

AGENDA ITEM SUMMARY

DATE: 9-15-2014 DEPARTMENT: Community Development DEPT HEAD: MA

SUBJECT: Consideration of an application for Preliminary Plat proposal for Sunburst Hills, a Cottage Townhouse Development, to be located at Lots 7-9, Block 62, within Woodside Sub #15 (2541, 2621, 2641 Winterhaven Drive) comprising of 1.78 acres. Current zoning of the property is General Residential. Proposed Preliminary Plat indicates a reconfiguration of existing Lots 7-9 to Lots 1-12, Sunburst Hills Subdivision.

AUTHORITY: _____ IAR _____ City Ordinance/Code (IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Application

Tanner Investments, represented by Brant Tanner (owner) and Brian Yeager of Galena Engineering, has submitted an application for Preliminary Plat approval for the cottage townhouse sub-lot subdivision of Lots 7-9, Block 62, Woodside Subdivision #15 into 12 residential lots ranging in size from 4,174 square feet to 6,941 square feet with one parcel dedicated to public use as a private street by the residents and neighborhood association. Daybreak Lane is the proposed name for the private street. The total land area of the subdivision is 1.78 acres. The project area is currently zoned General Residential (GR), which allows for a maximum of 10 dwelling units per acre. The proposed density in the Preliminary Plat is 6.74 dwelling units per acre.

Procedural History and Background

The Planning and Zoning Commission found errors in the application as proposed on July 14, 2014. As a result, the Commission requested that the applicant present a revised Preliminary Plat at the August 11 regular meeting of the PZ Commission. At that meeting, the Commission found the application in compliance with all applicable standards in the Subdivision Ordinance, Zoning Ordinance, and all other City Standards. The application has been reviewed and approved by all City departments. The Planning and Commission recommends approval of the Preliminary Plat for Sunburst Hills. The matrix below addresses compliance with all applicable standards.

HEARING: Planning and Zoning: July 14, 2014
August 11, 2014
City Council: September 15, 2014

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle # _____
Budget Line Item Comm. Dev. Dept. and Bldg division_ YTD Line Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: Micah Austin, Comm. Dev. Dir. Phone # 208-488-9815 ext 13
Comments:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

- | | | |
|---|--|---|
| <input type="checkbox"/> City Administrator | <input type="checkbox"/> Library | <input type="checkbox"/> Benefits Committee |
| <input checked="" type="checkbox"/> City Attorney | <input type="checkbox"/> Mayor | <input type="checkbox"/> Streets |
| <input type="checkbox"/> City Clerk | <input checked="" type="checkbox"/> Planning | <input type="checkbox"/> Treasurer |
| <input checked="" type="checkbox"/> Building | <input type="checkbox"/> Police | _____ |
| <input type="checkbox"/> Engineer | <input type="checkbox"/> Public Works, Parks | _____ |
| <input type="checkbox"/> Fire Dept. | <input type="checkbox"/> P & Z Commission | _____ |

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Discuss the proposed subdivision applicant and conduct a public hearing according to Idaho Code.

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt./Order Originals: Record

Copies (all info.): _____

Instrument # _____

*Additional/Exceptional Originals to: _____

Copies (AIS only)

STAFF REPORT

TO: Hailey City Council
FROM: Micah Austin, Community Development Director
RE: Preliminary Plat – Sunburst Hills Subdivision
HEARING: Planning and Zoning: July 14, 2014
August 11, 2014
City Council: September 15, 2014

Applicant: Tanner Investments, represented by Brant Tanner and Brian Yeager
Project: Sunburst Hills Cottage Townhouse Sub-lot Subdivision Development
Request: Approval of Preliminary Plat for a 12 lot Cottage Townhouse Sub-lot Subdivision
Location: Lots 7, 8, 9 of Block 62, Woodside Subdivision #15
Zoning: General Residential (GR)

Notice

Planning and Zoning:

Notice for the public hearing before the Planning and Zoning Commission was published in the Idaho Mountain Express on June 25, 2014; the notice was mailed to property owners within 300 feet on June 25, 2014. The site was posted on June 25, 2014.

City Council:

Notice for the public hearing before the City Council on September 15, 2014 was published in the Idaho Mountain Express on August 20, 2014; the notice was mailed to property owners within 300 feet on August 20, 2014. The site was posted on August 20, 2014.

Application

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Standards of Evaluation for a Subdivision				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Section 3.1.1.1	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Depart- ment Comments	<p>Engineering: The City of Hailey's contract Engineer, Benchmark Associates, reviewed the Preliminary Plat and submitted their comments on August 7. The reviewing engineer was Steve Butler, P.E. from Benchmark Associates. Except for minor revisions and notes, Benchmark approves of the Preliminary Plat. The following comments were submitted from Benchmark Associates:</p> <p><i>"The purpose of this memorandum is to provide comments regarding the Sunburst Hills Project in Hailey. Benchmark received the preliminary plat and civil plans for the Sunburst Hills project to review on August 1, 2014. We have the following general comments.</i></p> <p><u>SHEETC1</u></p> <p>1. Typical Two Lane Road Section Add "to be approved by the Engineer" after compacted existing granular subgrade call out.</p> <p>2. Typical Winterhaven Drive Sidewalk Details Add "Compacted granular subgrade approved by Engineer." callout to detail</p> <p>3. Typical Curb Detail Add "Compacted granular subgrade approved by Engineer." Callout to detail</p> <p>4. Please provide a typical drywell detail profile.</p> <p><u>SHEETC2</u></p> <p>1. Verify 10 feet minimum separation between sewer service and water service laterals.</p> <p><i>Thank You for the opportunity to provide comments. If you have any further questions or concerns, please feel free to call me.</i> Sincerely, <u>Steve Butler, P.E."</u></p> <p>Life/Safety: - The current preliminary plat reflects all changes and revisions recommended and requested by the Fire Chief, Craig Aberbach and Fire Marshal, Mike Baledge. His changes included:</p> <ul style="list-style-type: none"> - Original private drive on the north end of the project was longer than 150' and did not comply with IFC standards. The applicant has corrected this in the current version of the preliminary plat by making Daybreak Lane a private thru street.

				<p>Wastewater:</p> <ul style="list-style-type: none"> - The current preliminary plat reflects all changes and revisions recommended and requested by, Roger Parker, Wastewater Superintendent. His changes included: <ul style="list-style-type: none"> o Plan shows sewer main along Winterhaven where no sewer line exists. This must be revised to accurately reflect the infrastructure. o Add plat note stating that the City shall have the right to maintain/clean the sewer lines within the subdivision on the private drives. o Sewer laterals should be positioned in the center of the private drives - The subdivision will be subject to the following inspection prior to issuance of a building permit: pressure tests, manhole vacuum tests, bedding inspections, proper piping, pipe lettering up, and proper service Y's
				<p>Water:</p> <ul style="list-style-type: none"> - The current preliminary plat reflects all changes and revisions recommended and requested by, Cole Balis, Water Supervisor. His changes included: <ul style="list-style-type: none"> ▪ Valves should be installed at the property lines at entrances to the subdivision. ▪ Hot tap or t-junctions acceptable for valve stub-outs
				<p>Streets:</p> <ul style="list-style-type: none"> - Stop signs shall be placed at the intersections of Winterhaven Dr. and Daybreak Ln. - Sidewalks, crosswalks, ramps, shall be built according to City Standards and ADA requirements.
				<p>Planning and Zoning:</p> <p>The following changes have been requested and are reflected on the current Preliminary Plat:</p> <ol style="list-style-type: none"> 1. Change Sunburst Drive to Daybreak Lane (or some other approve name, see 4.1.10.4) 2. Change title of plat to incorporate the words, "Townhouse Cottage Sub Lots" 3. A 10' snow storage easement must be shown on the plat to comply with 4.1.10.5. This will bring the easement into the lots adjacent to Daybreak Lane 4. NOTE: Our code prohibits naming private streets that service 5 or fewer lots, however I am recommending the street be named because it provides access to the back sides of several other lots. No change here, just wanted to let you know. 5. Two additional parking spaces per interior cottage (located along Daybreak Lane) need two additional parking spaces per 4.1.10.6. This can be parallel parking spots, but need to be shown on the prelim plat. 6. Show all driveways on the prelim plat with widths called to meet standards of 4.1.11.1 7. Please submit a preliminary grading plan per 4.8.1.2. Show on this plan that the development will not have an adverse effect on adjoining properties in terms of drainage. Also, see 4.8.2.1 for other guidance with the grading plan 8. Parks requirements must be submitted according to the Subdivision Ordinance. Kelly will provide a list of projects in Keefer park that could qualify for the in-lieu fee contribution. The Parks and Lands Board must submit a recommendation concerning the In-Lieu fees prior to public hearing with the PZ Commission. 9. Mailboxes must be shown on the preliminary plat 10. The private drive must be named.

				<p>11. Crosswalks and stop signs must be called out on prelim plat.</p> <p>12. 5' sidewalk is acceptable, but 6' is preferred.</p> <p>13. Sidewalk must extend and meet up with existing sidewalks on both sides of the development. (This requires paving a sidewalk over Parcel O.)</p> <p>14. A draft HOA/CC&R agreement must be presented with the complete application.</p>
				<p>Parks and Lands Board:</p> <p>- On July 2, 2014, the Parks and Lands Board recommended approval of the proposed fees in-lieu of park land dedication in the amount of \$41,000.000. The Parks and Lands Board did not specify how the funds should be used but will discuss this at a later meeting to formulate a recommendation for the City Council.</p> <p>- The Subdivision Ordinance states that any in-lieu fees "should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision (4.10.8.3)"</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.0 General Standards	<p>The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Ordinance, the Zoning Ordinance and any other applicable Ordinance or policy of the City of Hailey.</p>
			Staff Comments	See specific standards below.
4.1 Streets				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1	<p>Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.</p>
			Staff Comments	<p>- A private street, named Daybreak Lane, is proposed to service the subdivision. Five lots(Lots 2-6) will be accessed from Daybreak Lane and seven lots (Lot 1 and Lots 7-12) will be accessed from Winterhaven Drive.</p> <p>- Originally, the applicant proposed Sunburst Lane for the private street. However, because Sunburst Street already exists in Hailey, the applicant was required to choose a different name for the private street. The applicant has proposed Daybreak Lane.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.1	<p>All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.</p>
			Staff Comments	The private street has been platted as a separate, unbuildable parcel and is 36' wide. The drivable surface of the street is 20 feet and meets City Standards
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.2	<p>Cul-de-sacs or dead end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.</p>

