

Hailey Urban Renewal Agency
Hailey City Hall
115 Main Street S
Council Chambers – upstairs AND via GoToMeeting
Tuesday, April 5, 2022
11:00 AM

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/156149565>

Via Teleconference: +1 (669) 224-3412 Access Code: 247-356-349

Via One-Touch Teleconference: <tel:+16692243412,,247356349#>

AMENDED AGENDA

Late items highlighted in yellow.

Email: Public comments may be shared with the Agency Board via email to Lisa Horowitz, lisa.horowitz@haileycityhall.org. Emails or other written testimony must be **received no later than 5:00 p.m. on Monday, April 4, 2022.**

If there are any questions, contact Lisa Horowitz at lisa.horowitz@haileycityhall.org or (208) 788-9815 x 1.

Chair:	Larry Schwartz
Vice Chair:	Sandi Viau
Treasurer	Becky Stokes
Board Members	Walt Denekas, Martha Burke, Bob Brand
Staff Support:	Lisa Horowitz, Community Development Director

1. CALL TO ORDER 11:00 am
2. CONSENT AGENDA ACTION ITEM
 - a) Approval of Bills unpaid since March 1, 2022 and approval of bills related to River Street Improvements ACTION ITEM
 - b) Approval of meeting minutes dated March 1, 2022.....ACTION ITEM
3. New Business:
 - a) Consideration of River Street Townhomes Reimbursement Partnership Agreement request by River Street Townhomes, LLC ACTION ITEM
 - b) River Street Updates ACTION ITEM
4. Adjourn

Return to Agenda

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

Hailey Urban Renewal Agency
Attn: Lisa Horowitz
City of Hailey
115 Main Street South
Hailey, ID 83333

FEBRUARY 28, 2022

Invoice # 194907

Billing Atty - MSC

RE: General

CLIENT/MATTER: 00887-00001

FEBRUARY 28, 2022

Invoice # 194907

*** INVOICE SUMMARY PAGE ***

PROFESSIONAL FEES	1,225.00
COSTS ADVANCED	.00
TOTAL INVOICE	1,225.00

ELAM & BURKE
ATTORNEYS AT LAW

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

Hailey Urban Renewal Agency
Attn: Lisa Horowitz
City of Hailey
115 Main Street South
Hailey, ID 83333

FEBRUARY 28, 2022

Invoice # 194908

Billing Atty - MSC

RE: Airport Way

CLIENT/MATTER: 00887-00002

FEBRUARY 28, 2022

Invoice # 194908

*** INVOICE SUMMARY PAGE ***

PROFESSIONAL FEES	395.00
COSTS ADVANCED	.00
TOTAL INVOICE	395.00



IDAHO MOUNTAIN EXPRESS • SUN VALLEY GUIDE • REAL ESTATE GUIDE
P.O. BOX 1013 • KETCHUM, IDAHO 83340-1013 • 208.726.8060

RECEIVED

MAR 04 2022

Per _____

STATEMENT

HAILEY CITY
115 S. MAIN ST., SUITE H
HAILEY ID 83333

ACCT. NO. DATE:
10002437 2/28/2022

DATE	TYPE	ORDER #	PUBLICATION	AD TYPE	SIZE	DESCRIPTION	AMOUNT
01/31/22	BBF					Balance Brought Forward	1,123.90
02/22/22	CSH					Payment	-1,123.90
02/02/22	INV	12643424	Idaho Mountain Express	Class Display	1 X 7	Legal-2/22 P & Z	54.28
02/09/22	INV	12643443	Idaho Mountain Express	Display	2 X 4	Online Workshop East Croy Pathway	195.20
02/09/22	INV	12643657	Idaho Mountain Express	Class Display	1 X 12	Legal-2/28 Council	86.48
02/09/22	INV	12643658	Idaho Mountain Express	Class Display	1 X 8	Legal-3/14 Council	57.96
02/11/22	INV	12643661	Idaho Mountain Express	Classified	8.25 In.	City of Hailey Employment Openings: Admini	194.34
02/16/22	INV	12643936	Idaho Mountain Express	Class Display	1 X 9	Legal-3/1 P & Z	65.32
02/16/22	INV	12643661	Idaho Mountain Express	Classified	8.25 In.	City of Hailey Employment Openings: Admini	194.34
02/18/22	INV	12643661	Idaho Mountain Express	Classified	8.25 In.	City of Hailey Employment Openings: Admini	194.36
02/23/22	INV	12643661	Idaho Mountain Express	Classified	8.25 In.	City of Hailey Employment Openings: Admini	194.35
02/23/22	INV	12644252	Idaho Mountain Express	Class Display	1 X 4	Legal-Lindahli Lot Line Adj.	30.36
02/23/22	INV	12644253	Idaho Mountain Express	Class Display	1 X 7	Legal-URA Draft Annual Report	48.76
02/23/22	INV	12644254	Idaho Mountain Express	Class Display	1 X 8	Legal-3/14 Cuncil Hearing	57.96
02/25/22	INV	12643661	Idaho Mountain Express	Classified	8.25 In.	City of Hailey Employment Openings: Admini	194.36

02-15-41319-80.98
200
2/20

971.75/4 = 242.94

Admin: 242.94
Street: 242.94
Parks: 242.94
Water: 242.93

48.76 Paid by the URA.

1,519.31

CURRENT	30 DAYS	60 DAYS	90 DAYS	AMOUNT DUE
1,568.07	0.00	0.00	0.00	1,568.07

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU

Express Publishing, Inc. P.O. Box 1013, Ketchum, ID 83340
(208) 726-8060

ACCT. NO. DATE:
10002437 2/28/2022

AMOUNT DUE: \$1,568.07

HAILEY CITY
115 S. MAIN ST., SUITE H
HAILEY ID 83333

AMOUNT ENCLOSED \$ _____

PAYMENT DUE BY: 3/15/2022

AFFIDAVIT of PUBLICATION

State of Idaho
County of Blaine

Pam Morris, being the first duly

sworn, deposes and says that she is the printer (publisher) of the Idaho Mountain Express, a newspaper published every week in Ketchum, County of Blaine, State of Idaho; that said newspaper has been continuously and uninterruptedly published for a period of seventy-eight consecutive weeks prior the first publication of the annexed notice, and is a newspaper qualified to publish legal notices as provided by act of the 1919 session of the legislature of the State of Idaho, known as House Bill 145; that the annexed advertisement was published once

each week for 1 consecutive issues in said newspaper proper and not in a supplement; that the date of the first

publication of said advertisement was on the 23 day of

February, 20 22, and the date of the last publication was

on the 23 day of February, 20 22

Pam Morris

Subscribed and sworn to before me this 23 day of

Feb., 20 22.

Connie N. Johnson
NOTARY PUBLIC

RESIDING AT HAILEY, IDAHO
MY COMMISSION EXPIRES ON 7/10/2024

IDAHO MOUNTAIN EXPRESS
P.O. Box 1013
Ketchum, Idaho 83340
COST OF PUBLICATION

Number of Picas per Line 11.5

Number of Lines in Notice 53

Number of Insertions 1

Lines tabular at _____ 9.0 cents/pica

53 Lines straight at \$48.76 8.0 cents/pica

Subsequent lines at _____ 7.0 cents/pica

TOTAL COST \$48.76

COPY OF NOTICE

Legal Notice

TITLE OF NOTICE

PLAINTIFF ATTORNEY

DEFENDANT

PLAINTIFF

City of Hailey
BILL TO

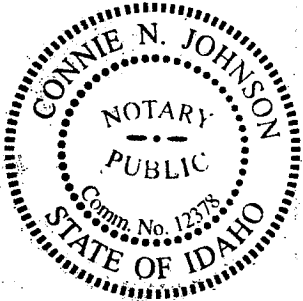
NOTICE OF PUBLIC MEETING
HAILEY URBAN
RENEWAL AGENCY
TUESDAY, MARCH 1, 2022
11:00 A.M.

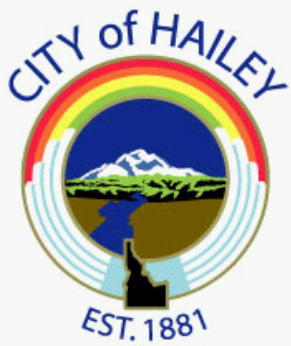
Under the Idaho Urban Renewal Law, Chapter 20, Title 50, Idaho Code, an urban renewal agency is required to file with the local governing body and the Idaho State Controller, on or before March 31 of each year, a report of its activities for the preceding calendar year, which shall include certain financial information. Pursuant to Idaho Code Section 50-2006(5)(c), the Agency is required to hold a public meeting to report on the findings in the annual report and to take public comment prior to filing the report with the City and the Idaho State Controller.

