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***Introduction***

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**1. Development Team Members:**

Listed below is a summary of the development team members for the Quigley Farm Planned Unit Development and Preliminary Plat proposal.

**Owner:** **Quigley Farm & Conservation Community, LLC**  
PO Box 2720  
Ketchum, ID 83340  
Contact: Dave Hennessy  
Telephone: (208) 725-2256  
Email: [dhennesy@hennesyco.com](mailto:dhennesy@hennesyco.com)

**Developer:** **Hennessy Company**  
PO Box 2720  
Ketchum, ID 83340  
Contact: Dave Hennessy  
Telephone: (208) 725-2256  
Email: [dhennesy@hennesyco.com](mailto:dhennesy@hennesyco.com)

**Planning:** **SERA Architects, Inc.**  
359 NW 5<sup>th</sup> Avenue  
Portland, OR 97209  
Telephone: (503) 445-7324  
Contact: Jeff Roberts  
Email: [jeffr@serapdx.com](mailto:jeffr@serapdx.com)

**WH Pacific, Inc.**  
9755 SW Barnes Road, Suite 300  
Portland, OR 97225  
Telephone: (503) 626-0455  
Contact: Tom Jones/Kevin Apperson  
Email: [tjones@whpacific.com](mailto:tjones@whpacific.com)/  
[kapperson@whpacific.com](mailto:kapperson@whpacific.com)

**Civil Engineering & Survey:** **Benchmark Associates, PA**  
100 Bell Drive  
Ketchum, Idaho 83340  
Telephone: (208) 726-9512  
Contact: Garth McClure  
Email: [garth@bma5b.com](mailto:garth@bma5b.com)

**Geotechnical Engineers:** **Butler Associates**  
PO Box 1034  
Ketchum, Idaho 83340  
Contact: Steve Butler  
Telephone: (208) 720-6432  
Email: [svgeotech@gmail.com](mailto:svgeotech@gmail.com)

**Wastewater & Environmental**

**Biohabitats**

412 NW Couch Street, Suite 202  
Portland, OR 97209  
Telephone: (800) 220-0919  
Contact: Pete Munoz  
Email: [pmunoz@biohabitats.com](mailto:pmunoz@biohabitats.com)

**Environmental:**

**Sawtooth Environmental Consulting, LLC**  
PO Box 2707  
Ketchum, Idaho 83340  
Contact: Trent Stumph  
Telephone: (208) 727-9748  
Email: [trentstumph@cox-internet.com](mailto:trentstumph@cox-internet.com)

**Traffic**

**Lochner Engineering**  
941 S Industry Way  
Meridian, Idaho 93642  
Telephone: (208) 336-2983  
Contact: Vance Henry  
Email: [pmunoz@biohabitats.com](mailto:pmunoz@biohabitats.com)

**2. Property and Zoning Summary**

Legal Description: SESE Section 3 & NE & N1/2SE Section 10  
Map 2N R18E Section 3 & 10, Tax Lot 8368  
Property Address: 1300 Fox Acres Road  
Size: 205.22 Acres  
Zoning: Residential/Agricultural (R-5)  
Residential 10 (UIB)  
Mid-Density Residential (R-.40)  
Rural Density (R-40)

**3. Applicants Written Statement**

The Owner/Applicant is requesting a Planned Unit Development (PUD) and Preliminary Plat approval from Blaine County for the Quigley Farm PUD project. The proposed project will located on a single tax lot which is referenced as T2N R18E Sections 3 & 10 Tax Lot 8368.

Specific acreage and density calculation areas are identified below:

Use Type	Area Summary (Acres)	Total		
		Base Density (Dwelling Units)	Bonus Density (Dwelling Units)	Total Dwelling Units
Mid-Density (R-.40)	4.7	11.75	2.35	14.10
Residential/Agriculture (R-5)	105.7	21.16	6.35	27.51
Residential 10 (UIB)	19.4	1.94		1.94
Rural Density (R-40)	75.4	1.89		1.89
<i>Subtotal</i>	<i>205.3</i>	<i>36.74</i>		<i>45.44</i>
Community Housing Bonus @ 20%		<b>7.35</b>		<b>7.35</b>
<b>Total</b>	<b>205.3</b>	<b>44.09</b>	<b>8.70</b>	<b>52.79</b>

Based on the number of allowable dwelling units (rounded up to 53 units in total), the Owner/Applicant is proposing the following breakdown of unit types:

- 7 Large Lot Dwellings
- 9 Medium Lot Dwellings
- 10 Cottage Unit Dwellings *(4 of which are identified for community housing)*
- 6 Town House Sublot Dwellings *(2 of which are identified for community housing)*
- 11 Live/Work Mixed Use Dwellings
- 10 Multi-Family Dwellings *(2 of which are identified for community housing)*

In addition to the various dwelling, the project will include network of roads, open space and trails. Refer to Sheet C-2 for the conceptual layout of the proposed land uses. Also, refer to Sheets P-0 through P-4 for the Preliminary Plat layout.

The table of contents of this application outlines all the application criteria, impact study, exhibit drawings and appendices submitted for review and approval. Please refer to these sections for more detailed information regarding the project.

**4. Land Use Reviews Requested**

The Blaine County Code identifies the review procedures based upon the type of land use action being requested. For this application, the Applicant/Owner is requesting a Planned Unit Development (PUD) and Preliminary Plat approval. Both will be review by the Blaine County Planning and Zoning Commission (BCPZC) and the Blaine County Board of County Commissioners (BCBCC).

Land Use Type	Type
PUD & Preliminary Plat	BCPZC, BCBCC

**5. Fee Calculations:**

Based on Resolution 2014-17, the following fees are applicable to the application submittal:

Fee Type	Fee
Planning and Zoning Fees ( <i>PUD Subdivision</i> )	
(\$250 each for first 10 lots and \$175 per lot thereafter per development)	(10 Qty.) \$ 2,500.00 (43 Qty.) \$ 7,525.00
Fire Department Plan Review Fee ( <i>40% of Planning and Zoning Fees</i> )	\$4,010.00
Notice Board Fee	\$50.00
Landowner Notices (Estimate 44 owner * (\$0.49 + \$0.15) * 4 mailings)	\$112.64
<b>Total</b>	<b>\$ 14,197.64</b>