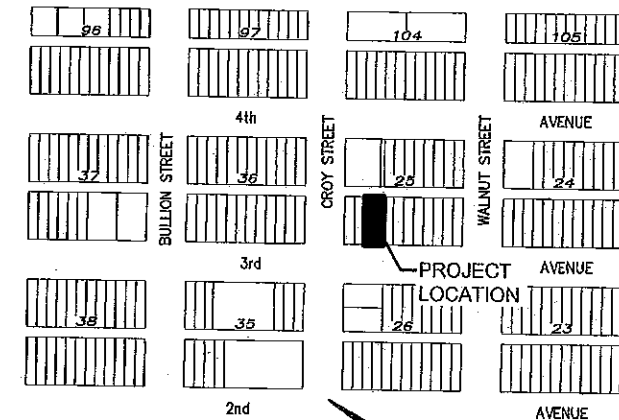
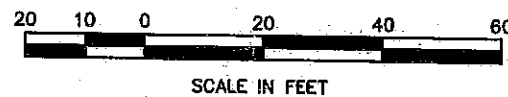
A LOT LINE SHIFT PLAT SHOWING LOT 16A, BLOCK 25, HAILEY TOWNSITE

WHEREIN LOTS 15 AND 16, BLOCK 25, HAILEY TOWNSITE ARE COMBINED INTO ONE LOT

LOCATED WITHIN
SECTION 9, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

JUNE 2008

SCALE: 1" = 20'

