

## STAFF REPORT

**TO:** Hailey City Council  
**FROM:** Mariel Platt, Planner   
**RE:** Subdivision Ordinance Amendment – Exhibit A, City Standards, Parking Standards Drawing Number 808  
**HEARING:** December 14, 2009

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**Note:** Staff analysis is in lighter type.

### Notice

Notice for the public hearing on December 14, 2009 was published in the Idaho Mountain Express and mailed to public agencies and area media on November 25, 2009.

### Proposal

Amendments to Exhibit A of the Subdivision Ordinance are proposed by the City. These amendments would establish that the Parking Standard Drawing Number 808 would apply to “on-street” parking only. Please see the attached page for the actual proposed language.

### Procedural History

The existing drawing number 808 applied to both on-site and on-street parking; it did not differentiate between different parking locations. With the recent adoption of on-site parking standards by the Council, it is necessary to amend the drawing to specify that drawing number 808 pertains to on-street parking only.

On November 9, 2009, the Commission recommended approval of the amendment to Exhibit A.

### Department Comments

No comments were received.

### Standards of Evaluation

Section 13.4.2 of the Subdivision Ordinance sets forth the standard of evaluation after receiving a recommendation by the Commission.

#### **1. Will generally conform to the Comprehensive Plan.**

The Council should consider how the proposed amendments relate to the various policies and implementation items of the Comprehensive Plan, particularly the following:

#### *5.8 Due Process and Public Input*

*Goal: To develop clear land use and development procedures that protect the public welfare for all development.*

#### **2. Will not create excessive additional requirements at public cost for public facilities and services.**

It is not anticipated that the amendment will create additional public cost for public facilities and services.

**3. Will be in accordance with the welfare of the general public.**

It is anticipated that the proposed amendment is in accordance with the welfare of the general public.

**Summary**

The Council shall hold a public hearing and determine whether the amendments:

- 1. Will generally conform to the Comprehensive Plan.**
- 2. Will not create excessive additional requirements at public cost for public facilities and services.**
- 3. Will be in accordance with the welfare of the general public.**

Upon approval of an amendment, the Council shall pass an ordinance making the amendment part of Hailey Subdivision Ordinance #821. The draft ordinance is attached.

**Motion Language**

Approval:

Motion to approve the proposed amendments to the City Standards, Exhibit A, Parking Standard Drawings Number 808, finding that the amendments are in accordance with the Comprehensive Plan, will not create excessive additional requirement at public cost for public facilities and services, and will be in accordance with the welfare of the general public.

Denial:

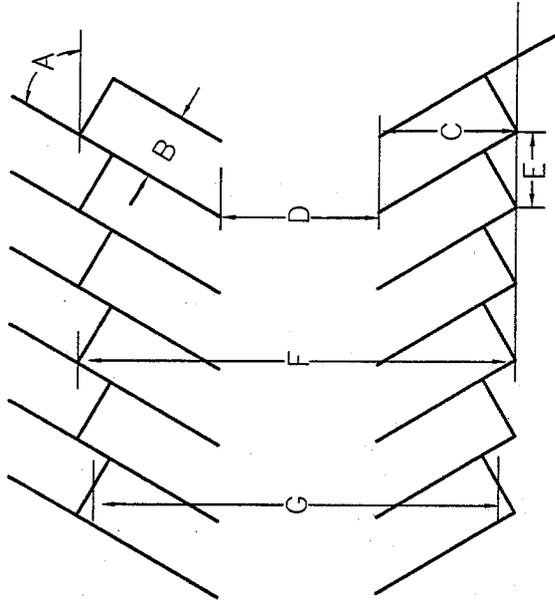
Motion to deny the proposed amendments to the City Standards, Exhibit A, Parking Standard Drawings Number 808, finding that \_\_\_\_\_ [the Council should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing upon the proposed amendments to the City Standards, Exhibit A, Parking Standard Drawings Number 808 to \_\_\_\_\_ [the Council should specify a date].

