

RECEIVED
DEPARTMENT OF
WATER RESOURCES

SEABOARD

P.O. Box 3510 • Ketchum, Idaho 83340 • (208) 788-8890 • Fax (208) 788-8863
November 11, 2004

RECEIVED
NOV 16 2004
DEPARTMENT OF
WATER RESOURCES

Ms. Deborah J. Gibson
Administrative Assistant
Water Allocation Bureau
Department of Water Resources
PO Box 83720
Boise, ID 83720

RE: PERMIT NO. 37-8877

Dear Ms. Gibson:

Per your letter dated November 9, 2004 requesting additional evidence of being delayed by Blaine County, I've submitted the following:

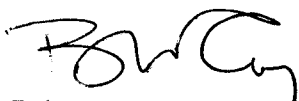
1. 1st and last page from the Blaine County P&Z approving our Preliminary Plat Application, dated September 16, 2004. Please note that our application was submitted on November 25, 2003 and our first hearing date before the P&Z was not until May 21, 2004.
2. Most recent notice of our second Hearing before the Blaine County Board of Commissioners, scheduled for November 15, 2004. Assuming we receive preliminary plat approval from the Board shortly, I anticipate final plat approval and the start of construction in 2005/2006.

Following approval, we will have to drill another well to replace the existing well, and the total number of residences in the subdivision will decrease from 25 (when the initial permit was issued) to approximately 17.

If you have any additional questions, please contact me by either letter or phone - 788-8890.

Thank you.

Sincerely,



Brian M. McCoy
President

Enclosures

FINAL P+Z FINDINGS
Signed 9/16/2004

BLAINE COUNTY PLANNING & ZONING COMMISSION

REGARDING AN APPLICATION OF:	)	FINDINGS AND
	)	RECOMMENDATION
Seaboard Corp/Brian McCoy	)	on
To subdivide and plat 80 acres	)	Preliminary
into the two block, seventeen lot	)	Plat
Bluegrouse Ridge Subdivision	)	

REQUESTED ACTION:

Public hearing and consideration upon a subdivision application by Seaboard Corp./Brian McCoy who proposes to subdivide and plat 80 acres into two blocks, one containing fifteen (15) lots and the other containing one (1) lot. This proposal would create a total of sixteen (16) new lots at least 2 acres in size, creating Bluegrouse Ridge Subdivision. The lots are proposed to be accessed from Ohio Gulch Road by a private road which will be named Covey Run Drive. The property contains one existing residence at 50 Ohio Gulch Road, and is located approximately five miles north of Hailey. The property is located in the NE ¼, NE ¼, Section 20 & SE ¼, SE ¼, Section 17, Township 3 North, Range 18 East, B.M., Blaine County, Idaho. The property is zoned Planned Residential Development (R-2).

APPLICABLE REGULATIONS, INCLUDING BUT NOT LIMITED TO:

Title 8: Ch. 1 (Comprehensive Plan)

Title 9: (Zoning Regulations): Chapters 1-4, 9 (R-2) and 21 (MOD)

Title 10: (Subdivision Regulations): Chapters 1-5

PUBLIC HEARING: June 10, 2004, continued July 8, 2004, and July 22, 2004.

I. GENERAL BACKGROUND

1. The initial portions of this application were on November 25, 2003. Further materials have been submitted on various dates since then with a revised plat and updated information submitted on May 4, 2004. This application was certified complete for public hearing on May 21, 2004.
2. Notice of the June 10, 2004 PZ Commission hearing was:
 - A. published in the Idaho Mountain Express on May 26, 2004;
 - B. sent to all property owners within 300' of the external boundaries of this property on May 25, 2004;
 - C. sent to all political subdivisions in Blaine County and area media on May 24, 2004;
 - D. posted on the subject property by May 26, 2004 at least seven (7) days before this hearing, as evidenced by the affidavit in file;
 - E. Box Ad (2x2) placed in the Wood River Journal on June 2, 2004;
 - F. Staff Report posted on the Blaine County website on May 29, 2004.

Upon motion by Commissioner Allred, second by Commissioner Orb, and unanimous (6-0, Commissioner Nurge was absent) vote in favor, the Commission found notice to comply with the requirements contained in §9-30-3.