				<p>More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.</p>
			<i>Staff Comments</i>	<p>- No cul-de-sacs or dead end streets are proposed. - The interior lots of the subdivision are serviced from Daybreak Lane, which has two entry/egress points.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.3	<p>Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neckdowns shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any two three-way intersections.</p>
			<i>Staff Comments</i>	<p>- Daybreak Lane enters Winterhaven Drive at right angles in both intersections. - The streets are not 500 feet apart, however the current layout of the Daybreak Lane is acceptable to the Public Works Director and Street Superintendent.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.4	<p>Street center lines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neckdowns shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.</p>
			<i>Staff Comments</i>	<p>- Daybreak Lane is a private drive and is curved through the subdivision to service the interior lots.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.5	<p>Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.</p>
			<i>Staff Comments</i>	<p>- Private streets are required a minimum width of 36'. - Daybreak Lane is 36' feet wide with a drivable surface of 20' wide.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.6	<p>Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.</p>
			<i>Staff Comments</i>	<p>- Proposed Roadway is 20' wide. According to Standard Drawing 18.14.012.F.2, the pavement width varies according to the street.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.7	<p>Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.</p>
			<i>Staff Comments</i>	<p>- Road grades are proposed at 3.75% maximum grade.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.8	The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Stormwater Discharge from Construction Activity" for all construction activity affecting more than one acre.
			Staff Comments	- All storm drainage for the subdivision will be contained by three proposed dry wells located on-site. - The applicant has not submitted copies of the DEQ permits for these drywells but they are required prior to final plat approval.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.9	The Developer shall provide and install all street and traffic control signs in accordance with City Standards.
			Staff Comments	- Two stop signs are required at the intersection of Winterhaven Dr. and Daybreak Lane - The signs shall be installed according to City Standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.10	All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.
			Staff Comments	- Daybreak Lane is a private street, however it is dedicated to public use and will not have any access restrictions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.10.1	Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner's association.
			Staff Comments	- Daybreak Lane services five (5) interior lots. - The parcel dedicated for the street is 36 feet wide - Daybreak Lane shall be maintained by the homeowner's association.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.10.2	Private streets, wherever possible, shall provide interconnection with other public streets and private streets.
			Staff Comments	- Daybreak Lane is interconnected with Winterhaven Dr. via a loop to service five interior lots. Winterhaven Dr. is a public street.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.10.3	The area designated for private streets shall be platted as a separate parcel according to subsection 4.5.3 below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.
			Staff Comments	- Daybreak Lane has been platted as Parcel A with the following plat note: Plat Note 4) Parcel A is reserved for Common Access, public utilities and Snow Storage to benefit and be maintained by Lots within this subdivision. This area is unbuildable except for ingress/egress or utilities. Costs for utilities, snow removal, onsite street maintenance, and maintenance of Parcel A shall be shared on a pro rata basis between the cottage lots.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.10.4	Private street names shall not end with the word "Road", "Boulevard", "Avenue", "Drive"

				or "Street". Private streets serving five (5) or fewer dwelling units shall not be named.
			<i>Staff Comments</i>	<p>- Daybreak Lane complies with the requirements of a privately owned street.</p> <p>- As Daybreak Lane provides access to the backsides of several lots, in addition to servicing the five interior lots, staff recommends naming the street for public safety purposes.</p> <p>- For public safety purposes, staff recommends naming the private street Daybreak Lane.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.10.5	Private streets shall have adequate and unencumbered 10-foot wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.
			<i>Staff Comments</i>	- The preliminary plat shows a 10' snow storage easement along the length of Daybreak Lane.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.10.6	Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to Article IX of the Hailey Zoning Ordinance. The dimension of guest/overflow parking spaces shall be no less than 10' by 20' if angle parking, or 10' by 24' if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or other all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.
			<i>Staff Comments</i>	<p>-Daybreak Lane services access to five interior lots, therefore 10 additional spaces are required.</p> <p>- More than 10 parallel parking spaces can be accommodated along Daybreak Lane.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.11	Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.
			<i>Staff Comments</i>	- No driveway provides access to more than one residential dwelling unit.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.11.1	Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths: Accessing one residential unit: 12 feet Accessing two residential units: 16 feet No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.
			<i>Staff Comments</i>	- Twelve (12) driveways are shown with a minimum width of 12 feet per driveway.

				- All twelve driveways will be paved with asphalt.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.11.2	Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.
			<i>Staff Comments</i>	- No driveways are longer than 150 feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.11.3	Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.
			<i>Staff Comments</i>	- All driveways provide access to no more than one dwelling unit.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.11.4	The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.
			<i>Staff Comments</i>	- All driveways provide access to no more than one dwelling unit.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.11.5	No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.
			<i>Staff Comments</i>	- All proposed driveways do not interfere with maintaining existing infrastructure and have been located to maintain maximum distance between dwelling units.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.12	A parking access lane shall not be considered a street, but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			<i>Staff Comments</i>	- The private drive is 36 feet wide and complies with IFC requirements for fire access to the interior lots.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.13	Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			<i>Staff Comments</i>	- The private drive is 36 feet wide and complies with IFC requirements for fire access to the interior lots.

4:2 Sidewalks and Pathways

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.1	Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.
			<i>Staff Comments</i>	- A five (5) foot sidewalk will be installed along the length of the subdivision adjacent to Winterhaven Dr. - The proposed sidewalk will match existing sidewalks on the north side of the project and on the south side. Both existing sidewalks are 5' in width. - The developer is required to extend the sidewalk on both sides to connect with the existing sidewalks, which will require constructing a 5' concrete sidewalk across the City of Hailey owned parcel on the south side of the project to meet up with the existing sidewalk. The preliminary plat reflects this requirement. - A 5' sidewalk will be installed along both sides of the private drive,

				<p>according to City Standards. These interior sidewalks will provide pedestrian connection to the sidewalk on Winterhaven Drive.</p> <p>- The Preliminary Plat shows a 5' sidewalk along the west side of Daybreak Lane, but does not propose a sidewalk along the east side.</p> <p>- The applicant proposes to pay a fee in lieu of sidewalks for the east side sidewalks. The proposed fee is \$7,313.00 for the east side sidewalk. The fee was calculated according to Section 4.2.4 of the Subdivision Ordinance. The Commission recommends approval of the proposed fee in lieu of sidewalks on the east side of Daybreak Lane.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.1.1	<p>Sidewalks and drainage improvements shall be located and constructed according to applicable City Standards, except as otherwise provided herein.</p>
			Staff Comments	- See Finding of Fact for Section 4.2.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.1.2	<p>The length of Sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any Public Street or Private Street.</p>
			Staff Comments	- See Finding of Fact for Section 4.2.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.1.3	<p>New Sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.</p>
			Staff Comments	- See Finding of Fact for Section 4.2.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.1.4	<p>Sites located adjacent to a Public Street or Private Street that are not currently thru-streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.</p>
			Staff Comments	- See Finding of Fact for Section 4.2.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.1.5	<p>The requirement for Sidewalk and drainage improvements are not required for any Lot Line Adjustment.</p>
			Staff Comments	- The application is not a Lot Line Adjustment but a Townhouse Cottage Subdivision project, therefore sidewalks are required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.2	<p>Pathways. The Developer shall install all non-vehicular pathways, to City Standards, in all areas within or adjacent to the property to be developed where Pathways are depicted upon the Master Plan.</p>
			Staff Comments	- Apart from the sidewalk, no other pathways are proposed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.3	<p>The Developer may, at Developer's option, propose alternatives to either the standard sidewalk configuration required in Section 4.2.1, or the planned non-vehicular pathway required in Section 4.2.2. The Hearing Examiner or Commission and Council shall ensure that the alternative configuration shall not reduce the level of service or convenience to either residents of the development or the public at large.</p>
			Staff Comments	- No sidewalk or pathway alternative has been presented or required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.4	<p>After receiving a recommendation by the Hearing Examiner or Commission, the Council</p>

			<p>may in its discretion approve and accept voluntary cash contributions in-lieu of the improvements described in this Section 4.2, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110% of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City signs the final plat. In-lieu contributions for sidewalks shall not be accepted in Business, Limited Business, Neighborhood Business Technological Industry and Service Commercial Industrial districts.</p>
		<i>Staff Comments</i>	<p>- The applicant proposes to pay a fee in lieu of sidewalks for the east side sidewalks. <u>The proposed fee is \$7,313.00 for the east side sidewalk.</u> The fee was calculated according to Section 4.2.4 of the Subdivision Ordinance. The calculation and proposal of in-lieu fees is acceptable to Staff. The Commission recommends approval of the proposed fee in lieu of sidewalks on the east side of Daybreak Lane.</p> <p>- The calculation of the In-Lieu fees is as follows:</p> <p style="text-align: center;">Total estimated costs: \$6,649.00 Add'tl 10% per 4.2.4: \$664.00 <u>Total Fees: \$7,313.00*</u></p> <p>*NOTE: See estimates submitted by Galena Engineering on August 7, 2014 on behalf of the applicant for more detail on calculating the in-lieu sidewalk fees. Estimates of costs are located in the record for this project.</p>

4.3 Alleys and Easements

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.3.1	Alleys shall be provided in all Business District and Limited Business District developments where feasible. <i>Staff Comments</i> - No alleys are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.3.2	The minimum width of an alley shall be 26 feet. <i>Staff Comments</i> - No alleys are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.3.3	All alleys shall be dedicated to the public or provide for public access. <i>Staff Comments</i> - No alleys are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.3.4	All infrastructures to be installed underground shall, where possible, be installed in the alleys platted. <i>Staff Comments</i> - No alleys are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.3.5	Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by

				City Staff and shall meet the approval of the City Engineer.
			<i>Staff Comments</i>	- No alleys are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.3.6	Dead-end alleys shall not be allowed..
			<i>Staff Comments</i>	- No alleys are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.3.7	Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.
			<i>Staff Comments</i>	- No alleys are proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.3.8	Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:
			<i>Staff Comments</i>	- Parcel A is reserved to provide public utility access to all interior lots and services to all lots.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.3.8.1	To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot wide fisherman's access easement, measured from the Mean High Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.
			<i>Staff Comments</i>	- Parcel A provides an access, provides a space for utilities and snow storage, and emergency access.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.3.8.2	To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.
			<i>Staff Comments</i>	- No natural resource, riparian area, hazardous area, or other limitation requires an easement for this subdivision.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.3.8.3	To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.
			<i>Staff Comments</i>	- A 10' wide snow storage easement along the length of Daybreak Lane is provided.