A copy of the DRAFT 2021 Annual Report is available at the Hailey City Clerk's office, 115 Main Street S, Hailey, Idaho, or on the Agency's website at: <https://www.haileycityhall.org/planning/UrbanRenewalAgency.asp>.

Written public comment may be submitted ON OR BEFORE 5:00 P.M. ON FEBRUARY 28, 2022, to the Hailey Urban Renewal Agency, Attn: Lisa Horowitz, Agency Executive Director, 115 Main Street S, Hailey, ID 83333, Lisa.Horowitz@HaileyCityHall.org. Public comment will also be taken at the Hailey Urban Renewal Agency's regular meeting on Tuesday, March 1, 2022, at 11:00 a.m. at the Hailey City Hall, 115 Main Street S, Hailey, Idaho. Members of the public wishing to attend the meeting may do so remotely through the GoToMeeting platform with a phone or a computer or in person. Log-in information is located at the top of this agenda. In person attendance will require a mask per Hailey Public Health Order 2022-01.

PUBLISH
IDAHO MOUNTAIN EXPRESS
FEB 23, 2022





115 MAIN STREET S. SUITE H
 HAILEY, ID 83333
 PHONE: (208) 788-4221
 FAX: (208) 788-2924

INVOICE #	INVOICE DATE
111844357	04/04/2022
DUE DATE	CUSTOMER ACCOUNT NUMBER
04/05/2022	8513
AMOUNT DUE	TERMS:
101,767.43	Open Terms

BILL TO:

HAILEY URBAN RENEWAL AGENCY

115 MAIN STREET SOUTH
 HAILEY ID 83333

PLEASE DETACH AND RETURN THIS TOP PORTION WITH
 YOUR PAYMENT BY DUE DATE TO:

CITY OF HAILEY
 115 S MAIN ST STE H
 HAILEY, ID 83333

INVOICE

DESCRIPTION	QUANTITY	CHARGE	EXT. PRICE
LHTAC River Street Reimbursement	1	28,292.34	28,292.34
River Street Improvement Project Reimbursement	1	73,475.09	73,475.09
<p><i>Reimbursement of 7.34% of charges paid by City of Hailey for LHTAC project on River Street. Attached is spreadsheet of purchase orders processed. Copy of Purchase order and invoice sheets available upon request.</i></p> <p><i>Attached is a spreadsheet for purchase orders processed related to River Street Improvements Project per URA Resolution 2021-003 and City of Hailey Resolution 2021-056. A copy of the purchase orders and invoices available upon request.</i></p>			
			101,767.43
			TOTAL AMOUNT DUE

THANK YOU FOR YOUR PROMPT PAYMENT
 For Billing Inquiries Call: (208)788-4221
 Office Hours: 9:00 a.m. - 5:00 p.m.
 Monday thru Friday

Report Criteria:

Transaction.Type = "Direct charge"
Job.Job Number = "10.15.0002.1"
Transaction.Date = 10/01/2015-09/30/2022

Date	Description	Job No	Source Description	Date	Amt	Description	GL Adj Offset Acct
12/31/2020	Urban Renewal District	10.15.0002.1	CONRAD BROTHERS	12/31/2020	791.50	3207 CURB & GUTTER	1004041403
05/01/2021	Urban Renewal District	10.15.0002.1	GALENA ENGINEERING, I	05/01/2021	2,333.85	5/1 3830.35/SF/ URA RIVE	1204041549
05/11/2021	Urban Renewal District	10.15.0002.1	CONCRETE CONSTRUCT	05/11/2021	2,640.00	S36596 TUFTILE	1204041539
* 05/24/2021	Urban Renewal District	10.15.0002.1	N & L CONSTRUCTION LL	05/24/2021	* 1,200.00	1268 SILVER RIVER APTS	1204041549
07/01/2021	Urban Renewal District	10.15.0002.1	GALENA ENGINEERING, I	07/01/2021	2,333.85	7/1 3830.35/SF/URA RIVE	1204041549
07/01/2021	Urban Renewal District	10.15.0002.1	GALENA ENGINEERING, I	07/01/2021	2,333.85	7/1 3830.35/SF/URA RIVE	1204041549
08/10/2021	Urban Renewal District	10.15.0002.1	SILVER CREEK SUPPLY	08/10/2021	44.10	0005002160-001 PVC ELE	1204041549
08/10/2021	Urban Renewal District	10.15.0002.1	SILVER CREEK SUPPLY	08/10/2021	20.20	0005003276-001 PVC CO	1204041549
08/11/2021	Urban Renewal District	10.15.0002.1	IDAHO LUMBER & HARD	08/11/2021	19.99	874292 GARDEN SPRAYE	1204041549
08/11/2021	Urban Renewal District	10.15.0002.1	IDAHO LUMBER & HARD	08/11/2021	95.97	874295 KNEEPADS X3	1204041549
08/11/2021	Urban Renewal District	10.15.0002.1	IDAHO LUMBER & HARD	08/11/2021	19.99	874352 GARDEN SPRAYE	1204041549
08/11/2021	Urban Renewal District	10.15.0002.1	IDAHO LUMBER & HARD	08/11/2021	11.98	874379 WIRE BRUSH	1204041549
08/11/2021	Urban Renewal District	10.15.0002.1	WALTERS READY MIX, IN	08/11/2021	555.00	12773 CONCRETE	1204041549
08/16/2021	Urban Renewal District	10.15.0002.1	IDAHO LUMBER & HARD	08/16/2021	8.59	874978 CAULK BGSTRTC	1204041549
08/18/2021	Urban Renewal District	10.15.0002.1	IDAHO LUMBER & HARD	08/18/2021	45.81	875234 FIR SELT STRUC	1205041539
08/19/2021	Urban Renewal District	10.15.0002.1	IDAHO MATERIALS AND	08/19/2021	814.65	5630960 RIVER ST 4000 P	1204041549
08/19/2021	Urban Renewal District	10.15.0002.1	IDAHO LUMBER & HARD	08/19/2021	38.59	875483 VIBRATOR CONC	1204041549
08/25/2021	Urban Renewal District	10.15.0002.1	IDAHO LUMBER & HARD	08/25/2021	92.80	876137 FIR #1&BTR SELE	1204041549
08/25/2021	Urban Renewal District	10.15.0002.1	IDAHO LUMBER & HARD	08/25/2021	37.11	876138 FIR #1&BTR SELE	1204041549
08/26/2021	Urban Renewal District	10.15.0002.1	IDAHO LUMBER & HARD	08/26/2021	8.80	876246 FIR #1&BTR SELE	1204041549
08/30/2021	Urban Renewal District	10.15.0002.1	WALTERS READY MIX, IN	08/30/2021	875.00	12927 CONCRETE	1204041549
09/02/2021	Urban Renewal District	10.15.0002.1	IDAHO LUMBER & HARD	09/02/2021	419.65	877147 PENCIL CONCRE	1204041549
09/15/2021	Urban Renewal District	10.15.0002.1	IDAHO LUMBER & HARD	09/15/2021	169.99	K78535 GRACE ICE & WA	1204041549
09/16/2021	Urban Renewal District	10.15.0002.1	FIRST BANKCARD - SCH	09/16/2021	100.00	Cost of drywell test croy st	
10/01/2021	Urban Renewal District	10.15.0002.1	GALENA ENGINEERING, I	10/01/2021	1,254.80	10/1 3830.40 SF/NW COR	1204041549
10/13/2021	Urban Renewal District	10.15.0002.1	OLDCASTLE PRECAST IN	10/13/2021	6,100.00	230212817 MOD GRATE T	1204041549
12/01/2021	Urban Renewal District	10.15.0002.1	GALENA ENGINEERING, I	12/01/2021	200.00	12/1 3830.35 URA RIVER	1204041549

Grand Totals:

17,824.15

LHTAC

River Street Improvements

* = missing will be routed for review & payment at the May 2022 meeting.