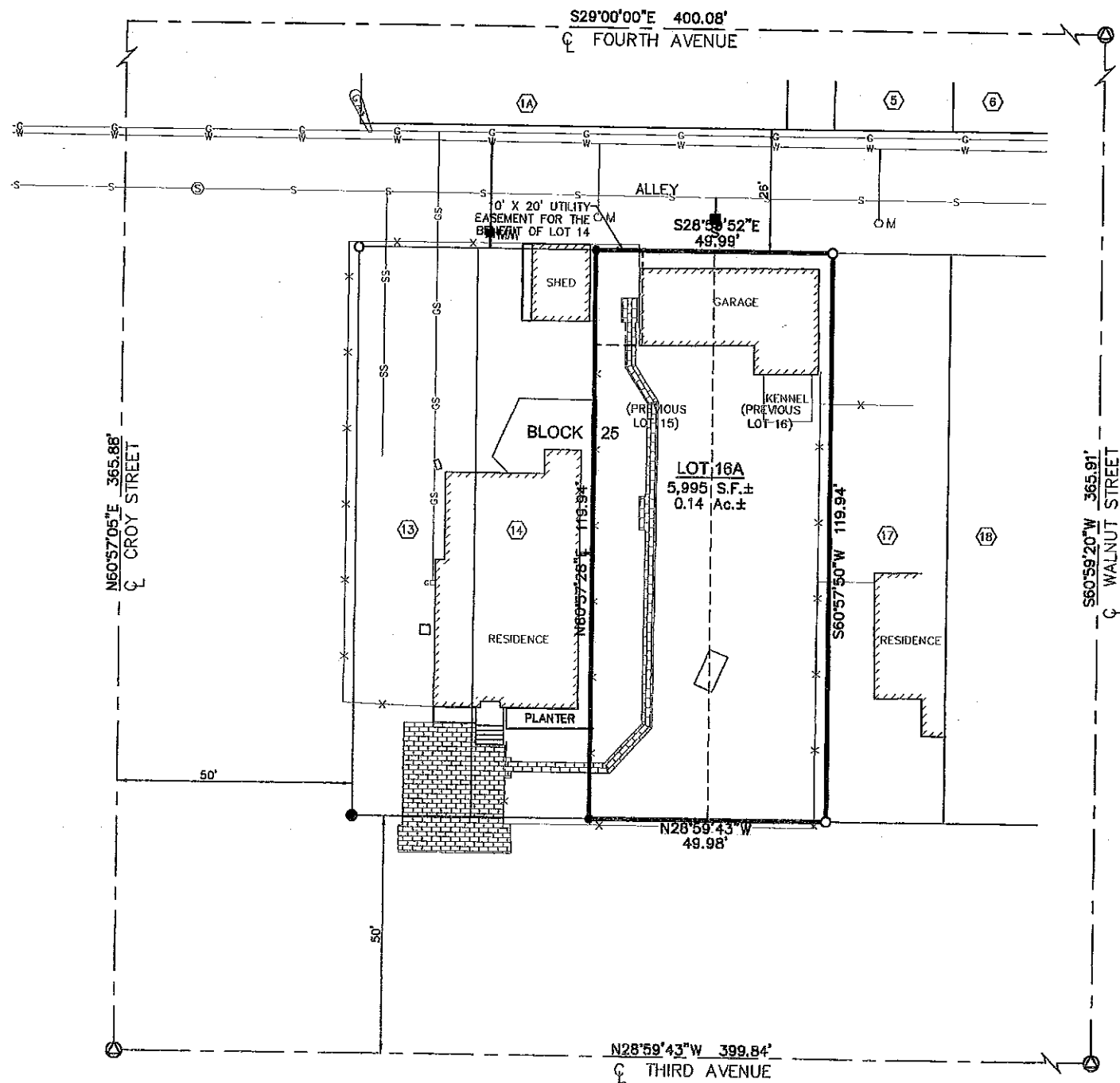


LEGEND

- Property Line
- - - Previous Lot Line
- Adjoiner's Lot Line
- - - Centerline of Right-of-way
- - - Utility Easement
- ⊙ Found Aluminum Cap
- Found 1/2" Rebar
- Set 1/2" Rebar
- Set 5/8" Rebar

NOTES

1. All utilities shall be installed underground.



HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

Date _____ South Central District Health Dept., EHS

RECEIVED
JUN 23 2008

LOT 16A, BLOCK 25, HAILEY TOWNSITE

GALENA ENGINEERING, INC.
KETCHUM, IDAHO

SHEET 1 OF 2

Job No. 6439.01

RANDALL K. FRENCH, P.L.S. 9561

City of Hailey

115 MAIN STREET SOUTH, SUITE H
HAILEY, IDAHO 83333

(208) 788-4221
Fax: (208) 788-2924

June 11, 2008

Marianne Evans
P.O. Box 6200
Ketchum, ID 83340
(email: Marianne.evans@sbcglobal.net)

Dear Marianne:

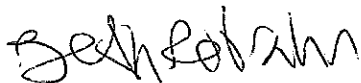
This letter concerns the lot line adjustment application for Lots 15 and 16, Block 25, Hailey Townsite. The application would eliminate the underlying lot line and create one (1) lot (to be known as Lot 16A), with a total area of 5,995 square feet. The proposed preliminary plat for this lot line adjustment is hereby approved with the following conditions:

- The street to the south of Block 25 shall be shown on the final plat as Walnut Street, not Croy Street.

Section 6 of the Hailey Subdivision Ordinance states that, upon approval of the preliminary plat, the developer shall submit a final plat to this office for final review and signatures. The final plat shall be recorded within one year of the date of final plat approval. The final plat submitted to the County for recordation shall comply with Blaine County's requirements for digital plat submittals. The applicant shall provide the City with a letter-size or ledger-size photocopy of the recorded plat showing the instrument number and date of recordation.

Feel free to contact 788-9815, extension 24, should you have any questions.

Respectfully,



Beth Robrahn, AICP
Planning Director

Enclosure: copy of Will Serve Letter

cc: Brian Yeager/Galena Engineering (email: byeager@svskylan.net)

City of Hailey

117 MAIN STREET SOUTH, SUITE H
HAILEY, IDAHO 83333

(208) 788-4221
Fax: (208) 788-2924

June 10, 2008

Mr. Robert Erickson
Health and Environmental Services
117 Ash Street
Bellevue, ID 83313

Re: Evans Lot Line Adjustment (Lots 15 and 16, Block 25, Hailey Townsite, creating Lot 16A)

Dear Mr. Erickson,

Please allow this notification to act as a will-serve letter with regard to Lots 15 and 16, Block 25, Hailey Townsite. This letter will confirm that Hailey will provide water and sewer service to the property, upon the applicants obtaining connection permits for the property.

Yours truly,



Tom Hellen
City Engineer

CC: File ✓
DEQ Twin Falls Office ✓
Applicant ✓ *emailed*

Mariel Platt

From: Brian Yeager [byeager@svskylan.net]
Sent: Thursday, June 05, 2008 2:56 PM
To: 'Mariel Platt'
Subject: Marianne Evans LL Vacation Plat
Attachments: 643901pplat_16A Plat.pdf

Flag Status: Flagged

Hi Mariel – I have spoke with Marianne Evans and she asked me to revise the location of the water services for this project, as shown on the attached image.