PARKING TABLES

A	B	C	D	E	F	G
0°	10'0"	10.0	12.0	25.0	32.0	-
20°	10'0"	16.6	11.0	29.2	44.2	34.8
30°	10'0"	19.2	11.0	20.0	49.4	40.7
45°	10'0"	21.9	13.0	14.1	56.8	49.7
60°	10'0"	23.2	18.0	11.5	64.4	57.3
70°	10'0"	23.1	18.0	10.6	64.2	60.8
80°	10'0"	22.4	24.0	10.2	68.8	67.1
90°	10'0"	21.0	24.0	10.0	66.0	66.0



PARKING PLAN LAYOUT

N.T.S.

NOTES

1. Angle parking on city streets shall be 60°
2. Dimensions D, F and G are for parking lots only

- A. PARKING ANGLE
- B. STALL WIDTH
- C. STALL TO CURB
- D. AISLE WIDTH
- E. CURB LENGTH PER CAR
- F. CURB TO CURB
- G. STALL CENTER

REVISIONS

2002 CITY OF HAILEY  
IMPROVEMENT STANDARD  
DRAWINGS

ON STREET  
PARKING STANDARDS

808

DWG. NO.

HAILEY ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING HAILEY'S SUBDIVISION ORDINANCE, ORDINANCE NO. 821, BY AMENDING ARTICLE 5, EXHIBIT A, TO DELETE DRAWING NUMBER 808 AND REPLACE AND TO REPLACE IT WITH A NEW DRAWING NUMBER 808; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE.

WHEREAS, the proposed amendments generally conform with the Comprehensive Plan;

WHEREAS, the proposed amendments will not create excessive additional requirements at public cost for public facilities and services; and

WHEREAS, the proposed amendments will be in accordance with the welfare of the general public.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, AS FOLLOWS:

Section 1. Exhibit A of the Hailey Subdivision Ordinance No. 821, is hereby amended by the deletion of Drawing No. 808 and the replacement of a new Drawing No. 808, titled "On Street Parking Standards" attached hereto.

Section 2. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 3. All City of Hailey ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

Section 4. This ordinance shall be in full force and effect from and after the required three (3) readings, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2009.

\_\_\_\_\_  
Rick Davis, Mayor, City of Hailey

Attest:

\_\_\_\_\_  
Mary Cone, City Clerk

## STAFF REPORT

**TO:** Hailey City Council  
**FROM:** Mariel Platt, Planner   
**RE:** Final Plat - Lots 1AA, 3AA, 3AA, Block 104, Townsite Overlay  
**HEARING:** December 14, 2009

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**Applicant:** ARCH Community Housing  
**Location:** Legal Description (street address)  
**Zoning:** Service Commercial Industrial-Industrial (SCI-I)

**Note:** Staff analysis is in lighter type.

### Notice

Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on November 25, 2009.

### Application

ARCH Community Housing, represented by Galena Engineering, Inc., has submitted an application for Final Plat approval of Lots 1AA, 3AA, 3AA, Block 104, Townsite Overlay. The current legal description of the property is Lots 1A & 2A, Block 104, Townsite Overlay, located at 410 Croy St. East and 411 Walnut St. East. The plat would subdivide Lot 2A to create 2 lots and adjust the southern lot line of Lot 1A. The total land area of the subdivision is 22,015 square feet. Lot sizes range from 6,058 square feet to 9,895 square feet.

Blaine County is currently the owner of Lot 2A and is allowing ARCH to develop community housing on the property. Lot 2A is not large enough to subdivide and meet the minimum lot size requirement. The owner of the lot currently known as Lot 1A has agreed to deed 15 feet of the southern portion of Lot 1A to Blaine County to provide for the minimum lot area for a two lot subdivision.

Section 3.4.1 of the Subdivision Ordinance allows for applications for platting four or fewer residential building parcels to be reviewed through the short plat procedure. In this procedure, the Hearing Examiner or Commission reviews the preliminary plat only. Upon approval, the applicant submits a final plat for Council approval.