4.4 Blocks

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.4.1	The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.
			<i>Staff Comments</i>	- The subdivision is comprised of two blocks with all lots appropriately sited to maximize the density and buildable lot size.
4.5 Lots				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.5.1	All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half acre (21,780 square feet). In the event a single-family residential lot greater than one-half acre is platted, irrigation shall be restricted to not more than one-half acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Ordinance.
			<i>Staff Comments</i>	- All lots in Sunburst Subdivision are Townhouse Cottage Sub-lots, which do not have a minimum lot size but are required to meet the density requirements of the zone, - General Residential (GR) has a maximum density of 10 lots per acre, or 0.10 acre per lot. All lots are equal to or larger than 0.10 acre. - The smallest lot is 0.10 acre (Lot 11) and the largest lot is 0.16 acre (Lot 2).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.5.1.1	If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future resubdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.
			<i>Staff Comments</i>	- Lots are not more than double the minimum size.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.5.2	Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).
			<i>Staff Comments</i>	- No double frontage lots are proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.5.3	No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as "parcels" on the plat. Green Space shall be clearly designated as such on the plat.
			<i>Staff Comments</i>	- All lots are buildable. - Parcel A is shown as a private street dedicated for public access and public utilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.5.4	A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the "flagpole" projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The "flagpole" portion of the lot shall be included in lot area, but shall not be considered in determining minimum lot width. The

				<p>"flagpole" shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.</p> <p><i>Staff Comments</i> - Lot 6 is the only flag lot proposed in Sunburst Hills.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.5.5	<p>All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Sections 4.1.11.1 and 4.5.4 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.</p> <p><i>Staff Comments</i> - All lots have frontage on either Winterhaven Dr. or Daybreak Lane. - Lots 1, 7, 8, 9, 10, 11, and 12 have frontage on Winterhaven Dr. - Lots 2, 3, 4, 5, and 6 have frontage on Daybreak Lane.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.5.6	<p>In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e. lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.</p> <p><i>Staff Comments</i> - Project is not located in the Townsite Overlay.</p>
4.6 Orderly Development				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.6.1	<p>Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.</p> <p><i>Staff Comments</i> - All city services are existing along Winterhaven Dr. and any extension will be the responsibility of the Developer.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.6.2	<p>Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.</p> <p><i>Staff Comments</i> - No phasing is requested for Sunburst Hills.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.6.3	<p>No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following:</p> <ul style="list-style-type: none"> • Provision of on-site or off-site street or intersection improvements. • Provision of other off-site improvements. • Dedications and/or public improvements on property frontages. • Dedication or provision of parks or green space. • Provision of public service facilities. • Construction of flood control canals or devices. • Provisions for ongoing maintenance. <p><i>Staff Comments</i> - Sunburst Hills does not affect the ability of political subdivisions of the state to deliver services.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.6.4	<p>When the Developer of Contiguous Parcels proposes to subdivide any portion of the Contiguous Parcels, an Area Development Plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate <i>Staff Comments</i>:</p>

					<p>a) Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.</p> <p>b) Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations.</p> <p>c) Water main lines and sewer main lines shall be designed in the most effective layout feasible.</p> <p>d) Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.</p> <p>e) Park land shall be most appropriately located on the Contiguous Parcels.</p> <p>f) Grading and drainage shall be appropriate to the Contiguous Parcels.</p> <p>g) Development shall avoid easements and hazardous or sensitive natural resource areas.</p> <p style="text-align: center;">The Commission and Council may require that any or all Contiguous Parcels be included in the subdivision.</p>
			<i>Staff Comments</i>		- Sunburst Hills does not include any phasing that impacts any contiguous or adjacent parcels and is not a phased project.

4.7 Perimeter Walls, Gates and Berms

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.7	The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.
			<i>Staff Comments</i>	- No walls or gates are proposed. - No perimeter landscape berms are proposed

4.8 Cuts, Fills, Grading and Drainage.

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.1	Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.
			<i>Staff Comments</i>	- The subdivision has been designed to retain all storm water on site utilizing three dry wells. - Some cut and fill will be necessary to develop the site, however the project is not located in a floodplain and no streams or drainage channels

				<i>will be disrupted.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.1.1	A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.
			<i>Staff Comments</i>	<i>- A soil report has not been required because the site contains no known hazards and has not been developed at any time in the past.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.1.2	A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information: <p style="text-align: center;">Proposed contours at a maximum of two (2) foot contour intervals; Cut and fill banks in pad elevations; Drainage patterns; Areas where trees and/or natural vegetation will be preserved; Location of all street and utility improvements including driveways to building envelopes; and Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.</p>
			<i>Staff Comments</i>	<i>- A preliminary grading plan has been submitted and is acceptable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.2.1	Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.
			<i>Staff Comments</i>	<i>- The grading plan, as submitted minimizes necessary cuts and blends with the existing natural land forms.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.2.2	Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.
			<i>Staff Comments</i>	<i>- Even though the site is not flat, all areas within the subdivision are suitable for development.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.2.3	Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.
			<i>Staff Comments</i>	<i>- All restoration of the site is the responsibility of the developer.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.2.4	Where cuts, fills or other excavation are necessary, the following development standards shall apply:
			<i>Staff Comments</i>	<i>- The submitted grading plan is in compliance with the standards listed below.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.4.1	Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.
			<i>Staff Comments</i>	<i>- The submitted grading plan complies with this standard, although an on-site inspection by the City Engineer is recommended to verify the standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.2.4.2	Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM).

			<i>Staff Comments</i>	- The submitted grading plan complies with this standard, although an on-site inspection by the City Engineer is recommended to verify the standard.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.2.4.3	Cut slopes shall be no steeper than two horizontal to one vertical. Subsurface drainage shall be provided as necessary for stability.
			<i>Staff Comments</i>	- The submitted grading plan complies with this standard, although an on-site inspection by the City Engineer is recommended to verify the standard.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.2.4.4	Fill slopes shall be no steeper than three horizontal to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope.
			<i>Staff Comments</i>	- The submitted grading plan complies with this standard, although an on-site inspection by the City Engineer is recommended to verify the standard.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.2.4.5	Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures.
			<i>Staff Comments</i>	- The submitted grading plan complies with this standard, although an on-site inspection by the City Engineer is recommended to verify the standard.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.2.5	The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State and local regulations. The Developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by Planning Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Stormwater Discharge from Construction Activity" for all construction activity affecting more than one acre.
			<i>Staff Comments</i>	- All storm drainage for the subdivision will be contained by three proposed dry wells located on-site. - The applicant has not submitted copies of the DEQ permits for these drywells but they are required prior to final plat approval.

4.9 Overlay Districts

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.1	Flood Hazard Overlay District
			<i>Staff Comments</i>	- Project is not located in a Flood Hazard Overlay District
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.1.1	Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.
			<i>Staff Comments</i>	- Project is not located in a Flood Hazard Overlay District
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.1.2	Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.
			<i>Staff Comments</i>	- Project is not located in a Flood Hazard Overlay District
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.1.3	Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.
			<i>Staff Comments</i>	- Project is not located adjacent to the Big Wood River or any of its tributaries.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.2	Hillside Overlay District
			<i>Staff Comments</i>	- Project is not located in the Hillside Overlay District.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.2.1	Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance.
			<i>Staff Comments</i>	- Project is not located in the Hillside Overlay District.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.2.2	Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.
			<i>Staff Comments</i>	- Project is not located in the Hillside Overlay District.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.9.2.3	All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.
			<i>Staff Comments</i>	- The developer shall obtain a Site Alteration Permit prior to any development occurring.

4.10 Parks, Pathways and Other Green Spaces

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.10.1	Parks and Pathways. Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.
			<i>Staff Comments</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.10.1.1	<p>Parks. The Developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:</p> <p style="text-align: center;">P = x multiplied by .0277</p> <p style="text-align: center;">"P" is the Parks contribution in acres "x" is the number of single family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, "x" is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations</p> <p>In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a Park shall be reduced by 75%, but in no event shall the area required for a Park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.</p>
			<i>Staff Comments</i>	<p><i>This subdivision, Sunburst Hills, is located in the GR Zoning District, therefore the park requirement of .0277 acres per lot applies. This subdivision proposes 12 lots, resulting in 0.33 acres:</i></p> <p style="text-align: center;">Parks Contribution in Acres (P) = 12 (lots) X .0277 P = .33 acres required</p> <p><i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i></p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.1.2	<p>Pathways. The Developer of any subdivision, or any part thereof, shall provide Pathways for all trails and paths identified in the Master Plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.</p>
			<i>Staff Comments</i>	<p>- The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</p> <p>- The applicant is requesting to pay a fee in lieu of sidewalks along the east side of Daybreak Lane. This in-lieu fee is addressed in 4.2.4 above.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.2	<p>Multiple Ownership. Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly,</p> <p>a. by the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or</p> <p>b. by different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies),</p> <p>(multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units.</p>
			<i>Staff Comments</i>	<p>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.10.3	<p>Parks and Lands Board. The Parks and Lands Board shall review and make a recommendation to the Hearing Examiner or Commission and Council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the Master Plan and provisions of this ordinance.</p>
			<i>Staff Comments</i>	<p>- On July 2, 2014, the Parks and Lands Board recommended approval of the proposed fees in-lieu of park land dedication in the amount of \$41,000.000. The Parks and Lands Board did not specify how the funds should be used but will discuss this at a later meeting to formulate a recommendation for the City Council.</p> <p>- The Subdivision Ordinance states that any in-lieu fees "should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision (4.10.8.3)"</p>
			4.10.4	<p>Minimum Requirements</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.4.a	<p>Private Green Space. Use and maintenance of any privately owned Green Space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the Council.</p>
			<i>Staff Comments</i>	<p>- The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.4.b	Neighborhood Park. A Neighborhood Park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A Neighborhood Park shall be deeded to the City upon completion, unless otherwise agreed upon by the Developer and City.
			<i>Staff Comments</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.4.c	Mini Park. A Mini Park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All Mini Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation.
			<i>Staff Comments</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.4.d	Park/Cultural Space. A Park/Cultural Space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more Parks or Park/Cultural Spaces.
			<i>Staff Comments</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.4.e	Pathway. Pathways shall have a minimum twenty foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan, or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a Park for every square foot of qualified dedicated Pathway right-of-way
			<i>Staff Comments</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.5	Specific Park Standards. All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
			<i>Staff Comments</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.5.1	Shall meet the minimum applicable requirements required by Section 4.10.4.
			<i>Staff Comments</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.5.2	Shall provide safe and convenient access, including ADA standards.
			<i>Staff Comments</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.5.3	Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.
			<i>Staff Comments</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.5.4	Shall be configured in size, shape, topography and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drainways, floodways and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.
			<i>Staff Comments</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.5.5	Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.
			<i>Staff Comments</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.5.6	Shall require low maintenance, or provide for maintenance or maintenance endowment.
			<i>Staff Comments</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.6	Specific Pathway Standards. All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
			<i>Staff Comments</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.6.1	Shall meet the minimum applicable requirements required by Section 4.10.4.
			<i>Staff Comments</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.6.2	Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.
			<i>Staff Comments</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.7	Specific Green Space Standards. If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
			<i>Staff Comments</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.7.1	Shall meet the minimum applicable requirements required by Section 4.10.4.
			<i>Staff Comments</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.7.2	Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).
			<i>Staff Comments</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication,</i>