The revision is to use the existing water meter located on the NE corner of Lot 16A to serve lot 16A instead of the existing house on lots 13/14, and a new water meter will be constructed east of lot 14 to replace the meter currently being used. This will allow the elimination of the PUE easement shown near the existing water meter on the plat that was submitted.

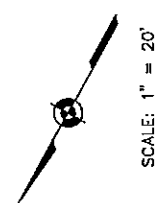
Please let me know if you need anything else from me on this project or if you have any questions.

Brian Yeager, P.E. / L.S.I.T.
Galena Engineering Inc.
317 N. River Street, Hailey, ID 83313
(208) 788-1705 *voice*
(208) 788-4612 *fax*

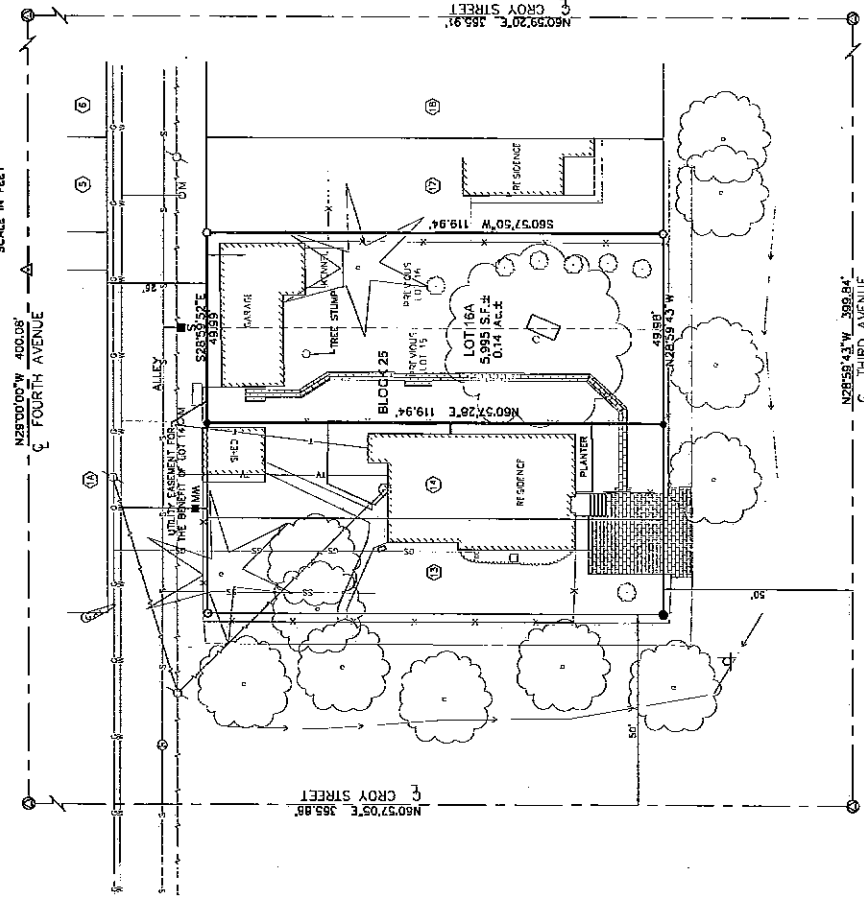
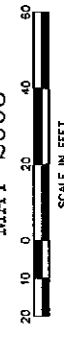
Submitted 6/5/08 - Tom Hellen reviewed & OK given his OK.

LOT 16A, BLOCK 25, HAILEY TOWNSITE
 WHEREIN LOTS 15 AND 16, BLOCK 25, HAILEY TOWNSITE ARE COMBINED INTO ONE LOT
 LOCATED WITHIN
 SECTION 9, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
 MAY 2008

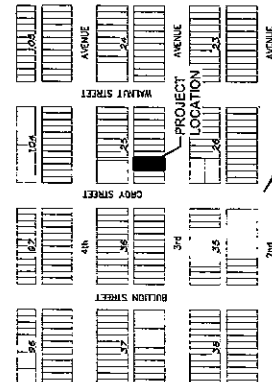
A PRELIMINARY PLAT SHOWING



SCALE: 1" = 20'



VICINITY MAP
 SCALE: 1"=500'