### Procedural History

The application was heard by the Hailey Hearing Examiner on July 13, 2009 and approved with conditions.

## **SECTION 2 - PERMITS.**

**2.9** No permit for the construction of any building shall be issued upon any land for which all improvements required for the protection of health and the provision of safety, (including but not necessarily limited to an approved potable water system, an approved wastewater system to accept sewage, and asphalt paving of the streets) have not been installed, inspected, and accepted by the City of Hailey, with the following exception: Building permits may be issued for any building in a development for which plats have been recorded and security provided, but the streets have not yet been completed with asphalt due to winter conditions. In such instances, the street shall be constructed as an all-weather surface to City Standards to the satisfaction of the City Engineer, and shall be kept clear to the satisfaction of the Fire Chief. No Final Inspection approval or Certificate of Occupancy shall be granted until all improvements, including asphalt, have been installed, inspected and accepted.

Notice of this requirement is hereby given to the applicant, and included as a recommended condition of approval.

## **SECTION 3 – PROCEDURE**

### **3.3 Final Plat Approval.**

The final plat, prepared by a Professional Land Surveyor, must be submitted within one (1) calendar year from the date of approval of the preliminary plat, unless otherwise allowed for within a phasing agreement or as otherwise provided herein. Plats not submitted for final approval within one (1) year or according to the phasing agreement, shall be considered expired and preliminary plat approval shall become null and void. The Council may extend the deadline for submitting the final plat upon holding a public hearing.

The preliminary plat application was heard by the Hailey Hearing Examiner on July 13, 2009. This is a short plat procedure; the final plat is permitted to go directly to the Council.

**3.3.2** The administrator shall review the final plat application to ensure that the application submitted is consistent with the approved preliminary plat. The conditions imposed on the preliminary plat approval must be either completed or shown on plans or the plat prior to any public notice for final plat approval.

The final plat is consistent with the preliminary plat approved by the Hearing Examiner. Conditions of preliminary plat approval have been met or are carried over.

### **Hailey Hearing Examiner Conditions of Preliminary Plat Approval**

a) All Fire Department and Building Department requirements shall be met and shall be completed at the applicant's sole expense.

- b) **All City infrastructure requirements shall be met as outlined in Section 5 of the Hailey Subdivision Ordinance. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:**
1. **A sidewalk shall be installed adjacent to Walnut Street, along the frontage of proposed Lot 3AA.**
  2. **Where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street.**

These conditions should be carried over.

- c) **The final plat shall not include plat notes 1 through 5, as stated on the approved preliminary plat (plat notes 1-5 shall be removed). The following plat note shall be added:**
- **A utility easement for the operation, maintenance, and reconstruction of a water meter to benefit the City of Hailey and a utility easement for the installation, operation, maintenance, and reconstruction of a water service line on Lot 3AA, to benefit Lot 1AA.**

This condition has been met.

- d) **Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 2.9 of the Subdivision Ordinance.**

This condition should be carried over.

- e) **All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Sections 3.3.7 and 5.9.1 of the Subdivision Ordinance, prior to recordation of the final plat.**

This condition should be carried over.

- f) **An easement for Lot 1AA's water meter shall be provided on proposed Lot 3AA, to benefit Lot 1AA, and shall be shown on the final plat.**

This condition has been met.

- g) **The final plat must be submitted within one (1) calendar year from the date of approval of the preliminary plat, unless otherwise allowed for within a phasing agreement.**

This condition should be carried over.

- h) **Any subdivision inspection fees due shall be paid prior to recording the final plat.**

This condition should be carried over.

- i) **Any applicable development impact fees shall be paid prior to recording the final plat.**

No development impact fees are required at this time because no construction is occurring concurrently.

- j) **Driveways shall be constructed with an all weather surface and shall have a minimum width of 12 feet.**

This condition should be carried over.

#### Department Comments

**Life/safety:** No comments were received.

**Public Works:** Lot 3AA has neither water nor sewer service installed. Prior to recording the final plat this will need to be done or the applicant can provide security for 150% of the estimated cost.