Note: Page 2 includes invoices coded under job code 18.40.0001.1 but are actually for job code 10.15.0002.1.

pg 1

Report Criteria:

Transaction.Type = "Direct charge"
Job.Job Number = 18.40.0001.1
Transaction.Date = 10/01/2015-09/30/2022

Date	Description	Job No	Source Description	Date	Amt	Description	GL Adj Offset Acct
09/25/2017	LHTAC RIVER STREET R	18.40.0001.1	IDAHO TRANSPORTATIO	09/25/2017	9,000.00	LHTAC - RIVER ST. GRAN	1004041547
01/11/2019	LHTAC RIVER STREET R	18.40.0001.1	STANLEY CONSULTANTS	01/11/2019	30,062.29	18807 - INV. #0210779 - RI	1204041539
01/28/2019	LHTAC RIVER STREET R	18.40.0001.1	STANLEY CONSULTANTS	01/28/2019	15,849.77	18807 - INV. #211619 -Pro	1204041539
04/24/2019	LHTAC RIVER STREET R	18.40.0001.1	STANLEY CONSULTANTS	04/24/2019	14,471.93	18807-INV. #0212969-RIV	1204041539
04/24/2019	LHTAC RIVER STREET R	18.40.0001.1	STANLEY CONSULTANTS	04/24/2019	19,691.85	18807-INV.#0212440-RIVE	1204041539
05/09/2019	LHTAC RIVER STREET R	18.40.0001.1	STANLEY CONSULTANTS	05/09/2019	1,088.75	18807-INV#0213671-RIVE	1204041539
05/29/2019	LHTAC RIVER STREET R	18.40.0001.1	STANLEY CONSULTANTS	05/29/2019	17,741.18	1887-INV#0214566-RIVER	1204041539
06/29/2019	LHTAC RIVER STREET R	18.40.0001.1	STANLEY CONSULTANTS	06/29/2019	18,126.83	18807-INV#215170-RIVER	1204041539
08/22/2019	LHTAC RIVER STREET R	18.40.0001.1	STANLEY CONSULTANTS	08/22/2019	2,246.81	18807-INV#215838-RIVER	1204041539
08/29/2019	LHTAC RIVER STREET R	18.40.0001.1	STANLEY CONSULTANTS	08/29/2019	37,415.87	18807-INV#0216506-RIVE	1204041539
10/22/2019	LHTAC RIVER STREET R	18.40.0001.1	STANLEY CONSULTANTS	10/22/2019	3,305.60	18807-INV#218035-RIVER	1204041539
10/24/2019	LHTAC RIVER STREET R	18.40.0001.1	STANLEY CONSULTANTS	10/24/2019	1,772.94	18807-INV#0217287-RIVE	1204041539
12/19/2019	LHTAC RIVER STREET R	18.40.0001.1	STANLEY CONSULTANTS	12/19/2019	367.28	18807-INV#0217287-RIVE	1204041539
01/07/2020	LHTAC RIVER STREET R	18.40.0001.1	STANLEY CONSULTANTS	01/07/2020	278.97	18807-INV#0217287-RIVE	1204041539
02/18/2020	LHTAC RIVER STREET R	18.40.0001.1	STANLEY CONSULTANTS	02/18/2020	734.58	18807-INV#0220136-RIVE	1204041539
03/09/2020	LHTAC RIVER STREET R	18.40.0001.1	STANLEY CONSULTANTS	03/09/2020	3,497.82	18807-INV#0220136-RIVE	1204041539
06/05/2020	LHTAC RIVER STREET R	18.40.0001.1	STANLEY CONSULTANTS	06/05/2020	1,045.61	18807-INV#0222918-RIVE	1204041539
10/19/2020	LHTAC RIVER STREET R	18.40.0001.1	STANLEY CONSULTANTS	10/19/2020	1,069.36	18807-INV#0226343-RIVE	1204041539
11/20/2020	LHTAC RIVER STREET R	18.40.0001.1	LYON LANDSCAPE ARCH	11/20/2020	1,600.00	28.20.1 Hailey Bulbouts an	1204041549
02/22/2021	LHTAC RIVER STREET R	18.40.0001.1	STANLEY CONSULTANTS	02/22/2021	449.44	18807-INV#0229058-RIVE	1204041549
03/25/2021	LHTAC RIVER STREET R	18.40.0001.1	STANLEY CONSULTANTS	03/25/2021	417.25	18807-INV#0229493-RIVE	1204041549
03/25/2021	LHTAC RIVER STREET R	18.40.0001.1	STANLEY CONSULTANTS	03/25/2021	22,985.26	18807-INV#0229495-RIVE	1204041549
04/30/2021	LHTAC RIVER STREET R	18.40.0001.1	STANLEY CONSULTANTS	04/30/2021	29,333.70	18807-INV#0230202-RIVE	1204041549
05/26/2021	LHTAC RIVER STREET R	18.40.0001.1	COPY & PRINT LLC	05/26/2021	17.60	River Street Door Hangers	1002041323
06/25/2021	LHTAC RIVER STREET R	18.40.0001.1	STANLEY CONSULTANTS	06/25/2021	18,906.03	18807-INV#0230911-RIVE	1204041549
06/30/2021	LHTAC RIVER STREET R	18.40.0001.1	STANLEY CONSULTANTS	06/30/2021	22,425.41	18807-INV#0234806-RIVE	1204041549
07/29/2021	LHTAC RIVER STREET R	18.40.0001.1	WALKER SAND AND GRA	07/29/2021	640.93	919884 RIVER ST. - 3/4" R	1204041549
07/30/2021	LHTAC RIVER STREET R	18.40.0001.1	STANLEY CONSULTANTS	07/30/2021	100,127.28	18807-INV#0232664-RIVE	1204041549
08/02/2021	LHTAC RIVER STREET R	18.40.0001.1	WALKER SAND AND GRA	08/02/2021	35.06	921486 RIVER ST. - DIRT	1204041549
08/03/2021	LHTAC RIVER STREET R	18.40.0001.1	WALKER SAND AND GRA	08/03/2021	215.54	921837 ST. SHOP - 3/4" R	1204041549
08/03/2021	LHTAC RIVER STREET R	18.40.0001.1	WALKER SAND AND GRA	08/03/2021	1,261.08	921837 RIVER ST. - 3/4" R	1204041549
08/04/2021	LHTAC RIVER STREET R	18.40.0001.1	WALKER SAND AND GRA	08/04/2021	847.23	922424 RIVER ST. - 3/4" R	1204041549
08/31/2021	LHTAC RIVER STREET R	18.40.0001.1	CONCRETE CONSTRUCT	08/31/2021	153.75	S37676 RIVER ST - SPRA	1204041539
09/03/2021	LHTAC RIVER STREET R	18.40.0001.1	STANLEY CONSULTANTS	09/03/2021	1,808.00	18807-INV#00233297-RIV	1204041549
09/10/2021	LHTAC RIVER STREET R	18.40.0001.1	SKYLINE EXCAVATION A	09/10/2021	24,405.45	835 RIVER ST URA PROJ	1204041549
09/21/2021	LHTAC RIVER STREET R	18.40.0001.1	IDAHO MATERIALS AND	09/21/2021	814.65	5659641 RIVER ST. - REA	1204041549
09/29/2021	LHTAC RIVER STREET R	18.40.0001.1	FRANKLIN BUILDING SU	09/29/2021	220.74	1167032 TEMPERED MAS	1204041549
09/29/2021	LHTAC RIVER STREET R	18.40.0001.1	FRANKLIN BUILDING SU	09/29/2021	346.14	1167078 MEDITE	1204041549
09/29/2021	LHTAC RIVER STREET R	18.40.0001.1	FRANKLIN BUILDING SU	09/29/2021	220.74	118319 TEMPERED MAS	1204041549
09/29/2021	LHTAC RIVER STREET R	18.40.0001.1	OLDCASTLE PRECAST IN	09/29/2021	6,066.00	230212651 CATCH BASIN	1204041549
10/04/2021	LHTAC RIVER STREET R	18.40.0001.1	CONCRETE CONSTRUCT	10/04/2021	79.80	S38015 RIVER ST - STEE	1204041549
10/05/2021	LHTAC RIVER STREET R	18.40.0001.1	IDAHO LUMBER & HARD	10/05/2021	226.38	880986 2X4s	1204041549
10/05/2021	LHTAC RIVER STREET R	18.40.0001.1	IDAHO LUMBER & HARD	10/05/2021	150.92	880989 2X4s RETURN	1204041549
10/05/2021	LHTAC RIVER STREET R	18.40.0001.1	CONCRETE CONSTRUCT	10/05/2021	159.60	S38039 RIVER ST - STEE	1204041549
10/06/2021	LHTAC RIVER STREET R	18.40.0001.1	IDAHO LUMBER & HARD	10/06/2021	53.97	881067 SCREW CEMENT	1204041549
10/07/2021	LHTAC RIVER STREET R	18.40.0001.1	IDAHO MATERIALS AND	10/07/2021	905.16	5676840 MYRTLE AND RI	1204041549
10/07/2021	LHTAC RIVER STREET R	18.40.0001.1	IDAHO LUMBER & HARD	10/07/2021	195.92	881321 QUICKCHANGE B	1204041549
10/07/2021	LHTAC RIVER STREET R	18.40.0001.1	IDAHO LUMBER & HARD	10/07/2021	107.94	881310 F CLAMP	1204041549
10/28/2021	LHTAC RIVER STREET R	18.40.0001.1	IDAHO MATERIALS AND	10/28/2021	18,975.00	201292 FURNISH AND PL	1204041549
11/05/2021	LHTAC RIVER STREET R	18.40.0001.1	STANLEY CONSULTANTS	11/05/2021	3,367.92	18807-INV#0233531-RIVE	1204041549
11/23/2021	LHTAC RIVER STREET R	18.40.0001.1	WALKER SAND AND GRA	11/23/2021	687.66	970207 RIVER ST IMPOR	1204041549
12/02/2021	LHTAC RIVER STREET R	18.40.0001.1	WALKER SAND AND GRA	12/02/2021	946.14	973054 RIVER ST. - IMPO	1204041549
12/06/2021	LHTAC RIVER STREET R	18.40.0001.1	WALKER SAND AND GRA	12/06/2021	769.96	974420 RIVER ST. - IMPO	1204041549

pg 2

Date	Description	Job No	Source Description	Date	Amt	Description	GL Adj Offset Acct
Grand Totals:					<u>436,947.77</u>		