- LEGEND**
- Property Line
 - Previous Lot Line
 - Adjoiner's Lot Line
 - Centerline of Right-of-way
 - Proposed Lot Line
 - Proposed Utility Easement
 - Found Aluminum Cap
 - Found 1/2" Rebar
 - Set 1/2" Rebar
 - Set 5/8" Rebar
 - Survey Control
 - Asphalt
 - Concrete Sidewalk
 - Pavers
 - Building/Structure
 - Flow Line of Borrow Ditch
 - Drip Line of Vegetation
 - Conifer Tree
 - Deciduous Tree
 - Street/Stop Sign
 - Fence Line
 - Overhead Cable TV Line
 - Overhead Telephone Line
 - Overhead Power Line
 - Power Pole
 - Gas Main
 - Gas Service
 - Gas Meter
 - Gas Marker
 - Sewer Main
 - Sewer Service
 - Sewer Manhole
 - Proposed Sewer Service
 - Water main
 - Water Service
 - Water Meter
 - Proposed Water Service with Meter

HEALTH CERTIFICATE: Sanitary restrictions as required by Health Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

NOTES

1. Zoning is Limited Residential (LR-1).
2. All utilities shall be installed underground.

LOTS 16A, BLOCK 25, HAILEY TOWNSITE
 GALENA ENGINEERING, INC.
 KETCHUM, IDAHO
 SHEET 1 OF 2
 RANDALL K. FRENCH, P.L.S., 9561
 Job No. 6439.01

Date _____ South Central District Health Dept., EHS


CIRCULATION DATE: May 29, 2008

COMMENT DUE DATE: June 6, 2008

HEARING DATE: N/A - Administrative Approval

Project Description: An application by Marianne Evans for a preliminary plat Lot Line Adjustment. The current legal description of the property is Lots 15 & 16, Block 25, Hailey Townsite (202 Third Ave. South), within the Limited Residential-1 (LR-1) and Townsite Overlay districts. The plat would create 1 lot; Lot 16A, Block 25, Hailey Townsite.

Building: Verify Address: _____

Fire/EMS: OK By SD 

Water:

Sewer:

Streets:

Engineer:

Parks & Lands Board:

Historic Preservation Commission:

Police:

Mariei Platt

From: Dave Ferguson [dave.ferguson@haileycityhall.org]
Sent: Thursday, May 29, 2008 11:42 AM
To: 'Michael Chapman'
Cc: 'Mariei Platt'
Subject: RE: Evans Lot Line Adjustment - Lots 15 & 16, Block 25, Hailey Townsite

I'll let Mariel know about your comment regarding the street labeling.

As far as the fire separation issue is concerned, as code officials we are to measure building setbacks from property lines and in this case (and in most cases in the townsite overlay district) the lot line just happens to be non-conforming so I don't think we have any power to make them comply with the code.

If however there was an application lets say in Airport West that was proposing shifting a lot line to create a separate lot and they wanted to move the line within 10 ft of an existing building then that would not be allowed unless the existing building was constructed with the appropriate fire wall requirements, etc.

Thanks,

*Dave Ferguson
Building Official
City of Hailey
(208) 788-9815*

Please be aware all correspondence received is a matter of public record. If you do not receive a reply, please contact our office to ensure your email was received.

From: Michael Chapman [mailto:mchapman2@cox-internet.com]
Sent: Thursday, May 29, 2008 10:19 AM
To: 'Dave Ferguson'
Subject: RE: Evans Lot Line Adjustment - Lots 15 & 16, Block 25, Hailey Townsite

Hi Dave,

First, there appears to be an error on the plat, as the diagram shows that both roads (East & West) are Croy street (not Croy & Walnut)

Regarding your question, I tend to agree with you , but how would this differ from any other potential lot line shift?

MC

From: Dave Ferguson [mailto:dave.ferguson@haileycityhall.org]
Sent: Thursday, May 29, 2008 9:38 AM
To: 'Mike Chapman'
Subject: FW: Evans Lot Line Adjustment - Lots 15 & 16, Block 25, Hailey Townsite

Mike,

How do you feel about this lot line adjustment? The existing structure is currently non-conforming because it is too close to the property line. The fact that they are now creating a separate lot most likely to sell off to another party is my concern. Once they sell off the adjoining lot, that new owner could build 6 feet from the property line therefore not leaving much room for fire separation and access for firefighters.

Let me know if you think it's a concern or not.