#### Standards of Evaluation

##### **SECTION 4 – DEVELOPMENT STANDARDS**

Development standards were reviewed in detail during the preliminary plat approval process. Please refer to the preliminary plat Findings of Fact and Decision. No changes, other than those requested, have been made to the plat since preliminary plat approval.

##### **SECTION 5 - IMPROVEMENTS REQUIRED.**

- 5.1 **It shall be a requirement of the Developer to construct the minimum improvements set forth herein and any required improvements for the subdivision, all to City Standards.**
- 5.1.1 **Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.**
- 5.1.2 **Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.**
- 5.1.3 **The Developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of final acceptance by the City,**

except that parks shall be guaranteed and maintained by the Developer for a period of two years.

**5.2** The Developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City Engineer as shown upon approved plans and profiles. The Developer shall pave all streets and alleys with an asphalt plant-mix, and shall chip-seal streets and alleys within one year of construction.

**5.2.1** Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year.

**5.2.2** Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standards, and the street name signs and traffic control signs shall thereafter be maintained by the City.

N/A

**5.2.3** Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIII B of the Hailey Zoning Ordinance.

N/A

**5.3** The Developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The Developer shall provide sewer mains of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City Engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.

Meeting this requirement is a recommended condition of approval.

**5.4** The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards, or other equipment as may be approved by the City Engineer, for each and

every developable lot within the development. The Developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City Engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.

Meeting this requirement is a recommended condition of approval.

- 5.4.1** Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.

Meeting this requirement is a recommended condition of approval.

- 5.5** The Developer shall provide drainage areas of adequate size and number to meet the approval of the Street Superintendent and the City Engineer or his authorized representative.

- 5.6** The Developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.

- 5.7** The Developer shall improve all parks and Green Space areas as presented to and approved by the Commission and Council.

N/A

- 5.8** All improvements are to be installed under the specifications and inspection of the City Engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.

- 5.9** Installation of all infrastructure improvements must be completed by the Developer, and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the Developer and/or contractor and conducted with the developer and/or contractor, the City Engineer, and appropriate City departments to determine a punch list of items for final acceptance.

- 5.9.1 The Developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by Developer after the final plat has been signed by City representatives.**
- 5.10 Prior to the acceptance by the City of any improvements installed by the Developer, three (3) sets of “as-built plans and specifications” certified by the Developer’s engineer shall be filed with the City Engineer.**

**Summary and Suggested Conditions**

The City Council shall hold a public hearing and approve, conditionally approve, or deny the final plat application. The following conditions are suggested to be placed on any approval of this application:

- a) The final plat submitted for signature shall include plat notes 1 through 3 as stated on the approved final plat.
- b) All Fire Department and Building Department requirements shall be met and shall be completed at the applicant’s sole expense.
- c) All City infrastructure requirements shall be met as outlined in Section 5 of the Hailey Subdivision Ordinance. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the applicant’s sole expense include, but will not be limited to, the following requirements and improvements:
  - 1. A sidewalk shall be installed adjacent to Walnut Street, along the frontage of proposed Lot 3AA.
  - 2. Where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street.
  - 3. Prior to recording the final plat sewer and water service shall be installed to Lot 3AA or the applicant can provide security for 150% of the estimated cost.
- d) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 2.9 of the Subdivision Ordinance.
- e) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Sections 3.3.7 and 5.9.1 of the Subdivision Ordinance, prior to recordation of the final plat.
- f) The final plat shall be recorded within one year of the date of final plat approval. The final plat submitted for signature shall conform to the requirements found in Article

50-1301 (et. seq.) of the Idaho Code (as amended) and to the requirements set forth by Blaine County 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.

- g) Any subdivision inspection fees due shall be paid prior to recording the final plat.
- h) Any applicable development impact fees shall be paid prior to recording the final plat.
- i) Driveways shall be constructed with an all weather surface and shall have a minimum width of 12 feet.