Report Criteria:

Transaction.Type = "Direct charge"

Job.Job Number = 18.40.0001.1

Transaction.Date = 10/01/2015-09/30/2022

P93

Order Confirmation

Jessie
QuickBooks 2022
Subscription cost to be split
with BCHAS
please pay
\$173.08
[Signature]

Account: CITY OF HAILEY
Owner Account Number: 726788984
Service Account Number: 726788984
Billing Account Number: 726788984
Order Number: 2000026269330
Order Date: 12-Nov-2021
Total Charges: USD 346.15
Payment Method: Wallet

Order Information

Product and Options	Quantity	Entitlement	License #	Net Price
Intuit QuickBooks Plus Annual Subscription	1.00		317154971329793	349.99
Intuit Data Protect Monthly	1.00		317154971329793	0.00
Intuit QuickBooks Annual Support	1.00		317154971329793	0.00
Intuit QuickBooks Data Recovery Service	1.00		317154971329793	0.00

Total Discount: USD 0.00

Subtotal: USD 346.15

Return to Agenda

**Hailey Urban Renewal Agency
Hailey City Hall
115 Main Street S
Council Chambers – upstairs AND via GoToMeeting
Tuesday, March 1, 2022
11:00 AM**

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/156149565>

Via Teleconference: +1 (669) 224-3412 **Access Code:** 247-356-349

Via One-Touch Teleconference: <tel:+16692243412,,247356349#>

Email: Public comments may be shared with the Agency Board via email to Lisa Horowitz, lisa.horowitz@haileycityhall.org. Emails or other written testimony must be **received no later than 5:00 p.m. on Monday, February 28, 2022.**

Live Meeting Attendance: Members of the public wishing to attend the meeting may do so remotely through the GoToMeeting platform with a phone or a computer or in person. Log-in information is located at the top of this agenda. In person attendance will require a mask per Hailey Public Health Order 2021-07.

If there are any questions, contact Lisa Horowitz at lisa.horowitz@haileycityhall.org or (208) 788-9815 x 1.

Chair:	Larry Schwartz
Vice Chair:	Sandi Viau
Treasurer	Becky Stokes
Board Members	Walt Denekas, Martha Burke, Bob Brand
Staff Support:	Lisa Horowitz, Community Development Director

1. [11:01:14 AM](#) CALL TO ORDER 11:00 am

2. **CONSENT AGENDA** **ACTION ITEM**
 - a) Approval of Bills since January 4, 2022.
 - b) Approval of meeting minutes dated January 4, 2022.
 - c) Approval of meeting minutes dated February 8, 2022.
 - d) Approval of meeting minutes dated February 15, 2022.

[11:01:19 AM](#) Viau noted that did not receive December invoice. Staff will send copy out.

[11:02:09 AM](#) Viau motions to approve bills. Brand seconded. All in Favor.

[11:02:39 AM](#) Viau motioned to approve minute’s from January 4th. Brand seconded. All in favor.

[11:03:04 AM](#) Viau motioned to approve minutes from February 8th. Brand seconded. All in Favor.

[11:03:23 AM](#) Brand motioned to approve minutes from February 15th. Viau seconded. All in Favor.

3. **New Business:**
 - a) [11:03:40 AM](#) Public Comment: 2021 Annual Report.....
ACTION ITEM

Staff has not received public comment.

[11:03:50 AM](#) Schwartz opened public comment. No Comments.

- b) Consideration of Resolution 2022-001, a resolution adopting the 2021 Annual Report, authorizing filing and authorizing the post-filing notice for publication..... **ACTION ITEM**

11:04:11 AM Denekas motioned to approve resolution 2022-001. Viau seconded. All in favor.

4. Staff Reports:

- a) Financial Reports

Horowitz summarized approximate cost spent on Airport Way District is \$32,649.00. Horowitz believes loan amount would be close to \$50,000.00. Conrad believes \$50,000.00 is a reasonable amount and if more is required can adopt another resolution. Conrad confirmed this could be ready for the next meeting. The regular financial report will be in the next meeting. Horowitz stated will have the River Street project on the next meeting.

Horowitz asked about a legislative update from Conrad. 11:08:19 AM Conrad stated seeing a number of bills poised to address property tax relief, that there is a discussion about a bill that may essentially remove residential property tax from owner occupied on and increase sales tax to almost 8%. Conrad stated they are continuing to monitor. Horowitz explained this could dramatically affect their revenues. Conrad stated her understanding is that property tax would be removed from owner occupied property, that property tax would still be collected from rentals, leased properties.

5. Adjourn

11:14:52 AM Burke motioned to adjourn. Brand seconded. All in Favor.

Return to Agenda



Hailey Urban Renewal Agency

115 South Main Street | Hailey, ID 83333

April 5, 2022

Chairman and Commissioners Hailey
Urban Renewal Agency Hailey,
Idaho

Chairman and HURA Commissioners:

**Discussion of River Street Townhomes for Funding
Partnership**

Introduction/History

In 2017 the HURA discussed establishing a process and Application for Funding Requests to partner in infrastructure funding for development projects that stimulate revenue within the district. Amendments were made in 2020 clarifying the Bords policy (Resolution 2020-001), attached to this report. To date, the Agency has five (5) partnership agreements

Current Report

Attached is the application and request from the Kevin Cablik of the River Street Townhomes, LLC development team for HURA participation in infrastructure. The Board heard a brief overview of this project at their last meeting. River Street Townhomes includes twelve (12) residential units at 410 N river Street. The site includes 120 feet of River Street frontage. And related improvements. The River Street Townhomes, LLC group is requesting \$305,093.00, based on the attached infrastructure cost estimate. The applicant has estimated that the project will be valued at \$5,000,000 when placed on the tax roll. At the current tax rate of .009122627, the project would generate approximately \$45,613 per year in tax increment revenues. Therefore, if values are realized, 50% of the requested infrastructure costs (as per the typical HURA partnership agreement) would be paid back in thirteen (13) years.

The Board can discuss this request, and, if comfortable, make a motion to direct staff to prepare an Owner Participation Agreement as per Resolution 2020-001 for consideration at the next meeting.



Hailey Urban Renewal Agency

115 South Main Street | Hailey, ID 83333

APPLICATION FOR PROJECTS REQUESTING FUNDING FROM THE HURA

Applicant and Project Information

Applicant Name: _____

Name of Project: _____

Project Description: _____

Project Location: _____

Date Submitted: _____

Estimated Date of Completion: _____

Application Submittal Requirements

- Brief narrative describing the proposed public benefit of the project
- Map of project location
- Attached professional bids
- Attached preliminary/construction drawings

Notes on Submittals

Projects Questions:

1. Is this project identified within the Urban Renewal Plan for HURA?
2. If identified in the Urban Renewal Plan, indicate section and page:
3. Estimated assessed value of project after completion (*taxable value*):
4. Will any HURA board members or staff financially benefit from the project?
5. New or retained jobs resulting from project:
6. Approximate return on public fund investment. (I.e. Public\$/Private\$)
7. Funding amount requested:

Yes: No:

Section: _____ Page: _____

\$ _____

Yes: No:

Full Time: _____ Part Time: _____

\$ _____

\$ _____

Applicant's Signature: _____

Date: _____

Property Owner's Signature (if different): _____

Date: _____



March 17, 2022

Hailey Urban Renewal Agency
115 S Main Street
Hailey, ID 83333

RE: River Street Townhomes – Public/ROW Improvements
HURA Application dated 3/18/2022

Dear HURA Board:

It is with great excitement that River Street Townhomes, LLC submits this application for a partnership and participation with Hailey Urban Renewal Agency. Our project, the River Street Townhomes, falls within the agency area of impact and we are excited to be a part of the Gateway Urban Renewal Plan.

Our site is located at 410 N River St and we have approx. 120ft of street frontage along River Street. Our project will provide public benefits in the form of:


- Street and infrastructure improvements necessary for economic revitalization and property investment
- Parking facilities—both vehicles and bikes
- Pedestrian paths, sidewalks, and bike facilities
- Landscape areas
- Two (2ea) qualified Affordable Homes for the community
- Increased property tax base
- Infill development that does not burden but rather increase the utilization of existing City services, infrastructure, parks and amenities


Our project team has finalized design and we have Building Permits ready for issuance. We estimate that **start of construction will be April 1, 2022**. We are looking forward to a mutually successful partnership on this project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kevin Cablik', is written over a light blue circular stamp.

