

Planned Unit Development (PUD) Application

Submittal Date: _____

Number of Lots or Units Proposed: _____
 Proposed Name of PUD: _____
 Legal Description of Subject Property: _____
 General Location or Address of Subject Property: _____
 Name of Owner of the Property: _____
 Mailing Address: _____ City: _____ State: _____ Zip: _____
 Phone: () _____ - _____ Fax: () _____ - _____ Cell: () _____ - _____
 Email Address: _____

Property Owner Consent:

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

Property Owner's Signature: _____ Date: ____/____/____

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

Mailing Address: _____ City: _____ State: _____ Zip: _____
 Phone: () _____ - _____ Fax: () _____ - _____ Cell: () _____ - _____
 Email Address: _____

Application Contact (if different than above): _____

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

Mailing Address: _____ City: _____ State: _____ Zip: _____
 Phone: () _____ - _____ Fax: () _____ - _____ Cell: () _____ - _____
 Email Address: _____

Signature: _____ Date: ____/____/____

Name of Registered Surveyor/Engineer: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____
 Phone: () _____ - _____ Fax: () _____ - _____ Cell: () _____ - _____
 Email Address: _____

See attached checklist for items that must be submitted with this application in order for the application to be considered complete. See the Hailey Zoning Ordinance for information on application process.

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

FOR CITY USE ONLY

Application (in addition to another app)	\$600
Additional fees for services rendered by City Attorney (development agreement) @ \$125/hour.....	\$175.00
Publication Cost (\$50 x 2)	\$100.00
Onsite Notice (\$36 x 2)	\$ 72.00
Mailing (# of addresses _____) x 2 x (. _____ postage & .15 for paper, envelope & label)	\$ _____
Lamination for Posting (\$18 x 2)	\$ 36.00

Total Due\$ _____

PLANNED UNIT DEVELOPMENT (PUD) CHECKLIST

Project Name: _____

City Use Only -
Certified Compete by: _____
Date: ____/____/____

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

- _____ One (1) large set of plans to scale including:
 - _____ Vicinity map at scale approved by Administrator showing property lines, streets, existing and proposed zoning and other items as required by the Administrator showing the relationship of the PUD to the Comprehensive Plan.
 - _____ Preliminary development plan at appropriate scale showing location and type of proposed land uses, layout dimensions and names of existing and proposed streets, rights-of-way, utility easements, community green space, layout and dimensions of lots and building setback lines. Preliminary improvement drawings showing water, sewer, drainage, power, telephone, natural gas and other such characteristics as deemed necessary by the Administrator.
 - _____ Conceptual architectural drawings showing street-side elevations of primary buildings.
 - _____ Drainage plan showing location, size, and direction of all water courses and drainage flows, all drainage canals and structures, proposed method of disposing of runoff water, location and size of all drainage easements relating thereto-whether located within or outside of the proposed development.
 - _____ Landscape plan showing location and size of existing mature trees and established shrub masses, and showing the location, size and type of proposed landscaping.
 - _____ Surveyed contour map of existing topography of the property.
 - _____ Contour map of proposed development with contour lines as a maximum interval of five (5) feet to show existing and proposed configuration of the land together with documentation upon which said contour maps were prepared.
 - _____ Location of on-site parking spaces and access thereto, including the dimensions of the spaces and the width and length of access.
 - _____ Area Development Plan (if applicable).
- _____ One (1) 11" x 17" copy of larger plans/maps.
- _____ PDF files of all required documents and 11" x 17" plans/maps
- _____ Proposed schedule for development of the site.
- _____ Proposed draft PUD agreement.
- _____ Current title report along with a copy of the owner's recorded deed to said property. A copy of the applicant's option to purchase or unrecorded contract of sale for said property together with the written notarized consent of the owner(s) of record shall be sufficient evidence of ownership to allow processing of application. Withdrawal of consent of an owner of record shall be deemed withdrawal of the application.
- _____ Explanation and analysis of waivers or modification requested under Section 10.4 of Hailey Zoning Ordinance #532, and an analysis of compliance with the Comprehensive Plan.
- _____ Names and address of all property owners within three hundred (300) feet of the exterior boundaries of the land being considered. Submit paper copy and electronically on formatted spreadsheet. Names and addresses can be obtained using the Blaine County map server <http://maps.co.blaine.id.us/> or from the Blaine County Assessor's office. Assistance can be provided by the Hailey Planning staff upon request.
- _____ Names and addresses of easement holders within the subject property.
- _____ Additional information as reasonably required at the discretion of the Commission, prior to or during the review process.
- _____ Studies may be reasonably required prior to or during the review process by the Administrator, Commission or Council related to the social, economic, fiscal, traffic, or environmental effects of the proposed development.
- _____ Traffic studies shall identify transportation demands created by the proposed development; the developer shall proposed methods of managing those demands.