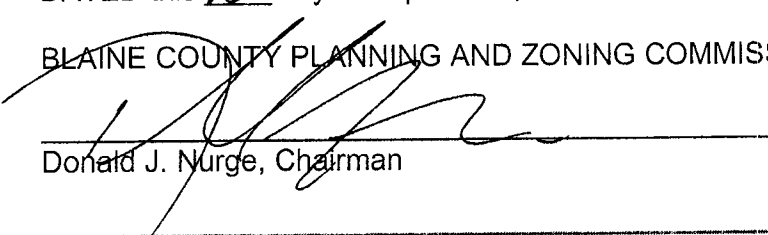
Suggested Plat Notes To Remain Except:

1. Modify note #24 to read: "Lot owners should be aware that the Blaine County Gun Club, an Idaho Transportation Department gravel pit, and the Ohio Gulch transfer station, landfill, and sewage disposal area exist to the east of this development. Constant travel, use of heavy equipment, noise and possible other impacts may result from these uses."
2. Add the modified note #3 from Idaho Fish and Game letter dated September 15, 2003, stating: "The removal or disturbance of native shrub-steppe vegetation to accommodate construction activities, building sites, utilities, and yards should be minimized by restricting parking and storage of equipment and/or materials to the building envelope only."
3. Add note stating that individual wells are not allowed on any subdivision lot;
4. Modify note #6 to read "...to ensure that the central water system is properly maintained, tested, and operated in accordance with DEQ standards for public water systems."
5. Modify note #21 to include "not to exceed ½ acre of irrigated area, per I.C. 42-111".

IT IS SO ORDERED.

DATED this 16 day of September, 2004.

BLAINE COUNTY PLANNING AND ZONING COMMISSION

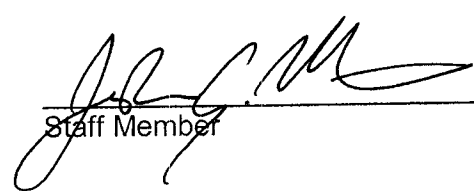

Donald J. Nurge, Chairman

CERTIFICATE OF MAILING

The undersigned, being over eighteen years of age, a resident of Blaine County, Idaho, and not a party to the above-entitled action, certifies that on the 17th day of September, 2004, he/she served a true and correct copy of the foregoing document by depositing the same in the United States mail with postage prepaid addressed as follows:

Brian McCoy
P.O. Box 3510
Ketchum, ID 83340

Richard Fosbury
Galena Engineering, Inc.
P. O. Box 425
Ketchum, ID 83340


Staff Member

**BLAINE COUNTY PLANNING & ZONING & BUILDING DEPT.**

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

208-788-5570 Planning ♦ 208-788-5573 Building

Fax 208-788-5576 www.blainecounty.org

October 25, 2004

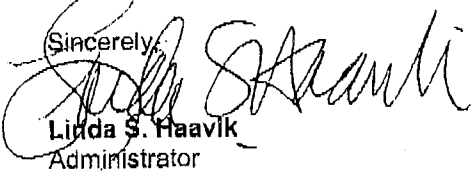
Dear Landowner:

On Monday, November 15, 2004, the Blaine County Board of Commissioners will hold a regular meeting upstairs in the Old County Courthouse located at 206 1st Avenue South in Hailey, Idaho. Items on the agenda include the following described hearings:

1:30 p.m. Bluegrouse Ridge Subdivision: Public hearing and consideration upon a subdivision application by **Seaboard Corp/Brian McCoy**, who proposes to subdivide and plat 80 acres into two blocks, one containing fifteen (15) lots and the other containing two (2) lots. This proposal would create a total of seventeen (17) new lots at least 2 acres in size, creating **Bluegrouse Ridge Subdivision**. Fifteen (15) lots are proposed to be accessed from a private read to be named Covey Run Drive off of **Ohio Gulch Road**. The two (2) lots on the north side of Ohio Gulch Road will access directly from that road. One of these lots is propose to accommodate a duplex (two family dwelling) built by the applicant and deed restricted for community housing. The property contains one existing residence at 50 Ohio Gulch Road; is located approximately five miles north of Hailey in the NE ¼, NE ¼, Section 20 & SE ¼, SE ¼, Section 17, Township 3 North, Range 18 East, B.M., Blaine County, Idaho, and is zoned Planned Residential Development (R-2) Zoning District. The preliminary plat of the **proposed Bluegrouse Ridge Subdivision** was evaluated and recommended for approval subject to certain conditions by the Blaine County Planning and Zoning Commission during public hearings in June and July of 2004 with a written decision signed and dated September 16, 2004. The Board held an initial hearing on October 12, 2004, and continued its consideration to November 15, 2004. Along with the preliminary plat, the Board will be asked to consider the proposed private common area and recreation site within the subdivision located as proposed to the Planning and Zoning Commission on Lot 4, Block 1 or re-located on Lot 1, Block 1 of the proposed plat.

This is only a brief description of the project. You are welcome to review the entire application and other associated documents during regular business hours, and they may be available on the Planning and Zoning Dept. pages on Blaine County's website www.blainecounty.org. Further, you are invited to attend this public hearing (at the old County Courthouse at 206 1st Avenue South, Hailey) and will be given an opportunity to comment on the proposal. Verbal comments, received prior to or during the hearing are welcome and will be made part of the public record. Written comments in excess of 1 page should be submitted 4 business days prior to the hearing to receive adequate consideration. You may e-mail your comments to lhaavik@co.blaine.id.us. If you have any questions, please contact the Planning Office (219 1st Avenue South, Ste. 208).

Sincerely,


Linda S. Haavik
Administrator

LSH/mj