				<i>which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.7.3	The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.
			Staff Comments	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.7.4	The private ownership and maintenance of green space shall be adequately provided for by written agreement.
			Staff Comments	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.10.8	In-Lieu Contributions.
			Staff Comments	<i>See findings below</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.10.8.1	After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.
			Staff Comments	<i>- On July 1, 2014, the Parks and Lands Board recommended a fee in lieu of park dedication in the amount of \$41,000, which was calculated according Section 4.10.8 of the Subdivision Ordinance. - Recommended In-Lieu Fee: \$41,000.00</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.10.8.2	The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (e.g., square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (e.g., \$/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in Sections 4.10.5.4 and 4.10.5.5 of this ordinance. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.
			Staff Comments	<i>- The location identified to be appraised is the subject project for the proposed subdivision, comprising Lots 7-9, Block 62, Woodside Subdivision #15. These lots meet the criteria addressed, 4:10.5.4 and 4.10.5.5 and were recently appraised by the applicant. - The appraiser submitted by the applicant is Chandler Appraisal, represented by Lois Chandler. The appraisal submitted is acceptable to the Administrator and has been paid for by the applicant. - The property was appraised at \$2.59/square foot or \$112,820 per acre.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.10.8.3	Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.
			Staff Comments	<i>- According to 4.10.4.c, this project best meets the criteria of a Mini Park. Mini Parks are required to provide the following minimum amenities: 1. Finished grading and ground cover</i>

			Comments	<i>the City Engineer or designee.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.1.3	The Developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City Engineer, except that parks shall be guaranteed and maintained by the Developer for a period of two years.
			Staff Comments	<i>- The developer is hereby required to guarantee all improvement pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City Engineer.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			Staff Comments	<i>- The developer is hereby advised that all infrastructures shall be constructed according to City Standards and is subject to inspection by the City of Hailey at any time. - If any infrastructures are deemed insufficient, the Developer shall replace and/or repair them solely at their own cost to meet City Standards.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			Staff Comments	<i>- Two street cuts are required to provide sewer service to Sunburst Hills Subdivision. These street cuts shall meet City Standards and are subject to inspection by the City of Hailey at any time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.2.2	Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.
			Staff Comments	<i>- Street signs shall be constructed according to City Standards and shall be subject to inspection at any time by the City of Hailey</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			Staff Comments	<i>- Sunburst Hills is located in the General Residential zoning district, therefore not streetlights are required. - No street lights are proposed Sunburst Hills Subdivision.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			Staff Comments	<i>- All 12 lots have sewer service dedicated for the dwelling unit. - Sewer plans have been reviewed by the Wastewater Superintendent and</i>

				<i>have been approved.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Staff Comments</i>	- All 12 lots have separate water service connections dedicated for the dwelling unit. - All water infrastructure plans have been reviewed by the Water Superintendent and the Fire Chief. These plans have been approved.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Staff Comments</i>	- Project is not within the Townsite Overlay
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Staff Comments</i>	- All storm drainage for the subdivision will be contained by three proposed dry wells located on-site and meet City Standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Staff Comments</i>	- All service connections have been reviewed and approved.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.7	The Developer shall improve all parks and Green Space areas as presented to and approved by the Hearing Examiner or Commission and Council.
			<i>Staff Comments</i>	- Developer is requesting to pay a fee in lieu of park land dedication.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Staff Comments</i>	- All improvements shall be installed according to City Standards and are subject to inspection at any time. If improvements are not satisfactory to the City Engineer or his designee, the developer will be required to repair or replace them at their own cost.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Staff</i>	- All improvements shall be installed according to City Standards and are

			<i>Comments</i>	<i>subject to inspection at any time. If improvements are not satisfactory to the City Engineer or his designee, the developer will be required to repair or replace them at their own cost.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Staff Comments</i>	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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
			<i>Staff Comments</i>	- Three (3) sets of "as-built plans and specifications" certified by the Developer's engineer shall be filed with the City Engineer prior to acceptance by the City of Hailey.

Section 8: Townhouses

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.1	Plat Procedure. The Developer of the townhouse development shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed townhouse sub-lots, which shall adequately provide for the control (including billing where applicable) and maintenance of all common utilities, commonly held facilities, garages, parking and/or Green Spaces. Prior to final plat approval, the Developer shall submit to the City a final copy of the party wall agreement and any other such documents and shall record the documents prior to or at the same time of the recordation of the plat, which plat shall reflect the recording instrument numbers thereupon.
			<i>Staff Comments</i>	- The development is a Cottage Townhouse Development, which does not propose any party walls and does not require party wall agreements. - A draft Home Owner's Association (HOA) agreement has been submitted by the applicant. The agreement provides for control and maintenance of Parcel A and all other commonly held facilities, easements, and assets.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.2	Garage. All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sub-lots, provided that the ownership of detached garages is appurtenant to specific townhouse units on the townhouse plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development.
			<i>Staff Comments</i>	- Garages and driveways are shown on the plat. All garages are located on the same sub-lot as the principle dwelling and no party walls are proposed. All garages are attached to the principle dwelling. - The proposed Plat Note 5 addresses garage footprints.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.3	Storage/Parking Areas. Residential townhouse developments shall provide parking spaces according to the requirements of Article IX of the Zoning Ordinance .
			<i>Staff Comments</i>	- Each cottage townhouse is providing four parking spaces with two spaces in the garage and two spaces in each driveway. All required parking is located on-site and does not encroach on Parcel A.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.4	Construction standards. All townhouse development construction shall be in accordance

				with the IBC, IRC and IFC. Each townhouse unit must have separate water, sewer and utility services, which do not pass through another building or unit.
			<i>Staff Comments</i>	<i>All Cottage Townhouses shall be built according to the most currently adopted IBC, IRC, and IFC standards. The preliminary plat shows separate water, sewer, and utility services for each individual cottage townhouse.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.5	General Applicability. All other provisions of this Ordinance and all applicable ordinances, rules and regulations of the City and all other governmental entities having jurisdiction shall be complied with by townhouse developments.
			<i>Staff Comments</i>	<i>- All provisions of this Ordinances and all other applicable standards shall be complied with by the townhouse development.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.6	Expiration. Townhouse developments which have received final plat approval shall have a period of three calendar years from the date of final plat approval by the Council to obtain a building permit. Developments which have not received a building permit, shall be null and void and the plats associated therewith shall be vacated by the Council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the Council. Further, if construction on any townhouse development or phase of any development ceases or is not diligently pursued for a period of three years without the prior consent of the Council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated.
			<i>Staff Comments</i>	<i>- The applicant has three calendar years from the date of the final plat approval to obtain a building permit for this development.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.7	Conversion. The conversion by subdivision of existing units into Townhouses shall not be subject to Section 4.10 of this Ordinance.
			<i>Staff Comments</i>	<i>- The project is new construction.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.8	The maximum number of Cottage Townhouse Units on any parcel shall be twelve (12), and not more than two (2) Cottage Townhouse Developments shall be constructed adjacent to each other.
			<i>Staff Comments</i>	<i>- A total of 12 Cottage Townhouse units are proposed. - There are no adjacent Cottage Townhouse Developments.</i>

Title 18: Mobility Design Ordinance Requirements			
Compliant			City Code and Staff Comments
Yes	No	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18.06.010 Street Classifications, Types, and Designations
			<i>Staff Comments</i> - Winterhaven is classified as a Residential Local, therefore all requirements for Residential Local streets shall apply.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18.06.012 Street Design and Guideline Standards
			<i>Staff Comments</i> - Residential/Local streets require the following standards: o Sidewalk Zone (includes curb, buffer, ped and frontage zones): ▪ 11ft total width with a minimum 5 ft pedestrian

			<p style="text-align: center;">zone</p> <ul style="list-style-type: none"> ○ Bicycle Facilities: <ul style="list-style-type: none"> ▪ 10-12 ft shared lane with Sharrow ○ Parking: <ul style="list-style-type: none"> ▪ May vary based on needs or neighborhood and ROW width ○ Drainage <ul style="list-style-type: none"> ▪ Natural Swale <ul style="list-style-type: none"> - The plans show a sidewalk zone of 17 feet from edge of asphalt to the property line. - A sidewalk width of 5 feet is shown, offset from the property line by 2 feet. - Winterhaven lanes will be shared by bicyclists. - Applicant is advised that all Sharrow markings required will be charged to the developer and must be paid prior to issuance of a building permit for the project. - Parallel parking is proposed, consistent with the residential character of the street and neighborhood. - A 5' sidewalk will be installed along the west side of Daybreak Lane.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>18.06.016 Traffic Calming</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> - Stop signs are required at the two intersections of Sunburst Hills and Winterhaven Dr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>18.06.022 Pedestrian Facility Design Guidelines and Standards</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> - The proposed 5' sidewalk is located 10.5' from the end of asphalt on Winterhaven Dr. providing a safe buffer between vehicular traffic and pedestrian traffic. - All curb ramps will be designed to meet current ADA standards. - The sidewalk cross section shown on the preliminary plat is acceptable and meets standards. - Staff is working with applicant to install audible warning pads to comply with ADA standards and will be acceptable to the City of Hailey. - The pedestrian crossings at the intersections of Sunburst Ln and Winterhaven Dr. will be striped according to City Standards and ADA requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>18.06.024 Bicycle Facility Design Guidelines and Standards</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> - For this street classification, the street lanes can be shared and used for bicycle traffic, as well as the sidewalk. - The sidewalk is not the preferred location for bicycle traffic, but acceptable when pedestrians are not present.

			<ul style="list-style-type: none"> - <i>The number of Sharrow markings required shall be determined by the Public Works Department, according to the most current version of MUTCD Standards</i> - <i>Sharrow Markings are required and shall be paid by the developer prior to issuance of a building permit for the project.</i> 				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<table border="1" style="width: 100%;"> <tr> <td style="width: 15%;">18.06.26</td> <td>Street Tree Guidelines and Standards</td> </tr> <tr> <td style="width: 15%;"><i>Staff Comments</i></td> <td><i>- Street trees are not required for Residential/Local streets.</i></td> </tr> </table>	18.06.26	Street Tree Guidelines and Standards	<i>Staff Comments</i>	<i>- Street trees are not required for Residential/Local streets.</i>
18.06.26	Street Tree Guidelines and Standards						
<i>Staff Comments</i>	<i>- Street trees are not required for Residential/Local streets.</i>						
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<table border="1" style="width: 100%;"> <tr> <td style="width: 15%;">18.06.028</td> <td>Streetscape Elements Guidelines and Standards</td> </tr> <tr> <td style="width: 15%;"><i>Staff Comments</i></td> <td><i>- Streetscape elements are not required for Residential/Local streets.</i></td> </tr> </table>	18.06.028	Streetscape Elements Guidelines and Standards	<i>Staff Comments</i>	<i>- Streetscape elements are not required for Residential/Local streets.</i>
18.06.028	Streetscape Elements Guidelines and Standards						
<i>Staff Comments</i>	<i>- Streetscape elements are not required for Residential/Local streets.</i>						

Summary and Suggested Conditions

The Council shall review the proposed plat and continue the public hearing, approve, conditionally approve, or deny the preliminary plat.