Kevin Cablik
Managing Partner
CK Property Group, LLC/ River Street Townhomes, LLC

		ESTIMATE WORKSHEET							
Project Description: River Street Townhomes located at 410 N. River Street in Hailey Idaho. Scopes of work included: all work associated with in the City Right of Way Scope.									
Project..... River Street Townhomes		Estimator: Damon Harper		Bid Date: 03/15/22					
Location..... 410 N. River St. Hailey, ID 83333		Project Duration Calendar days: 64		Bid Time: 1:00PM Run Date: 03/15/22					
Architect..... Pivot North Architecture				Addenda: 0					
Owner..... CK Property Group, LLC									
CHANGE	Spec.	Systems/Component	Notes	Sub/Supplier	Unit	Cost	Total	Total	
GENERAL CONDITIONS:									
	01303	Field Labor			40 HR	35.00		1,400	
	01206	Temporary Site Facilities			64 DAY	139.84		8,950	
	01203	Office Supplies/Mail/Delivery			1 LS	755.00		755	
	01500	Protection & Handling				-		-	
	01214	Temporary Construction Facilities			64 DAY	54.68		3,500	
	01215	Adverse Weather Protection	ALLOWANCE		1 LS	7,500.00		7,500	
	01305	Accounting/Project Coord			22 HR	113.64		2,500	
	01600	Engineering / Consultants				-		-	
	01604	Plan Copies			4 EA	100.00		400	
	01101	Fees				-		-	
	Subtotal General Conditions							25,004	
								11%	
TRAVEL / PER DIEM									
	01306	Travel Expense/Per Diem		Superintendent Travel	64 DAY	154.92		9,915	
	Subtotal Travel / Per Diem							9,915	
								4%	
UTILITIES									
	01207	Temporary Utilities		Temp Site Power	64 DAY	36.70		2,349	
	Subtotal Utilities							2,349	
								1%	
CLEANING & WASTE MANAGEMENT									
	01701	Waste Management & Disposal			1 EA	795		795	
	Subtotal Dumpster/Debris Hauling							795	
								0%	
CLEANING									
	01702	Cleaning		Street Cleaning	1 EA	500		500	
	01704	Final Cleaning				-		-	
	Subtotal Clean UP / Debris Removal							500	
								0%	
SAFETY									
	18000	Safety/Security				0		-	
	Subtotal Safety							-	
								0%	
SUPERVISION									
	01301	Superintendent		CSDI	64.00 DAY	244		15,595	
	01401	Project Manager		CSDI	21 DAY	301		6,323	
	01402	Project Executive		CSDI	7 DAY	365		2,555	
	Subtotal Supervision							24,473	
								10%	
DIVISION 01 - ENGINEERING									
	01550	Traffic Control		Skyline Excavation and Grading	1 LS	3,800		3,800	
	01600	Surveying		Galena Engineering, INC	1 LS	12,190		12,190	
		Civil Engineering Costs		Galena Engineering, INC	1 LS	10,000		10,000	
		Landscape Design Costs		Rodeny Evans and Partners				\$2,000	
		Idaho Power Engineering / Design	ALLOWANCE	Idaho Power				\$25,000	
		Geotechnical Engineering		Atlas				-	
	Division Subtotal							\$52,990	
								11%	
DIVISION 02 - SITE CONSTRUCTION									
	02190	Site Earthwork - Excavation & Fill		Skyline Excavation and Grading				-	
		Mobilization to Site		Skyline Excavation and Grading	1 LS	4,388.00		4,388	
		Sawcut Asphalt Along River Street		Skyline Excavation and Grading	141 LF	3.95		557	
		Remove Asphalt Along River Street		Skyline Excavation and Grading	2,358 SF	1.75		4,127	
		Remove Curb, Gutter and Sidewalk Along River Street		Skyline Excavation and Grading	12 CY	30.00		360	
		Prep for Paver w/Base		Skyline Excavation and Grading	360 SF	7.93		2,855	
		Prep for Asphalt	235 Ton	Skyline Excavation and Grading	2,501 SF	4.74		11,855	
		Prep Curb and Gutter w/ Base		Skyline Excavation and Grading	122 LF	20.00		2,440	
		Prep sidewalk w/ Base		Skyline Excavation and Grading	2,125 SF	3.41		7,246	