**Motion Language:**

**Approval:**

Motion to approve ARCH Community Housing's final plat application for Lots 1AA, 3AA, 3AA, Block 104, Townsite Overlay. The current legal description of the property is Lots 1A & 2A, Block 104, Townsite Overlay, located at 410 Croy St. East and 411 Walnut St. East, finding that the application is in accordance with the Hailey Subdivision Ordinance # 821, all other applicable ordinances, the Comprehensive Plan, and Idaho State Law.

**Denial:**

Motion to deny ARCH Community Housing's final plat application for Lots 1AA, 3AA, 3AA, Block 104, Townsite Overlay. The current legal description of the property is Lots 1A & 2A, Block 104, Townsite Overlay, located at 410 Croy St. East and 411 Walnut St. East, finding that \_\_\_\_\_ [the Council should cite which standards are not met and provide the reason why each identified standard is not met].

**Continuation:**

Motion to continue the public hearing upon ARCH Community Housing's final plat application for Lots 1AA, 3AA, 3AA, Block 104, Townsite Overlay. The current legal description of the property is Lots 1A & 2A, Block 104, Townsite Overlay, located at 410 Croy St. East and 411 Walnut St. East to \_\_\_\_\_ [the Council should specify a date].

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned are the owners in fee simple of the following described parcel of land:

A parcel of land located within Section 9, Township 2 North, Range 18 East, Boise Meridian, City of Hailey, Blaine County, Idaho; more particularly described as follows:

Lots 1A & 2A, Block 104, Hailey Townsite as shown on Instrument No.425590.

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. We do hereby certify that all lots in this plat will be eligible to receive water service from an existing water distribution system and that the existing water distribution system has agreed in writing to serve all of the lots shown within this plat.

Protective Covenants, Conditions, and Restrictions governing this plat are recorded under Instrument Number \_\_\_\_\_, Records of Blaine County, Idaho.

It is the intent of the owners to hereby include said land in this plat.

\_\_\_\_\_  
Greg Lowe, Chief Executive Officer, Syringa Networks, LLC  
As Owner of Lot 1AA

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for said State, personally appeared Greg Lowe, known or identified to me to be a member of the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public in and for said State  
Residing in \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

\_\_\_\_\_  
Michelle Girffith-Executive Director-ARCH Community Housing Trust  
As Owner of Lots 2AA & 3AA

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, before me, a notary public in and for said State, personally appeared Michelle Girffith-Executive Director of ARCH Community Housing Trust, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he(she) executed the same on behalf of said Trust.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first written above.

\_\_\_\_\_  
Notary Public in and for said State  
Residing at \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, Randall K. French, a duly Licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this plat is a true and accurate map of the land and points surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to Plats, Surveys, and the Corner Perpetuation and Filing Act, 55-1601 through 55-1612.

Randall K. French, P.L.S. 9561

## BLAINE COUNTY SURVEYOR'S APPROVAL

I, Jim W. Koonce, County Surveyor for Blaine County, Idaho, do hereby certify that I have checked the foregoing Plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating to Plats and Surveys.

\_\_\_\_\_  
Jim W. Koonce, P.L.S. 792  
Blaine County Surveyor

## HAILEY CITY ENGINEER'S APPROVAL

The foregoing plat was approved by \_\_\_\_\_, City Engineer for the City of Hailey on this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_\_.

\_\_\_\_\_  
City Engineer

## HAILEY CITY COUNCIL'S APPROVAL

The foregoing plat was approved by the City Council of Hailey on this on this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_\_.

\_\_\_\_\_  
City Clerk

## BLAINE COUNTY TREASURER'S APPROVAL

I, the undersigned County Treasurer in and for Blaine County, State of Idaho per the requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

\_\_\_\_\_  
Blaine County Treasurer

\_\_\_\_\_  
Date

## BLAINE COUNTY RECORDER'S CERTIFICATE

REPLAT OF LOTS 1A & 2A  
BLOCK 104, HAILEY TOWNSITE

GALENA ENGINEERING, INC.  
HAILEY, IDAHO

SHEET 2 OF 2  
JOB # 6619