The following conditions are suggested to be placed on any approval of this application:

- a) All Fire Department and Building Department requirements shall be met.
- b) All City infrastructure requirements shall be met as outlined in the Hailey Subdivision Ordinance and further detailed in the Findings of Fact as approved. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense and shall include all infrastructure improvements as identified in the Findings of Fact.
- c) The final plat shall include plat notes #1 through #9 as stated on the approved preliminary plat [with the following amendments and additions: if applicable]
- 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 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.
- g) Any subdivision inspection fees due shall be paid prior to recording the final plat.
- h) Any application development impact fees shall be paid prior to recording the final plat.

- i) All in-lieu fees as identified in the Findings of Fact and approved by this decision must be paid prior to recording the Final Plat. These in lieu include, but may not be limited to:
 - 1. Fee of \$41,000 paid in lieu of a dedicated park as required by Section 4.10 of the Subdivision Ordinance.
 - 2. Fee of \$7,313 paid in lieu of required sidewalks along the east side of Daybreak Lane.
- j) All applicable storm water permits shall be provided before the Final Plat is approved.
- k) The City Engineer shall inspect and approve all grading and drainage improvements prior to final plat approval

Motion Language:

Approval:

Motion to approve the Preliminary Plat for Sunburst Hills Subdivision , submitted by Tanner Investments LLC and represented by Brant Tanner and Brian Yeager, finding that the application meets City Standards.

Denial:

Motion to deny _____ application for _____ located at _____), 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 _____ application for _____ to _____ [the Council should specify a date].

APR 09 2014

City of Hailey - Subdivision Application PRELIMINARY PLAT

Submittal Date

Proposed Name of Subdivision: SUNBURST HILLS CITY OF HAILEY
Street Address or General Location of Property: 2541/2621/2641 WINTERHAVEN DRIVE
Legal Description of Property: Lot 7, 8 & 9 WOODSIDE SUBD #15, Block 62
Current Zoning of Property: BR Total Area of Property: 1.78 Number of Lots/Units: 12

Check the one box that applies:

- [X] Regular Plat - 5 or more residential parcels, 3 or more non-residential parcels (Commission and Council Review).
[] Short Plat - 4 or fewer residential parcels, 2 non-residential parcels, townhouse or condominium units in existing or approved structures, or lot line adjustment creating more than 1 lot in the Townsite Overlay District (Commission Review only).
[] Lot Line Adjustment (Administrative Review).

Name of Owner of the Property: BRANT TANNER-TANNER INVESTMENTS LLC
Mailing Address: PO Box 353 City: HAILEY State: ID Zip: 83333
Phone: 208-578-0329 Fax: 208-578-7745 Cell: 208-720-5476
Email Address: tannertaylor@msn.com

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: Kimberlee M Johnson Date: 4/17/14
GALENA ENGINEERING - REP

Name of individual to contact on behalf of Trust or LLC (if applicable): BRANT TANNER
Mailing Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Fax: _____ Cell: _____
Email Address: _____

Application Contact (if different than above): BRIAN YEAGER
**Application Contact will be the Planning Department's primary contact for questions related to the application.
Mailing Address: 317N RIVER ST City: HAILEY State: ID Zip: 83333
Phone: 208-788-1705 Fax: 208-788-4612 Cell: 208-727-7614
Email Address: byeager@galena-engineering.com

See attached checklist(s) for items that must be submitted with this application in order for application to be considered complete. See the Hailey Subdivision Ordinance for explanation of the review process.

Table with 2 columns: Fee Description and Amount. Rows include Regular Plat (\$1,910.00), Short Plat, Lot Line Adjustment, Publication (Regular Plat \$40.00 x 4 = \$160.00), Mailing (Regular Plat \$35.84), and Total Due (\$2,105.84). Includes 'FOR CITY USE ONLY' header and 'DO NOT COUNT DUPLICATES OR CITY OF HAILEY' note.

PRELIMINARY PLAT CHECKLIST

City Use Only -

Project Name: SUNBURST HILLS

Certified Compete by: _____

Date: ____/____/____

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

- ___ Names and address of all property owners within three hundred (300) feet of the exterior boundaries of the land being considered and easement holders within the subject property.
- ___ Six (6) 11" x 17" copies of large plat. One (1) if application is a Short Plat or Lot Line Adjustment
- ___ PDF files of all required documents and 11" x 17" plats
- ___ One (1) large plat, to scale, including:
 - ___ Location of subdivision as forming a part of some larger tract or parcel of land referred to in the records of the Blaine County Recorder.
 - ___ North point, scale and date.
 - ___ Zoning requested for each area if not already zoned, or if a zone change is requested.
 - ___ Zoning district(s) and boundaries, including any overlay district(s) and boundaries.
 - ___ Boundary lines of tract to be subdivided. If applicable, existing and proposed lines, easements or building envelopes to be adjusted.
 - ___ Proposed lot and block numbers.
 - ___ Size of each lot shown in both square feet and acres.
 - ___ Total land area of project.
 - ___ Location of existing and proposed sanitary sewers, sewer services, storm drains, water supply mains, water services, fire hydrants and culverts within the property and immediately adjacent thereto.
 - ___ Location, widths and other dimensions of all existing or platted streets and other important features such as power lines, water courses, easements, topography, substantial vegetation, wetlands, flood-plain and flood-way areas, avalanche areas, buildings, structures, or any other man made features within, contiguous to, or in the general area of the property to be subdivided.

****Items Below Are Generally Not Required for Lot Line Adjustments:**

- ___ Locations, widths and other dimensions of proposed streets, alleys, easements, parks, lots and open space.
- ___ The plan and cross section of proposed streets and alleys showing widths of roadways, location of sidewalks, curb and gutter, location and species of street trees, drainage areas, parking areas, snow storage areas, and any other improvement proposed or require for the right-of-way.
- ___ Proposed names of all the streets, whether new or continuous (new street names must not be the same or similar to any other street names used in Blaine County).
- ___ Contour map at 1' or 2' contour interval to show the general topography of the tract.
- ___ Parcel of land intended to be dedicated for required park space and proposed improvements thereon or written request to make voluntary cash contribution in-lieu of required park dedication and improvements.
- ___ Parcel of land intended to be dedicated for public use or reserved for the use of all property owners with the purpose indicated and planned improvements to that parcel(s).

NA Phasing Plan, if applicable, including:

- ___ Numbers of lots in each phase.
- ___ Infrastructure planned for completion with each phase.
- ___ Amenities to be constructed with each phase.
- ___ Area Development Plan (if applicable).
- ___ Community Housing Plan (if applicable).
- ___ Flood Hazard Development Permit if property is located within or partially within the floodplain (if applicable)
- ___ Copy of draft CC&R's (if applicable).
- ___ Other information as may be required by the Commission, Council, or Planner. This may include, but is not limited to impact assessment letters from various agencies. Information may also include any study or assessment reasonably required.

- ___ Deadline for completion of each phase.
- ___ All other information pertinent to the completion of the development.

City Use Only: ___ Email PDF to Blaine County Assessor & City Engineer
 ___ If located in Airport West, add Engel Associates, 101 Bullion Street E, Ste 3C, Hailey, Idaho 83333 to mailing list.



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

INVOICE #	INVOICE DATE
111839512	04/15/2014
DUE DATE	CUSTOMER ACCOUNT NUMBER
04/16/2014	213
AMOUNT DUE	TERMS:
2,105.84	Open Terms

BILL TO:

TANNER CONST., LLC

PO BOX 353
 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
PLANNING SUBDIVISION	1	1,910.00	1,910.00
PLANNING PUBLICATION	1	160.00	160.00
PLANNING POSTAGE	1	35.84	35.84
			2,105.84
			TOTAL AMOUNT DUE

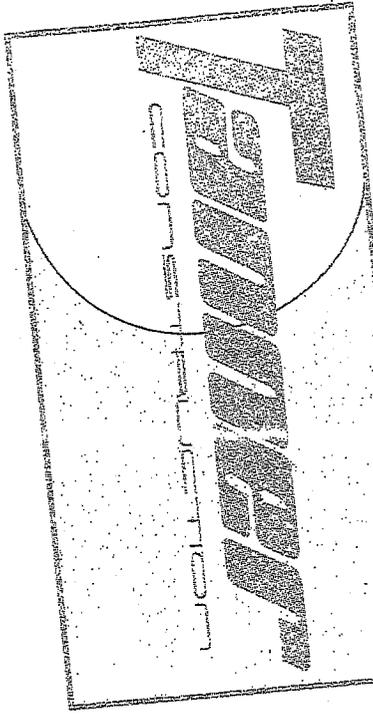
THANK YOU FOR YOUR PROMPT PAYMENT
 For Billing Inquiries Call: (208) 788-4221
 Office Hours: 9:00 a.m. - 5:00 p.m.
 Monday thru Friday

TANNER CONSTRUCTION INC.