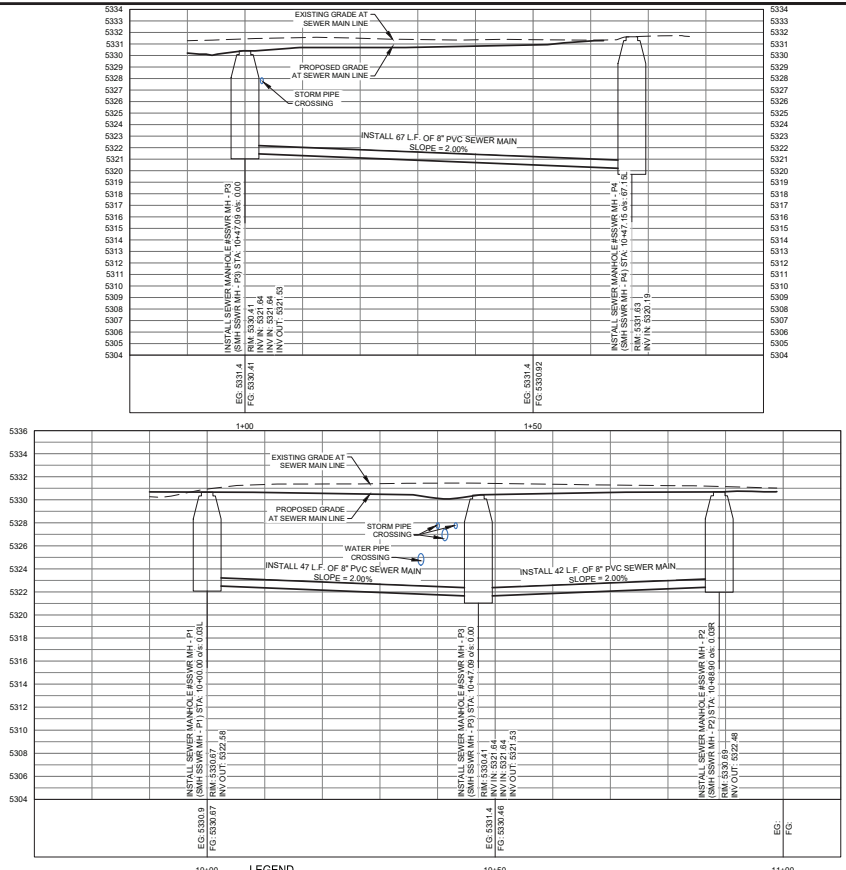
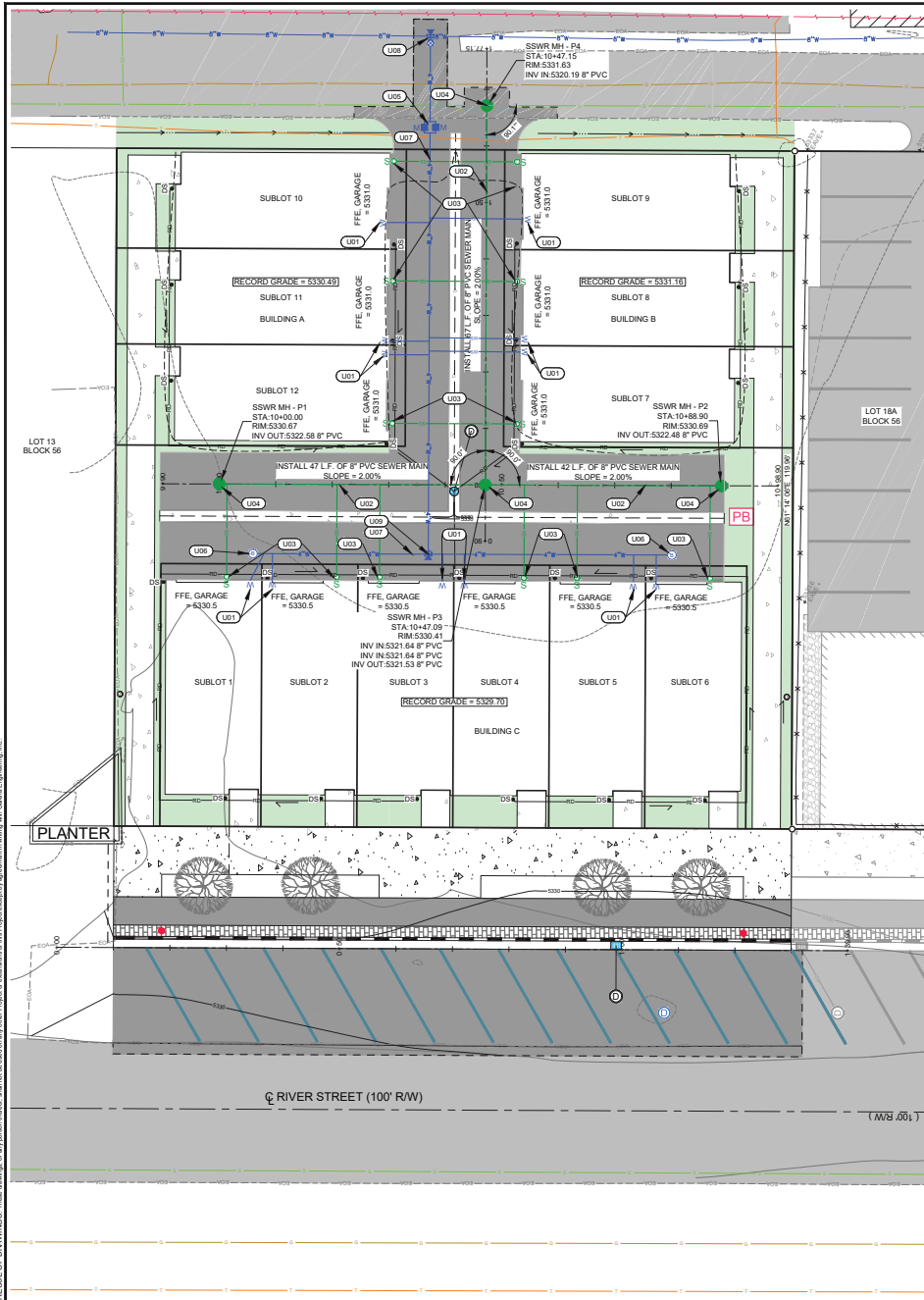
		ESTIMATE WORKSHEET						
Project Description: River Street Townhomes located at 410 N. River Street in Hailey Idaho. Scopes of work included: all work associated with in the City Right of Way Scope.								
Project..... River Street Townhomes		Estimator: Damon Harper		Bid Date: 03/15/22				
Location..... 410 N. River St. Hailey, ID 83333		Project Duration Calendar days: 64		Bid Time: 1:00PM				
Architect..... Pivot North Architecture				Run Date: 03/15/22				
Owner..... CK Property Group, LLC				Addenda: 0				
CHANGE	Spec.	Systems/Component	Notes	Sub/Supplier	Unit	Cost	Total	Total
	02370	Erosion & Sedimentation Controls		SYMANN	1 LS	2,800.00		2,800
		Concrete Washout, Trackout, Inlet Protection		Skyline Excavation and Grading	1 LS	4,269.00		4,269
	02500	Site Electrical Services		Idaho Electrical Service, Inc.				-
		City of Hailey Street Lights (New Spec)		Idaho Electrical Service, Inc.	2 EA	7,560		15,120
		Outlet Bollards (City of Hailey Spec)		Idaho Electrical Service, Inc.	4 EA	1,150		4,600
		Photo-Cell Control w/ Relay		Idaho Electrical Service, Inc.	1 EA	450		450
		Pipe and Wire for Bollards and Lighting		Idaho Electrical Service, Inc.	6 EA	1,083		6,498
		Idaho Power		Idaho Power				-
	02550	Asphalt Pavement		Idaho Materials & Construction				-
		Asphalt - Placement on River Street ROW	2501 sf	Idaho Materials & Construction	2,246 SF	3.50		7,861
		Asphalt - Placement at Utility connection in Alley		Idaho Materials & Construction	255 SF	3.50		893
		Density Testing		Idaho Materials & Construction	1 LS	1,725.00		1,725
		Traffic Control	included in 01550	Skyline Excavation and Grading				-
	02517	Water Service		Skyline Excavation and Grading				-
		Water Main in Alley to Property	Includes Slurry	Skyline Excavation and Grading	21.00 LF	102.00		2,142
	02535	Sanitary Sewer		Skyline Excavation and Grading				-
		Sewer Main in Alley to Property	8" Main	Skyline Excavation and Grading	12.0 LF	112.00		1,344
	02630	Storm Drainage		Skyline Excavation and Grading				-
		Furnish and Install Catch Basins (1 EA)		Skyline Excavation and Grading	1 EA	2,018.00		2,018
	02763	Pavement Markings		Curtis Clean Sweep	1 LS	1,000.00		1,000
	02900	Landscaping/Improvements		L&J Sprouting				-
		City Trees		L&J Sprouting	4 EA	1,250.00		5,000
		Landscaping along ROW		L&J Sprouting	860 SF	14.89		12,805
		Irrigaion along ROW		L&J Sprouting	860 SF	4.45		3,827
		Pavers		All Season Landscping	360 SF	15.00		5,400
		Paver Edge Along Asphalt Edge		All Season Landscping	120 SF	7.00		840
		Topsoil		L&J Sprouting	860 SF	2.09		1,797
		Division Subtotal				-	28,029	114,217
								48%
	DIVISION 03 - CONCRETE							
	03310	Exterior Concrete Flatwork	City ROW	Badger Concrete Construction, LLC				-
		6" Curb & Gutter		Badger Concrete Construction, LLC	122 LF	70.00		8,540
		Concrete Sidewalk		Badger Concrete Construction, LLC	2,125 SF	8.00		17,000
		Mobilization		Badger Concrete Construction, LLC	1 LS	8,960.00		8,960
		Division Subtotal			2,248	-	9,038	34,500
								15%
	SUBTOTALS DIVISIONS 1-3				2,248	-	37,067	\$201,707
	SUBTOTAL GENERAL CONDITIONS & DIVISIONS 2-3							\$264,743
		LIABILITY INSURANCE	0.490%				1,165	1,165
	01106	Builders Risk Insurance	0.018% N.I.C.				0	-
	01101	BUILDING PERMITS	N.I.C.				-	-
	01101	THIRD PARTY INPECTIONS	N.I.C.				-	-
		CONTRACTORS FEE	5.00%				13,904	13,904
							0	-
								252,812
		STATE SALES & SERVICE TAX	0.00%				0	-
		LOCAL TAX DISTRICT	0.00%				0	-
							0	-
	01103	Bonding	\$14.4/1k for first 500k & \$8.7/1k after first 500k				0	-
	01910	Owner Contingency	5.00%				25,281	25,281
	BID AMOUNT SUBMITTED =							\$305,093

River Street Townhomes

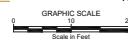
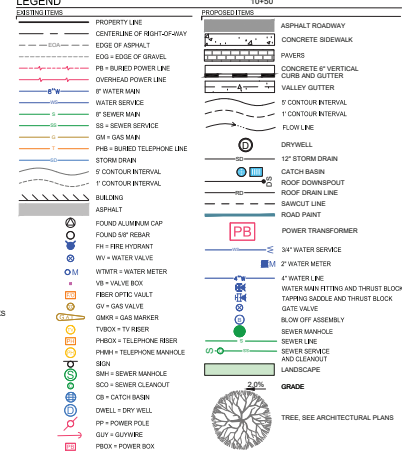
410 N. River St.



PLEASE DO NOT SCALE DRAWINGS. THESE DRAWINGS, IF ANY, SHOULD BE USED ONLY FOR GENERAL INFORMATION AND NOT FOR CONSTRUCTION. ANY DIMENSIONS SHOWN ON THESE DRAWINGS SHALL BE USED AS SHOWN UNLESS OTHERWISE SPECIFIED.



- UTILITY KEY NOTES**
- U01 PROPOSED 3/4" WATER SERVICE. SUBMITTER TO BE INSTALLED INSIDE GARAGE.
 - U02 INSTALL 8" PVC GRAVITY SEWER MAIN. SEE DETAIL 2 & 3 / CO.3 FOR TRENCHING.
 - U03 INSTALL 4" PVC GRAVITY SEWER SERVICE LINE AT A MINIMUM OF 2% SLOPE WITH TRAFFIC RATED CLEANOUT.
 - U04 INSTALL PER DETAIL 6 / CO.2. SEE DETAIL 2 & 3 / CO.3 FOR TRENCHING. CONTRACTOR SHALL SURVEY SEWER SERVICES AT MAIN LINE AT BUILDING PRIOR TO BACKFILL TO BE INCLUDED IN FINAL AS-BUILT DRAWINGS TO BE PREPARED BY ENGINEER.
 - U05 INSTALL PROPOSED SEWER MANHOLE. SEE DETAIL 4 / CO.3. EXISTING SEWER MAIN LINE IN ALLEY IS 8" TRANSMITE ASBESTOS PIPE. PRE-CAST MANHOLE PREFERRED. CONTRACTOR TO COORDINATE ALLEY MANHOLE INSTALLATION WITH CITY OF HALEY SEWER DEPARTMENT.
 - U06 INSTALL PARALLEL 2" WATER METERS. INSTALL (2) 4"x2"x2" TEES, 2" WATER SERVICE PIPE, (2) 2" WATER METERS, (4) 90° BENDS.
 - U07 INSTALL BLOW-OFF ASSEMBLY. SEE DETAIL 8 / CO.2.
 - U08 INSTALL 4" WATER LINE. SEE DETAIL 2 & 3 / CO.3 FOR TRENCHING.
 - U09 CONNECT TO EXISTING 8" CITY WATER MAIN, INSTALL 8"x8"x4" TEE AND 4" FL GATE VALVE W/ THRUST BLOCKS.
 - U10 INSTALL 4" D.I. TEE W/ THRUST BLOCK.