Thanks,

*Dave Ferguson
Building Official
City of Hailey
(208) 788-9815*

Please be aware all correspondence received is a matter of public record. If you do not receive a reply, please contact our office to ensure your email was received.

From: Mariel Platt [mailto:mariel.platt@haileycityhall.org]

Sent: Thursday, May 29, 2008 8:47 AM

To: 'Assessors Office - Vivian Ivie'; 'Becki Keefer'; 'Bob Schulz'; 'Dave Ferguson'; 'Janet Fugate'; 'Jeff Gunter'; 'Kelly Schwarz'; 'Mike Chapman'; 'Roger Parker'; 'Tom Hellen'

Subject: Evans Lot Line Adjustment - Lots 15 & 16, Block 25, Hailey Townsite

CIRCULATION DATE: May 29, 2008

COMMENT DUE DATE: June 6, 2008

HEARING DATE: N/A - Administrative Approval


Project Description: An application by Marianne Evans for a preliminary plat Lot Line Adjustment. The current legal description of the property is Lots 15 & 16, Block 25, Hailey Townsite (202 Third Ave. South), within the Limited Residential-1 (LR-1) and Townsite Overlay districts. The plat would create 1 lot; Lot 16A, Block 25, Hailey Townsite.

Please see attached PDF or full size plans in my office.

Thanks,

Mariel Platt
Planner
City of Hailey
(208) 788-9815, ext. 24

Please be aware all correspondence received is a matter of public record.

 Please consider the environment before printing this e-mail.

Mariel Platt

From: Dave Ferguson [dave.ferguson@haileycityhall.org]
Sent: Thursday, May 29, 2008 11:44 AM
To: 'Mariel Platt'
Subject: RE: Evans Lot Line Adjustment - Lots 15 & 16, Block 25, Hailey Townsite

Mariel,

After speaking with the Fire Chief on this issue I don't have any comments to make on this application.

Thanks,

*Dave Ferguson
Building Official
City of Hailey
(208) 788-9815*

Please be aware all correspondence received is a matter of public record. If you do not receive a reply, please contact our office to ensure your email was received.

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Please see attached PDF or full size plans in my office.

Thanks,

Maribel Platt
Planner
City of Hailey
(208) 788-9815, ext. 24

Please be aware all correspondence received is a matter of public record.

 Please consider the environment before printing this e-mail.

City of Hailey

115 MAIN STREET SOUTH, SUITE H
HAILEY, IDAHO 83333

(208) 788-4221
Fax: (208) 788-2924

May 29, 2008

Marianne Evans
P.O. Box 6200
Ketchum, ID 83340

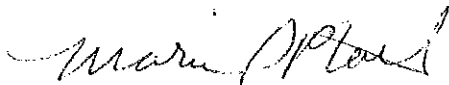
Dear Marianne:

This letter will certify your application for a Lot Line Adjustment for Lot 16A, Block 25, Hailey Townsite as complete as of its date of receipt on May 23, 2008. This certification does not, however, preclude the City from requesting additional information to be provided at any point during the application process.

City department heads will now review and provide input on the application submittal items. An administrative decision will be made following department heads' comments.

Please call me at 788-9815, ext 24, if you have any questions.

Respectfully,



Mariel Platt
City Planner

cc: Brian Yeager (email: byeager@galena-engineering.com)

PRELIMINARY PLAT CHECKLIST

RECEIVED

City Use Only -

Project Name: LOT 16A

Block 25, Hailey Townsite

Certified Compete by: BRY 23 2008

Date: 05/23/08

The following items must be submitted with the application for the application to be considered complete (✓):

N/A Names and address of all property owners within three hundred (300) feet of the exterior boundaries of the land being considered and easement holders within the subject property.

✓ Six (6) 11" x 17" copies of large plat. One (1) if application is a Short Plat or Lot Line Adjustment

✓ PDF files of all required documents and 11" x 17" plats

✓ One (1) large plat, to scale, including:

✓ Location of subdivision as forming a part of some larger tract or parcel of land referred to in the records of the Blaine County Recorder.

✓ North point, scale and date.

✓ Zoning requested for each area if not already zoned, or if a zone change is requested.

✓ Zoning district(s) and boundaries, including any overlay district(s) and boundaries.

✓ Boundary lines of tract to be subdivided. If applicable, existing and proposed lines, easements or building envelopes to be adjusted.