Date 4/15/2014
 Halley City
 Type Bill
 Reference Invoice

Bank Account

Sunburst Hills - Preliminary Plat Application



Original Amt. 2,105.84

Balance Due 2,105.84

Check Amount

4/15/2014
 Discount

Payment
 2,105.84

5123

2,105.84

CITY OF HAILEY
 115 MAIN ST SOUTH STE H
 HAILEY ID 83333

208-788-4221

Receipt No: 2.046300

Apr 15, 2014

213
 TANNER CONST., LLC
 PO BOX 353
 HAILEY ID 83333

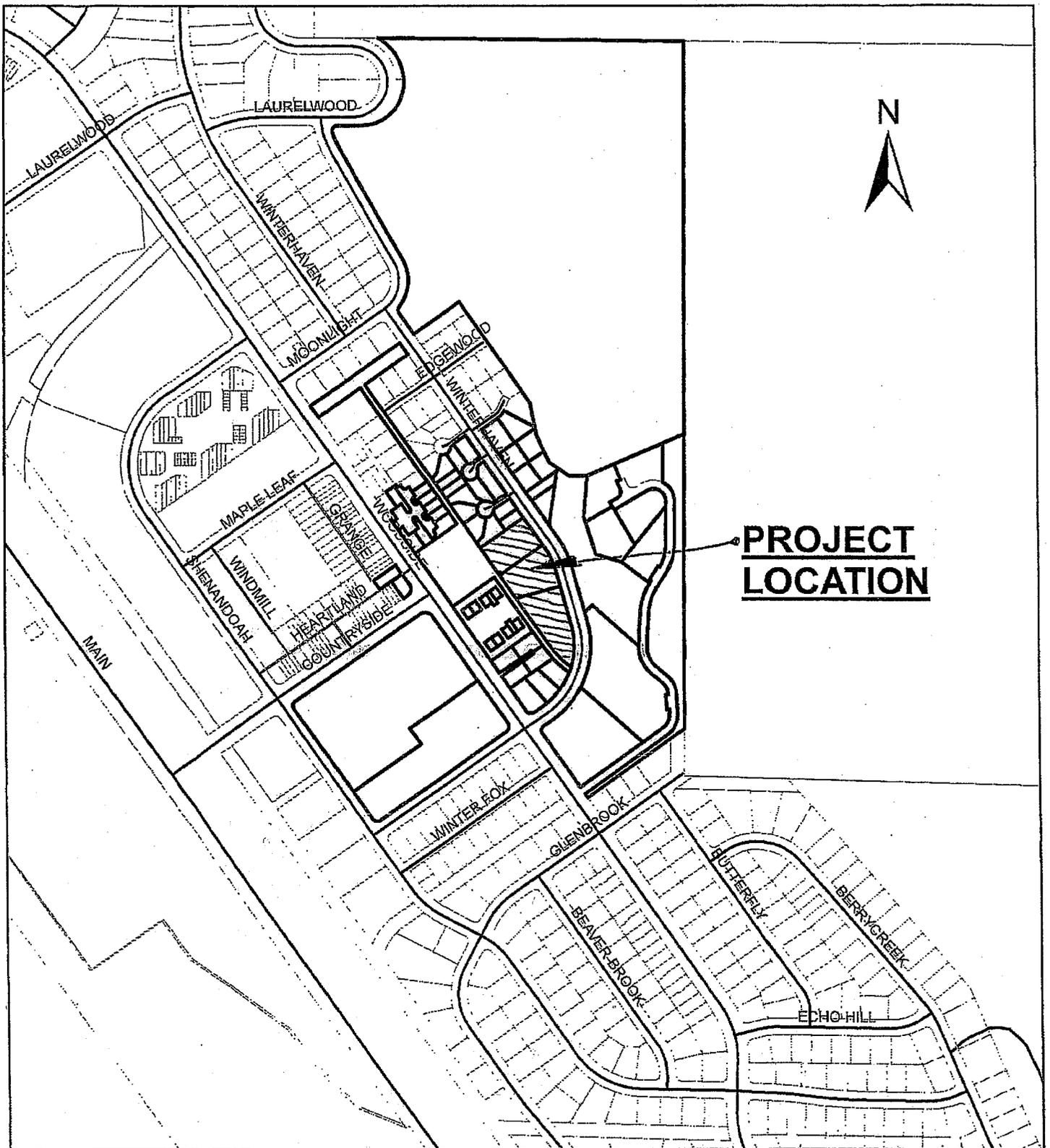
Previous Balance:	2,105.84
Accounts Receivable	
A/R Payments	2,105.84
001-00-10700	
Accts Rec Cash Clearing Acct	

Total:	2,105.84
New Balance:	.00

Check - MWB	
Check No: 5123	2,105.84
Total Applied:	2,105.84

Change Tendered:	.00
------------------	-----

04/15/2014 11:49AM



Vicinity/Adjoiner Map for
SUNBURST HILLS

Scale: 1" = 1000'

Section 14, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho

04/01/14 Galena Engineering, Inc. Job No. 6550.01

DANIELS GENE C
1617 S COLORADO AVE
BOISE ID 83706-3837

TANGLEWOOD LLC
75 BUFFALO LN
CARBONDALE CO 81623-0000

GUERBER PATRICK JASON
PO BOX 5814
HAILEY ID 83333-0000

EHRMANTRAUT SANDRA P
BOX 132
BELLEVUE ID 83313-0000

MILLER MAVIS L
PO BOX 3626
HAILEY ID 83333-0000

REVELES CARLOS A REVELES
ALEJANDRO
PO BOX 4201
HAILEY ID 83333-0000

HAILEY SWEETWATER PARTNERS LLC
4401 N MESA ST
EL PASO TX 79902-1107

BROWDER SHARON
2721 WINTERHAVEN DR
HAILEY ID 83333-0000

RICE JOEL P
PO BOX 5887
HAILEY ID 83333-0000

MATTHIES RONALD MATTHIES FAYE
3488 S OTIS CT
LAKEWOOD CO 80227-0000

SPRENGER GRUBB & ASSOCIATES C/O
DAVID ANDERSON
7103 N PENNCROSS WAY
MERIDIAN ID 83646-0000

TANNER INVESTMENTS LLC
PO BOX 353
HAILEY ID 83333-0000

PIERCE MICHAEL J EAKIN PAMELA A
PO BOX 4723
KETCHUM ID 83340-0000

EVANS MELVIN BRYAN EVANS JANET L
1142 BUTTERCUP RD
HAILEY ID 83333-0000

MC LAUGHLIN AMBROSE P MC
LAUGHLIN CAROL D'ATRI
BOX 4837
KETCHUM ID 83340-0000

MOUNTAIN WEST IRA INC FBO DARYL
FAUTH IRA
10096 W FAIRVIEW AVE # 160
BOISE ID 83704-0000

FARRELL ERIC D
PO BOX 3807
KETCHUM ID 83340-0000

HIRSCH TYLER D HIRSCH KATYA M
14527 RAINBOW DR
LAKE OSWEGO OR 97035-2656

FEDERALHOME LOANMORTGAGE
CORPORATION
5000 PLANO PARKWAY
CARROLLTON TX 75010-4902

PINA APRIL
PO BOX 2628
HAILEY ID 83333-0000

KIMBIRD PARTNERSHIP
BOX 3369
HAILEY ID 83333-0000

MONTES FELIPE
2630 WOODSIDE BLVD D2
HAILEY ID 83333-0000

BUNKHOUSE ASSOCIATION
10096 W FAIRVIEW AVE # 160
BOISE ID 83704-0000

FUGER LYNN A
PO BOX 2706
HAILEY ID 83333-0000

HARVEY WILLIAM S
PO BOX 594
HAILEY ID 83333-0000

HURWITZ ROBERT HURWITZ CAROL
3715 OCEANFRONT WALK
MARINA DEL REY CA 90292-0000

GRAY CHRISTOPHER D GRAY KIRA J
PO BOX 1034
SUN VALLEY ID 83353-0000

MOUNTAIN SAGE SUB H.O. ASSOC
PO BOX 2182
HAILEY ID 83333-0000

ALLRED DAVID R ALLRED RACHAEL R
2528 WOODSIDE BLVD
HAILEY ID 83333-0000

LIND CATHY JO
PO BOX 87
HAILEY ID 83333-0000

MICKELSON JOANN K
PO BOX 1336
KAMUELA HI 96743-1336

BRENNAN DORA MAE
2526 WINTERHAVEN DR
HAILEY ID 83333-8799

LALANNE MICHEL R
PO BOX 1597
SUN VALLEY ID 83353-0000

BLAINE COUNTY SCHOOLS
118 W BULLION ST
HAILEY ID 83333-0000

JORGENSON LAURA B
PO BOX 4758
HAILEY ID 83333-0000

SANGHA KEN
C/O CHATEAU DRUG
PO BOX 9200
KETCHUM ID 83340-0000
AREVALO JOSE F AREVALO ALONDRA
PO BOX 487
HAILEY ID 83333-0000

MARQUEZ JUAN A MARQUEZ MARIA R
PO BOX 227
BELLEVUE ID 83313-0000

ALLEY BRIAN
BOX 446
HAILEY ID 83333-0000

REVELES ARTURO AGUAYO-REVELES
JERONIMA
BOX 4201
HAILEY ID 83333-0000

ANDAZOLA JESUS ANDAZOLA
MARRCELA
BOX 1957
HAILEY ID 83333-0000

WARD FRANCIS E WARD SUSAN W
BOX 5713
KETCHUM ID 83340-0000

NEWTH ROBERT SCOTT TRUSTEE
NEWTH DANIELA TRUSTEE
340 FARMER BROTHERS DR
SEDONA AZ 86336-0000

BRADSHAW MICHAEL BRADSHAW
KATHERINE
4851 W RIVERCHASE RD
HERRIMAN UT 84096-0000

MONJARAS ARACELI MONJARAS
FREDDY
PO BOX 1825
HAILEY ID 83333-0000

JUAREZ MARIO TELLEZ CARMEN
REGALDO
BOX 2470
HAILEY ID 83333-0000

DRIEMEYER ROB ROARK
BOX 2217
HAILEY ID 83333-0000

GREENBERG JEREMY GREENBERG
ERIKA M
PO BOX 835
HAILEY ID 83333-0000

BROWN STEWART K
BOX 1265
HAILEY ID 83333-0000

AMBRIZ ARTURO AMBRIZ ELOISA
BOX 3765
HAILEY ID 83333-0000

LEVITT ZANE W LEVITT ROWENA
3422 ROWENA AVE
LOS ANGELES CA 90027-2209

BEACHAM JEFFREY S BEACHAM
KATHRYN G
PO BOX 210
HAILEY ID 83333-0000

HURTADO JOSE E HURTADO BLANCA E
PO BOX 3574
HAILEY ID 83333-0000

RUGIMBANA RONALD B
8914 W LANDMARK CT
BOISE ID 83704-0000

THOMPSON LACIE R
170 LABRADOR LN
BELLEVUE ID 83313-5203

CANCINO SERGIO CANCINO MARIA
PO BOX 2475
HAILEY ID 83333-0000

9/08/2014

•••

Sharon F. Browder
2721 Winterhaven Drive
Hailey, ID 83333

Community Development Department
115 South Main Street
Hailey, ID 83333

RE: Sunburst Hills Preliminary Plat Proposal

Dear Community Development Professionals:

I appreciate the opportunity to once again voice the concerns of the residents and owners of the Woodward Place and Silver Saddle subdivisions in regard to the Sunburst Hills Preliminary Plat.

Process and Public Comment The concerns of our neighborhood have not been adequately addressed in regard to the impacts of this development to our neighborhood. The height and density of the proposed re-plat is inconsistent with the single-story structures in our adjoining subdivisions. This could be mitigated through the provision of a buffer of open space, as provided in Subdivision Ordinance 821 (Ordinance) and detailed in my correspondence of May 3, 2014; July 7, 2014; and July 22, 2014 and again in this letter. The general objection to an open space proposal at the July 14 meeting was that open space at this location would cost the city money. We have shown that this need not be the case. The argument against an open space requirement at the August 11 meeting was that the developer had already gone above and beyond the call of duty by providing adequate containment for drainage off of the developed property. Adequate drainage seems like a basic responsibility. The developer's engineering representative argued on July 14 that if the developer was to give up two proposed units to provide open space, that the accounting on the project would be "turned upside down". However, the developer must be clearing over \$20,000 on each unit if he is willing to pay the City of Hailey \$41,000 in lieu of providing any open space. One Planning and Zoning Commissioner wisely stated that it is not, in fact, the purview of the Commission to concern themselves with the finances of the developer.