UTILITY PLAN
RIVER STREET TOWNHOMES

LOCATED WITHIN SECTIONS 8, 12, N. R. 1 E. B. M. CITY OF HALEY, BLAINE COUNTY, IDAHO
 PREPARED FOR: COTAC PROJECT GROUP, LLC

PROJECT INFORMATION
 1717 N. River Street
 Blaine, ID 83410
 (208) 786-1710
 email: galena@galenaengineering.com

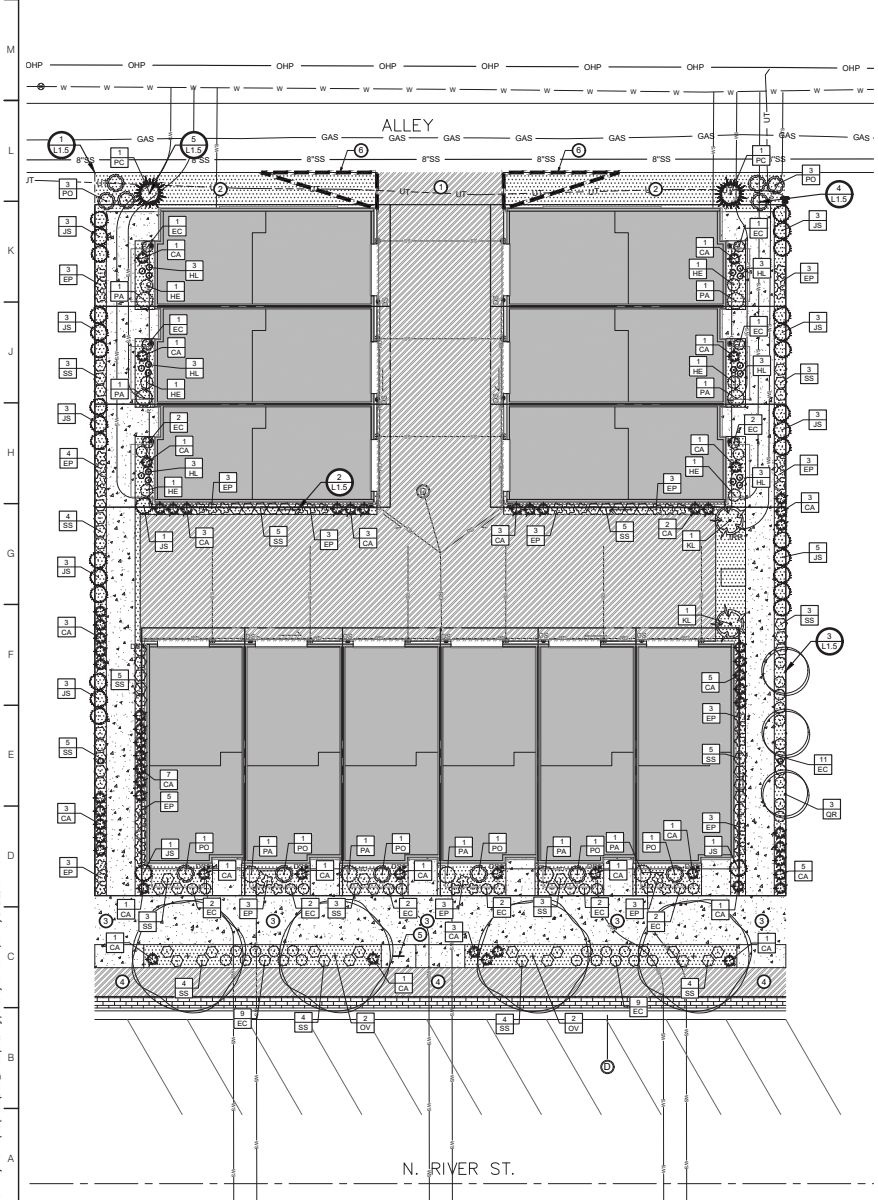
REVISIONS

NO.	DATE	BY	REVISIONS
1	01/22/24	SKS	REVISIONS PER CITY COMMENTS 01/22/24 PRE-COMM MEETING
2	02/01/24	SKS	REVISIONS PER CITY COMMENTS 02/01/24 PRE-COMM MEETING
3	03/02/24	SKS	REVISIONS TO WATER LAYOUT

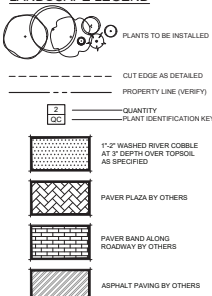
SKS
 DESIGNED BY
 DRAWN BY
 CHECKED BY

GALENA ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 1717 N. River Street
 Blaine, ID 83410
 (208) 786-1710

C2.0



LANDSCAPE LEGEND



CALLOUT NOTES

- PROPOSED SHARED ACCESS DRIVE
- PROPOSED TRASH CART PICKUP LOCATION
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT BIKE LANE
- CIRCULAR TUBE BIKE RACK BY BELSON
- OUTDOORS POWER COATED, COLOR TO BE DETERMINED BY OWNER
- VISION TRIANGLE

LANDSCAPE NOTES

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIAL IS UNAVAILABLE.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REFUSED IF NOT IN SOUND AND HEALTHY CONDITION.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND SHALL NOT BE SUBJECT TO CHANGE.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF 1 1/2" RIVER COBBLE MULCH. SUBMIT SAMPLE FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REFUSE ALL PLANT MATERIAL SUBSTITUTES OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
- MINIMUM EXISTING APPROVED TOPSOIL SHALL BE A MINIMUM OF 6" INCHES INTO TOPSOIL.
- FINISH GRADES SHALL BE A MINIMUM OF 8" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS.
- FINISH EXISTING TOPSOIL STOCKPILES ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TESTS FOR pH AND PROVIDE ADDITIONAL AMENDMENTS AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE LOOSE, FRABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL. IT SHALL HAVE A pH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
 - PROVIDE APPROVED IMPORTED TOPSOIL; OR
 - IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STAMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATERIALS HARMFUL TO PLANT GROWTH.
 - OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
 - REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - pH 5.5 TO 7.5.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED BY LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- SEIZE BAGS AND CONTAINERS FROM ORGANIC FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

LANDSCAPE AREA PREPARATION NOTES:

- LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
 - NEWLY GRADED SUBGRADES: LOOSEN SUBGRADES TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEIOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - SPREAD PLANTING SOIL TO A DEPTH OF 12 INCHES IN TURF AREAS AND 18 INCHES AT SHRUB BED AREAS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPRAY IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
 - SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
 - REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOIL OR SEED.
- UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNLIMITED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE SOIL STRIPPING OPERATIONS, PREPARE PLANTING AREAS AS FOLLOWS:
 - REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
 - LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE WEED ABATEMENT PROCEDURES.
 - APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP SOIL OF SOIL. TILL SOIL TO A HOMOGENEOUS MIX OF FINES.
 - APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
 - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION, ROOTS, TRASH, AND OTHER EXTRANEIOUS MATTER.
 - EQUALITY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION AND TURF, OFF OWNER'S PROPERTY.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/8 INCH OF FINISH ELEVATION. ROLL AND RAKE. REMOVE RIDGES AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT OVERWATER.
- BEFORE PLANTING, OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF FINISH GRADING. RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED DURING CONSTRUCTION FOR A PERIOD OF FOURTEEN (14) DAYS.
- DO NOT SOAK IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 50°F AND 60°F FOR CALIBRATION BE LESS THAN 50°F.