✓ Proposed lot and block numbers.

✓ Size of each lot shown in both square feet and acres.

— Total land area of project.

✓ Location of existing and proposed sanitary sewers, sewer services, storm drains, water supply mains, water services, fire hydrants and culverts within the property and immediately adjacent thereto.

✓ Location, widths and other dimensions of all existing or platted streets and other important features such as power lines, water courses, easements, topography, substantial vegetation, wetlands, flood-plain and flood-way areas, avalanche areas, buildings, structures, or any other man made features within, contiguous to, or in the general area of the property to be subdivided.

**Items Below Are Generally Not Required for Lot Line Adjustments:

— Locations, widths and other dimensions of proposed streets, alleys, easements, parks, lots and open space.

— The plan and cross section of proposed streets and alleys showing widths of roadways, location of sidewalks, curb and gutter, location and species of street trees, drainage areas, parking areas, snow storage areas, and any other improvement proposed or require for the right-of-way.

— Proposed names of all the streets, whether new or continuous (new street names must not be the same or similar to any other street names used in Blaine County).

— Contour map at 1' or 2' contour interval to show the general topography of the tract.

— Parcel of land intended to be dedicated for required park space and proposed improvements thereon or written request to make voluntary cash contribution in-lieu of required park dedication and improvements.

— Parcel of land intended to be dedicated for public use or reserved for the use of all property owners with the purpose indicated and planned improvements to that parcel(s).

— Phasing Plan, if applicable, including:

— Numbers of lots in each phase.

— Deadline for completion of each phase.

— Infrastructure planned for completion with each phase.

— All other information pertinent to the completion of the development.

— Amenities to be constructed with each phase.

— Area Development Plan (if applicable).

— Community Housing Plan (if applicable).

— Flood Hazard Development Permit if property is located within or partially within the floodplain (if applicable)

— Copy of draft CC&R's (if applicable).

— Other information as may be required by the Commission, Council, or Planner. This may include, but is not limited to impact assessment letters from various agencies. Information may also include any study or assessment reasonably required.

City Use Only: Email PDF to Blaine County Assessor & City Engineer

If located in Airport West, add Engel Associates, 101 Bullion Street E, Ste 3C, Hailey, Idaho 83333 to mailing list.

RECEIVED

MAY 25 2008

May 21, 2008

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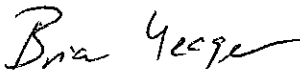
Beth Robrahn
Planning Director
City of Hailey
115 Main Street South, Suite H
Hailey, ID 83333

RE: Lot Line Shift Application for Lots 15 and 16, Block 25, Hailey Townsite

Dear Beth:

Enclosed for your review please find a lot line shift application. We would request that you provide comments based upon this information. Thank you for your time and consideration with regards to this matter. If you have questions or need additional information, please feel free to call.

Sincerely,



Brian Yeager, P.E. / L.S.I.T.

cc: Marianne Evans
file

P:6439.01

City of Hailey - Subdivision Application PRELIMINARY PLAT

Submittal Date: 5 / 21 / 08 RECEIVED

Proposed Name of Subdivision: LOT 16A, Block 25, Hailey Townsite MAY 25 2008

Street Address or General Location of Property: 202 S 3rd Ave Hailey

Legal Description of Property: Lots 15 + 16 Hailey Townsite

Current Zoning of Property: LR-1 Total Area of Property: 5,995 SF Number of Lots/Units: 2 existing 1 proposed

Check the one box that applies:

- Regular Plat - 5 or more residential parcels, 3 or more non-residential parcels (Commission and Council Review).
- Short Plat - 4 or fewer residential parcels, 2 non-residential parcels, townhouse or condominium units in existing or approved structures, or lot line adjustment creating more than 1 lot in the Townsite Overlay District (Commission Review only).
- Lot Line Adjustment (Administrative Review).

Name of Owner of the Property: Marianne Evans

Mailing Address: PO Box 6200 City: Ketchum State: ID Zip: 83340

Phone: (314) 341 - 9125 Fax: () - Cell: ()

Email Address: marianne.evans@svglobal.net

Property Owner Consent:

By signature hereon, the property owner acknowledges that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect, post legal notices, and/or other standard activities in the course of processing this application, pursuant to Idaho Code §67-6507. The property owner is also hereby notified that members of the Planning and Zoning Commission and City Council are required to generally disclose the content of any ex parte discussion (outside the hearing) with any person, including the property owner or representative, regarding this application.