It appears that the resistance to the open space has been a function of not wanting to overturn a recommendation by the Parks and Lands Board that was made as a tacit agreement with the developer in early July prior to any public comment being taken. This unfortunate situation is

largely a function of the structure and timing of the public comment process. The 300-foot adjoiner list was used only to notify our neighborhood of the July 14, 2014 meeting concerning the Sunburst Hills Preliminary Plat itself. The earlier review process between the Parks and Lands Board and the developer that resulted in a recommendation for in lieu of payment of \$41,000, rather than consideration of actual open space in the area of impact, without the opportunity for public comment. Admittedly, the Parks and Lands Board meeting on July 1 was public, but there was no practical way for the adjoining landowners to know that this issue was being actively negotiated prior to our opportunity to comment on July 14. Every landowner and renter in both the Woodward Place and Silver Saddle subdivisions signed a letter, presented to the Planning and Zoning Commission on July 14, 2014, indicating that they would like to have a buffer of open space between their single-story homes and the two-story townhomes proposed on Sunburst Hills Preliminary Plat. Although it appears that the process was technically within the Ordinance, it seems that the process of soliciting public comment was circumvented in practice by the order and timing of the review process, and that perhaps our comments with regard to open space would have been more timely at the Parks and Lands Board meeting. The minutes from the July 1 Parks and Lands Board were still not available for review prior to the July 14 Planning and Zoning Commission meeting. We believe that our concerns warrant further consideration in order to mitigate the effects of this development, as the Ordinance intended, at the actual site of impact. We would like our property rights protected from inconsistent development right next door.

The Comprehensive Plan advocates for protecting neighborhood character and promoting a "compact community core" (page 15) with the highest density developments near the downtown core or "neighborhood service centers" (Goal 5.1f, page 29) to "reduce dependence on the automobile" (Goal 5.2, 5.5, page 30). In practice, however, the highest density development continues unabated in central Woodside, creating a large increase of vehicle traffic and emissions as there are currently no services in these neighborhoods.

The livability and quality of life in Hailey cannot be maintained and enhanced without residential neighborhoods that are supported, protected, and connected. (page 19)

Planning for parks and recreation must be sensitive to the stresses and complexities of growth, flexible to changing conditions, and be part of the City's overall growth strategy. It must be focused on providing recreation opportunities to meet the diverse needs of a diverse community. It must address conservation of the natural environment, while preserving property rights. Above all, planning for parks and recreation must reflect a vision consistent with the goals and aspirations of the community. (page 17)

Traffic Safety Beginning with my first correspondence (dated May 3, 2014) to the City with regard to this development proposal, I have raised the issue of traffic safety. The multi-family dwellings on Winterhaven Drive to the north generate a good deal of traffic, which is quite difficult to see coming over the rise at this juncture. The addition of twelve additional dwellings, as proposed, and however many trips a day are expected from these residences (there are engineering calculations for this), will quadruple the hazard over the three lots originally platted. There has been no acknowledgement of this concern at any of the meetings.

Open Space Proposal In regard to parks and open space I do understand the need to keep costs and deferred maintenance in check. This has been articulated as the main concern of the City in regard to acquiring new open space. The agency I work for has the same types of concerns with regard to acquisitions, and I appreciate that the City is forward-looking in what it can realistically maintain with taxpayer dollars. There is definitely a need to balance that concern with the intent of the Ordinance to provide open space in order to mitigate the impacts of further subdivision and increasing density on site. The ever-increasing level of density in our neighborhood seems to warrant that open space be seriously considered at the area of impact rather than held in trust for an undefined purpose in a park possibly some distance from our neighborhood. A proposal for open space, if carefully crafted, could result in little or no cost to the City, or the developer for that matter, for either upkeep or maintenance. The Ordinance seems to allow the City significant flexibility in accomplishing the intent of the regulation as it is written (relevant excerpts below).

4.10.1 Parks and Pathways. Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.

4.10.1.1 Parks. The Developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:

$P = x$ multiplied by .0277 "P" is the Parks contribution in acres "x" is the number of single family lots, residential townhouse sub-lots or residential condominium units contained within the plat.

4.10.3 Parks and Lands Board. The Parks and Lands Board shall review and make a recommendation to the Hearing Examiner or Commission and Council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the Master Plan and provisions of this ordinance.

4.10.4 Minimum Requirements

a. Private Green Space. Use and maintenance of any privately owned Green Space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the Council.

d. Park/Cultural Space. A Park/Cultural Space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more Parks or Park/Cultural Spaces.

4.10.5 Specific Park Standards. All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):

4.10.5.1 Shall meet the minimum applicable requirements required by Section 4.10.4.

4.10.5.2 Shall provide safe and convenient access, including ADA standards.

4.10.5.3 Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.

4.10.5.4 Shall be configured in size, shape, topography and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drainways, floodways and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.

4.10.5.5 Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.

4.10.5.6 Shall require low maintenance, or provide for maintenance or maintenance endowment

A simple solution to the concerns of our neighborhood is to use the calculations in the Ordinance to create a buffer zone between the proposed townhomes and the single-story homes in Woodward Place and Silver Saddle subdivisions. If two of the units were removed from the Sunburst Hills proposal, bringing the total to 10, then 0.28 acres (see calculation below) would be required for open space. As it happens, this is the exact acreage of Lots 8 and 9 on the preliminary plat. Alternatively, if the developer preferred to keep 12 units, the calculation would work out to .33 acres, which would encompass a sliver of proposed Lot 7 as well.

Calculation from Subdivision Ordinance 821 4.10.1.1 Parks:

$P = X (0.0277)$, where $P = \text{acreage}$ and $X = \text{number of units}$ For 10 units,
 $P = 10(0.0277) = 0.28 \text{ acre}$

This portion of the plat could be designated as a Private Green Space, as defined in the Ordinance or deeded to the City as a Park/Cultural Space or open space, similar to the City of Hailey open space directly across the street from this location, which gets daily use as an access for Toe of the Hill Trail. The open space could be maintained in its existing nearly pristine native vegetation without the need for irrigation or further infrastructure. If designated as Private Green Space, the covenants would necessarily include details of maintaining the vegetation: protection from vehicle traffic and other encroachments that would damage the sagebrush, and control of invasive and noxious weeds. In terms of ADA access, the Winterhaven Drive sidewalk, which is presumably compliant, is already planned to continue past this location as part of the preliminary plat. The optional addition of an ADA compliant bench and a simple interpretive sign with an appropriate message about native vegetation, water conservation, noxious weeds, or perhaps wildlife winter range (in Spanish and English) would create an even greater asset to the community and fully embrace the intent of the subdivision ordinance to make the area both accessible and embrace water conservation without additional cost to the City. This is the perfect location to impart a bilingual message that the City deems appropriate, as this segment of Winterhaven Drive is a popular stroll for local families and is used as an access to the public lands nearby.

There are likely other means to accomplish a similar goal within the purview of the Ordinance, and I would be interested to hear any alternative that the Parks and Lands Board or the Commission may propose. However, the sketches below depict this simple and low cost concept that would be a win-win for all concerned. The existing single-family dwellings would be buffered from the new two-story development, the developer would be spared an in-lieu payment and need only make minimal adjustments to the preliminary plat, and the City would accomplish its mission without an added burden for park maintenance.

Thank you for your further consideration and service to our community.

Sharon F. Browder

Homeowner

2721 Winterhaven Drive; Lot 1, Block 1, Woodward Place Subdivision



Figure 1. Overview of neighborhood showing existing City of Hailey property outlined in green and the proposed open space buffer in yellow. Toe of the Hill Trail is shown as a purple dashed line.

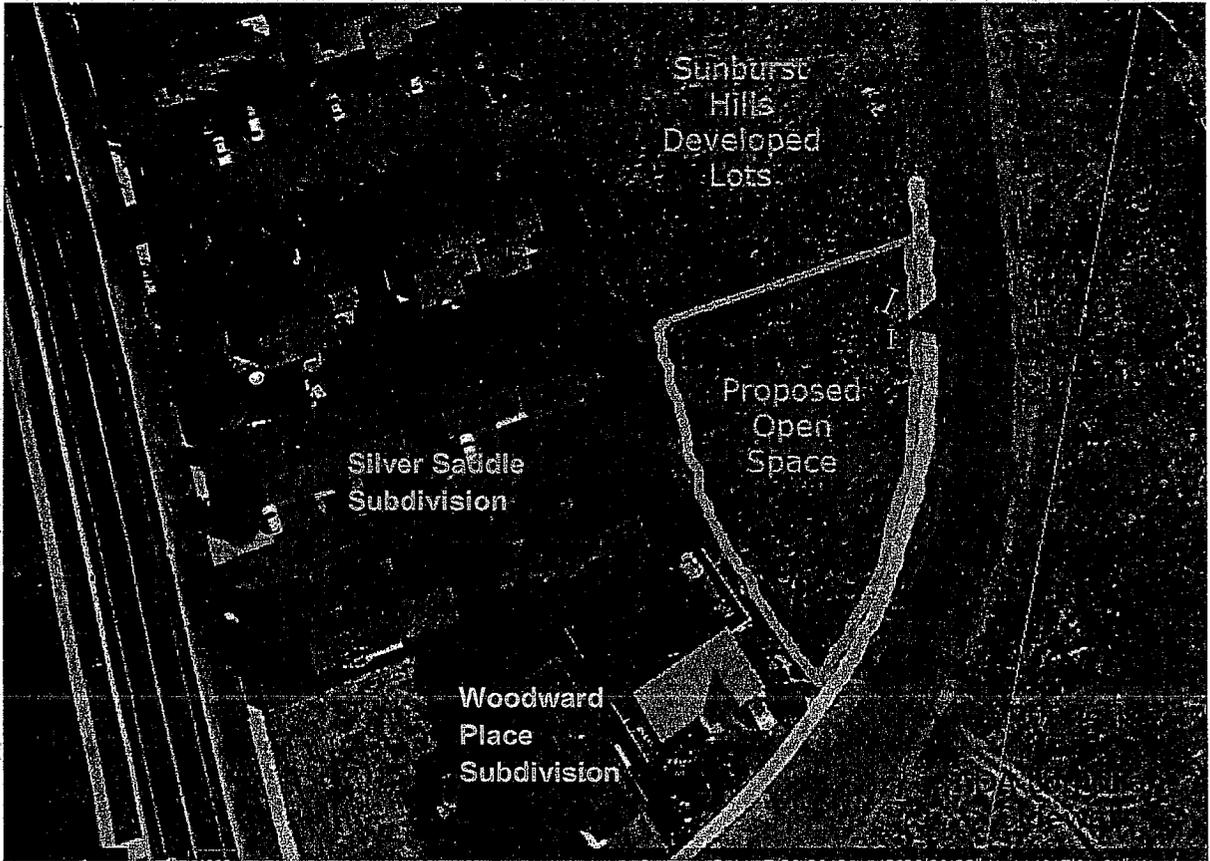


Figure 2. Proposed configuration of open space under Ordinance 4.10.1.1.