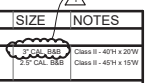
WEED ABATEMENT NOTES:

- ALL AREAS TO BE PLANTED OR HYDROSEEDING SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH ROUND-UP (CONTACT HERBICIDE) OR APPROVED EQUAL. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
- CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
- APPLY SECOND APPLICATION OF ROUND-UP TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
1	DY	<i>Quercus virginiana</i>	American Hopbloom	Class II - 40" x 20"	2-3 CAL. BLE. Class II - 45" x 15"
3	QR	<i>Quercus robur 'A' 'Crimschmidt'</i>	Common Hornbeam	Class II - 40" x 20"	
CONIFEROUS TREES					
2	JS	<i>Juniperus horizontalis 'Blue Star'</i>	Colonial Norway Spruce	6-7' HGT. 8" DB	20" x 10"
32	JS	<i>Juniperus scopulorum 'Blue Arrow'</i>	Blue Arrow Juniper	6-7' HGT. 8" DB	15" x 3"
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES					
61	CA	<i>Calluna vulgaris 'Scottii'</i>	Red Cross	#2	4" x 2"
48	EC	<i>Erica carnea 'Springtime Wreath'</i>	Springwood Wreath Heather	#1	11" x 2"
48	EP	<i>Echinacea purpurea 'Kor's Knee High'</i>	Kor's Knee High Purple Coneflower	#1	1.5" x 1.5"
6	HE	<i>Hedera helix 'Elegans'</i>	Elegans Hedera	#1	2" x 3"
18	HL	<i>Heuchera 'Lime Pkley'</i>	Lime Pkley Coral Bell	#1	11" x 11"
2	HL	<i>Heuchera 'Lime Pkley'</i>	Lime Pkley Coral Bell	#5	2" x 2"
9	PA	<i>Picea abies 'Little Gem'</i>	Little Gem Norway Spruce	#5	2" x 3"
12	PD	<i>Physocarpus opulifolius 'Dorona May'</i>	Little Devil Ninebark	#5	3" x 3"
63	SS	<i>Salix x yvesiana 'May Night'</i>	May Night Salix	#1	1.5" x 1.5"

NOTES



NO.	REVISION/ISSUE	DATE
1	STREET TREE CALLOUT	1/31/22



RIVER STREET TOWNHOMES
410 N. RIVER STREET
HAILEY, ID 83333
CONSTRUCTION DOCUMENTS

LANDSCAPE PLAN

PROJECT	21066	SHEET	
DATE	01/06/22	L1.0	
DESIGNED BY	LP		

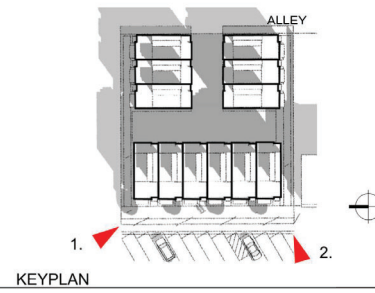
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VIEW 2. CONCEPT VIEW LOOKING EAST TO PROPOSED PROJECT



VIEW 1. CONCEPT VIEW LOOKING SOUTH EAST TO RIVER ST. ELEVATION



KEYPLAN

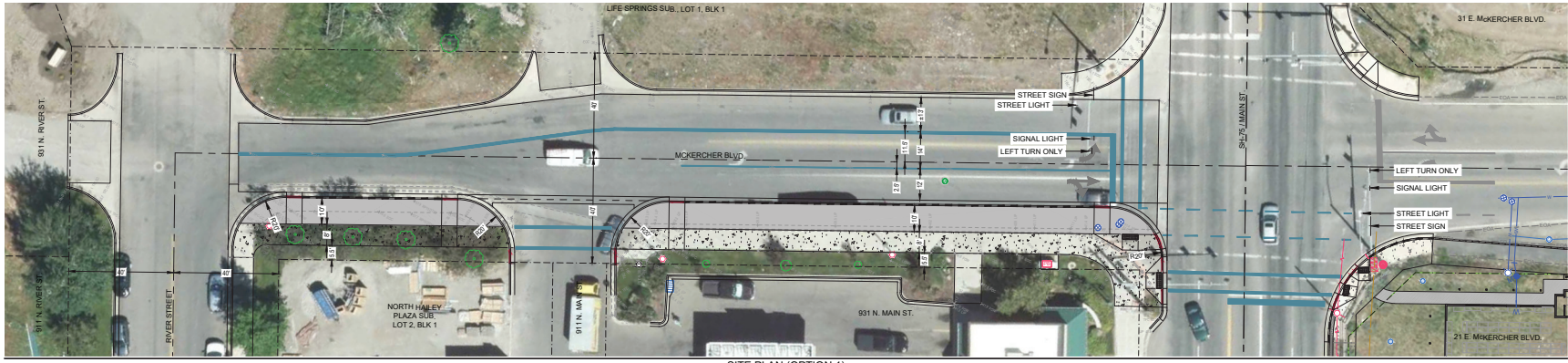
CONCEPT PERSPECTIVE VIEWS

RIVER STREET TOWNHOMES

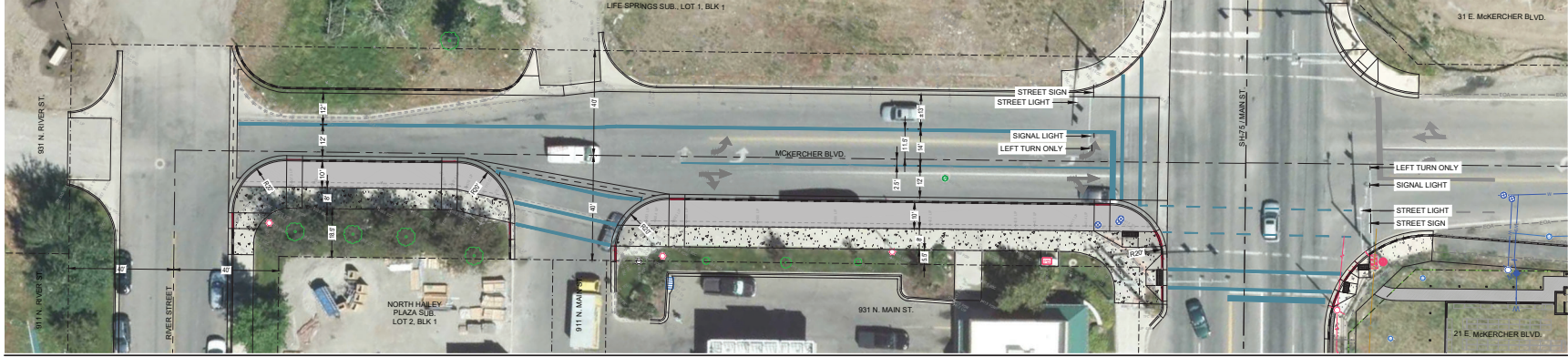
410 N. RIVER ST., HAILEY, ID 83333
 PNa JOB # 21-0XX

Return to Agenda

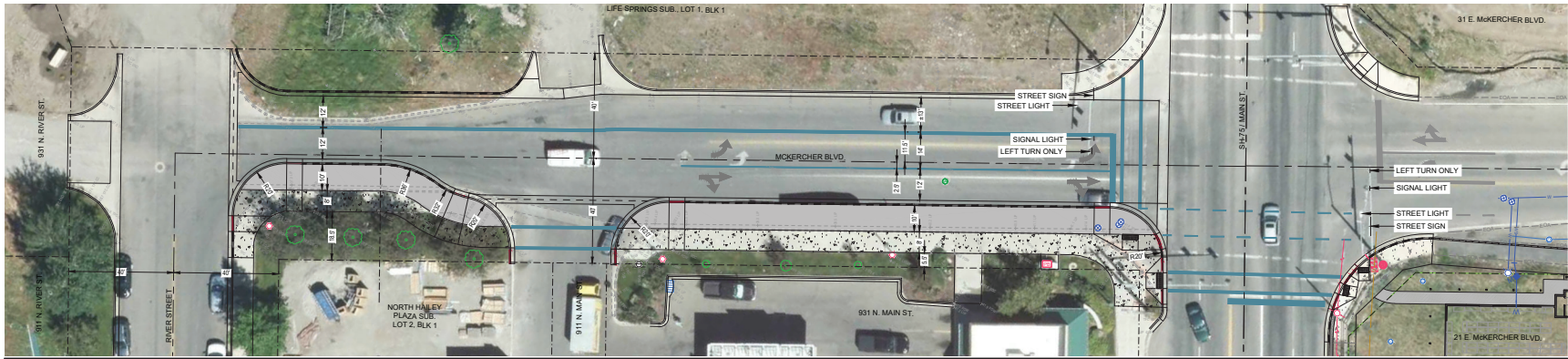
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SITE PLAN (OPTION 1)



SITE PLAN (OPTION 2)



SITE PLAN (OPTION 3)

SITE PLAN
MCKERCHER BLVD (FROM RIVER ST. TO SH-75)

LOCATED WITHIN SECTION 4, T.2N., R.18E., S.4M., CITY OF HALEY, BANE COUNTY, IOWA
PROJECT INFORMATION
Prepared by: Galena Engineering, Inc.
Date: 12/15/2023

PRELIMINARY
NOT FOR CONSTRUCTION

DESIGNED BY
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CHECKED BY
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NO.	DATE	BY	REVISIONS

SITE

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