Property Owner's Signature: Brian Yeager on behalf of owner Date: 6/20/08

Name of individual to contact on behalf of Trust or LLC (if applicable):

Mailing Address: City: State: Zip:

Phone: () - Fax: () - Cell: ()

Email Address:

Application Contact (if different than above): Brian Yeager

**Application Contact will be the Planning Department's primary contact for questions related to the application.

Mailing Address: PO Box 425 City: Ketchum State: ID Zip: 83340

Phone: (208) 788 - 1705 Fax: (208) 788 - 4612 Cell: ()

Email Address: byeager@galena-engineering.com

See attached checklist(s) for items that must be submitted with this application in order for application to be considered complete. See the Hailey Subdivision Ordinance for explanation of the review process.

Fees: Cost of additional noticing, recording fees, and other direct costs will also be assessed.

- Regular Plat \$1,250 + \$55/lot, sub-lot, or unit..... \$
if w/ development agreement - fees for services rendered by City Attorney are billed @ \$125/hr
- OR Short Plat \$300 / lot, sub-lot, or unit (not to exceed \$1,200)..... \$
- OR Lot Line Adjustment \$240..... \$ 240
- Publication: Regular Plat \$40.00 x 3 OR Short Plat \$40.00 x 2..... \$
- Mailing
- Regular Plat: # of addresses x 3 x . (postage + .05 for paper)..... \$
- OR Short Plat: # of addresses x 2 x . (postage + .05 for paper)..... \$
- Total Due \$ 240

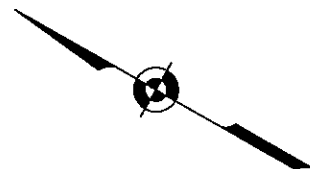
A PRELIMINARY PLAT SHOWING LOT 16A, BLOCK 25, HAILEY TOWNSITE

WHEREIN LOTS 15 AND 16, BLOCK 25, HAILEY TOWNSITE ARE COMBINED INTO ONE LOT

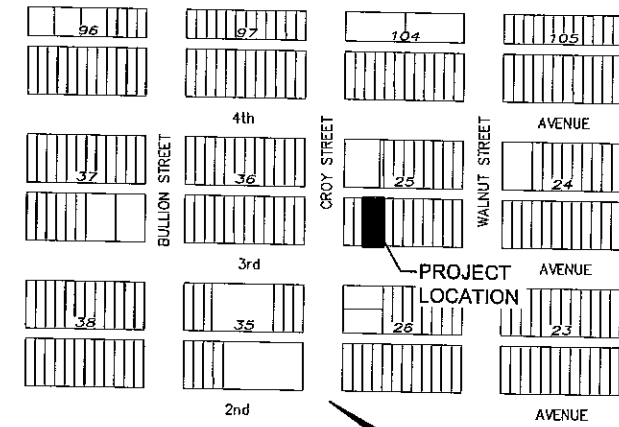
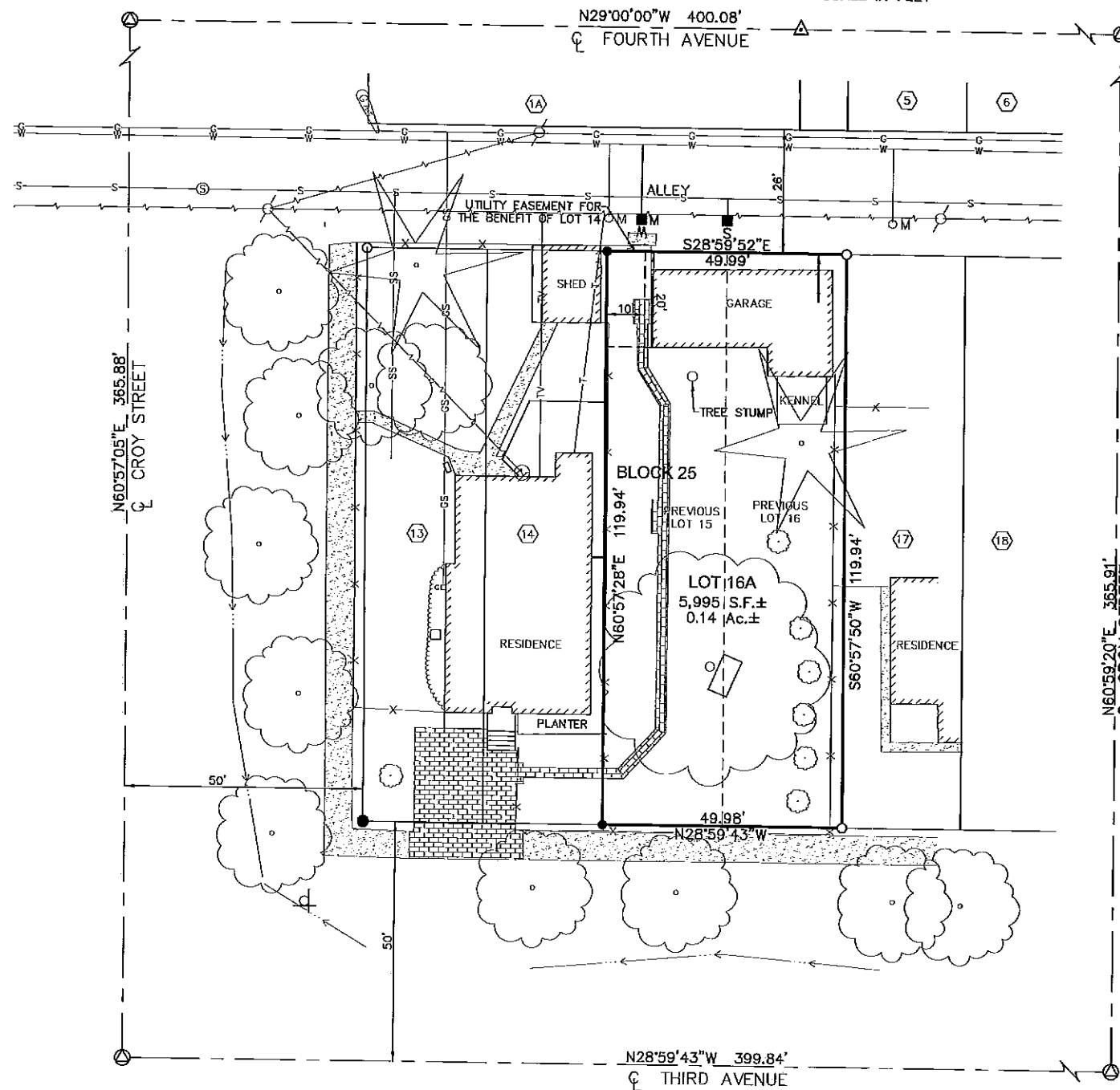
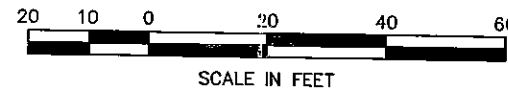
LOCATED WITHIN

SECTION 9, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

MAY 2008



SCALE: 1" = 20'



LEGEND

- Property Line
- - - Previous Lot Line
- Adjoiner's Lot Line
- Centerline of Right-of-way
- - - Proposed Lot Line
- - - Proposed Utility Easement
- ⊙ Found Aluminum Cap
- Found 1/2" Rebar
- Set 1/2" Rebar
- Set 5/8" Rebar
- △ Survey Control
- Asphalt
- Concrete Sidewalk
- Pavers
- Building/Structure
- Flow Line of Borrow Ditch
- Drip Line of Vegetation
- ★ Conifer Tree
- Deciduous Tree
- ⊥ Street/Stop Sign
- Fence Line
- TV Overhead Cable TV Line
- T Overhead Telephone Line
- Overhead Power Line
- ⊙ Power Meter
- Power Pole
- Gas Main
- GS Gas Service
- Gas Meter
- GA Gas Marker
- S Sewer Main
- SS Sewer Service
- ⊙ Sewer Manhole
- Proposed Sewer Service
- W Water main
- WS Water Service
- OM Water Meter
- Proposed Water Service with Meter

RECEIVED
MAY 25 2008

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

NOTES

1. Zoning is Limited Residential (LR-1).
2. All utilities shall be installed underground.

Date _____ South Central District Health Dept., EHS

RANDALL K. FRENCH, P.L.S. 9561

LOTS 16A, BLOCK 25, HAILEY TOWNSITE

GALENA ENGINEERING, INC.
KETCHUM, IDAHO

SHEET 1 OF 2

Job No. 6439.01