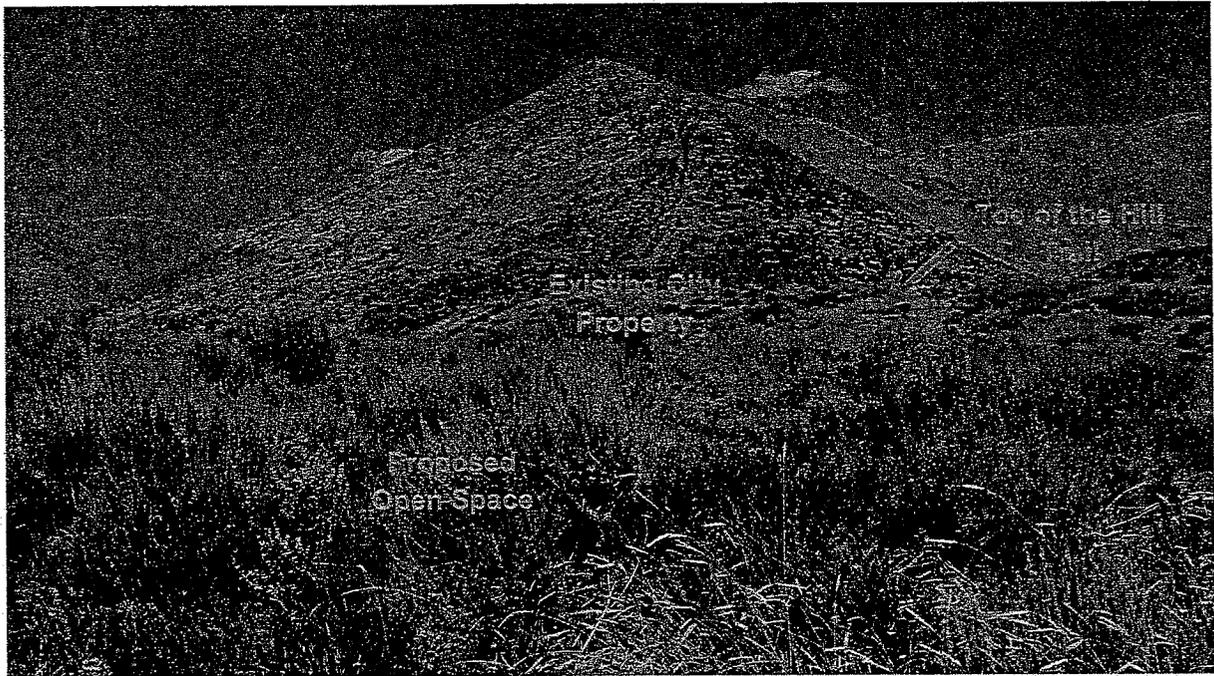


Figure 3. Street view of proposed open space area looking east across Lot 9 of Sunburst Hills preliminary plat from Woodward Place Subdivision toward the Toe of the Hill Trail.

Sunburst Hills Preliminary Plat Proposal

Comments for Public Meeting – Sharon Browder of Lot 1 Woodward Place Subdivision

July 14, 2014

The Sunburst Hills preliminary plat conflicts with the Comprehensive Plan in that it is not consistent in either scale or the traditional built environment of the existing six single-story homes in the adjacent Woodward Place and Silver Saddle Subdivisions.

The Sunburst Hills development, while perhaps well-intentioned and planned within the scope of what is allowed in the General Residential zoning district, will greatly diminish the livability and quality of life in the existing subdivisions mentioned above where most homeowners have invested a large percentage of their net worth based on the future development of only three lots platted on the Woodside Subdivision Final Plat No. 15, not the twelve lots proposed as Sunburst Hills.

We request that there be no additional street or outdoor lighting to shine into our windows and prevent our enjoyment of the night skies.

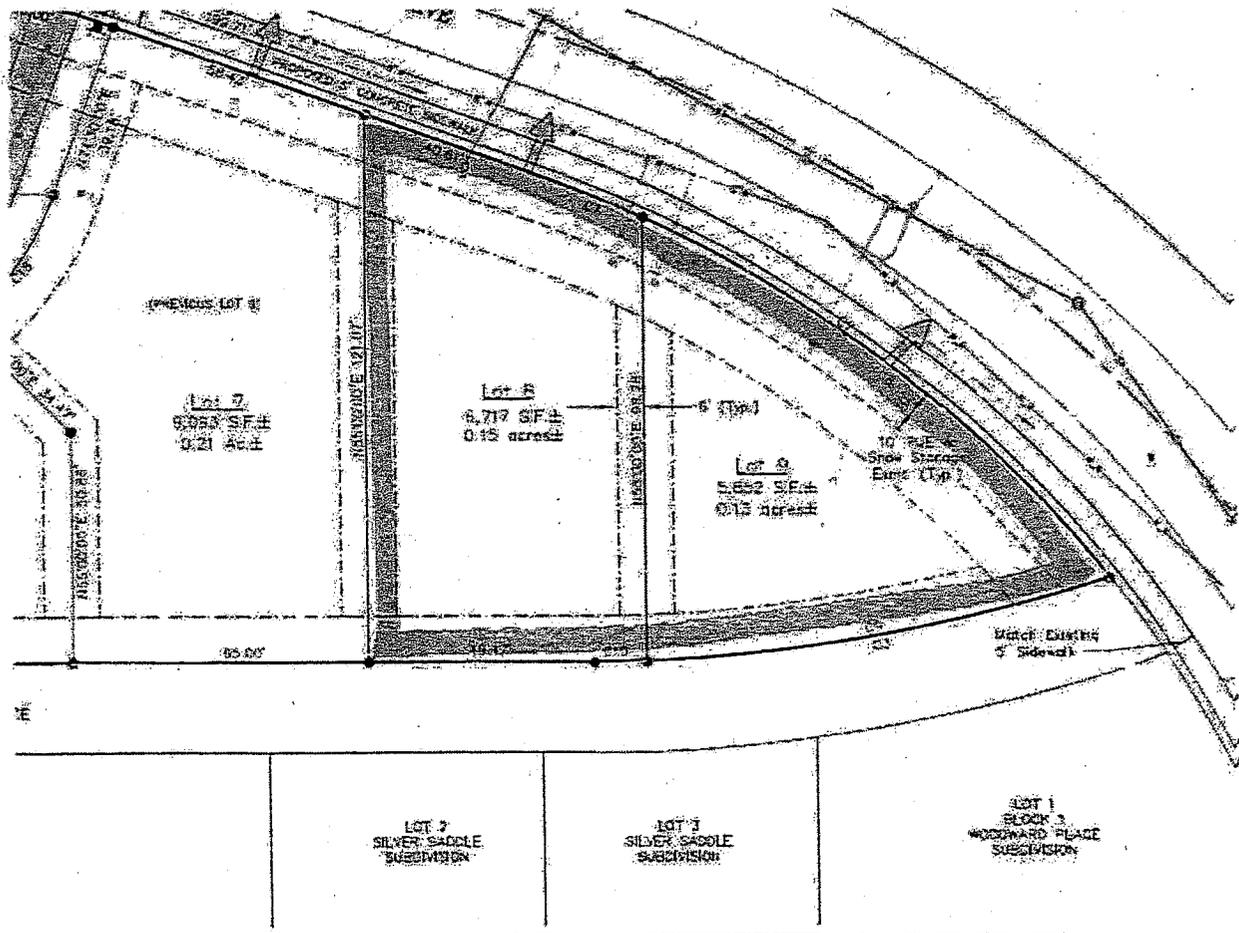
If a re-platting is approved, we respectfully request that the Planning and Zoning commission require the developer to provide for a park or green space area directly east of our neighborhood using the calculations provided for in Hailey Subdivision Ordinance 4.10.1.1 (see text below) to maintain Lots 8 and 9 (see illustration below) of the proposed Sunburst Hills subdivision in the existing native vegetation. These lots are directly to the east of the Woodward Place and Silver Saddle subdivisions and across the street from another undeveloped parcel owned by the City of Hailey that contains the Toe of the Hill Trail. This action will help offset the substantial impact of this development on our neighborhood by preserving the sunlight and open views essential to our neighborhood character, while preventing unmitigated runoff onto our lots, maintaining our quality of life and property values, and reducing traffic hazard from two additional driveways placed on the blind curve of Winterhaven Drive. This could be accomplished at little or no cost, beyond a maintenance plan for protecting the existing native vegetation from disturbance and degradation, and with an interpretive sign, could be used as an educational opportunity for conserving water and wildlife habitat through the conservation of native vegetation. A fully developed park as defined in the code is unnecessary, although it would certainly be welcomed in the place of the development.

4.10.1.1 Parks. The Developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:

$P = x$ multiplied by .0277 "P" is the Parks contribution in acres "x" is the number of single family lots, residential townhouse sub-lots or residential condominium units contained within the plat.

The impact to our single-story homes and yards resulting from two-story structures up to 35 feet high, sited on a grade up to 8 feet higher than the highest point on the Woodward Place and Silver Saddle subdivisions, will be views that are completely blocked, little or no privacy, and gardens and yards that are shaded for nearly the entire morning spring, summer and fall. If re-platting is approved without open space as requested above, then at the very least we request that any structures built to the east of Woodward Place and Silver Saddle subdivisions be limited to a single story, not to exceed 22 feet in height, in order to maintain some consistency with the existing development and reduce the negative effects of shading and blocked views from our single-story homes.

Attached please find the signatures of every single homeowner and resident in the Woodward Place and Silver Saddle subdivisions in support of maintaining this open space and the character of our neighborhood.



Proposed Green Space = 0.28 acre on proposed lot 8 and 9.

Calculation from Subdivision Ordinance 821 4.10.1.1 Parks: $P = X(0.0277)$, where P = acreage and X = number of units

For 10 units, $P = 10(0.0277) = 0.28$ acre

Sunburst Hills Preliminary Plat Proposal

Comments for Public Meeting

July 14, 2014

The Sunburst Hills preliminary plat is not consistent in either scale or the traditional built environment of the existing single-story homes in adjacent Woodward Place and Silver Saddle Subdivisions.

The Sunburst Hills development, while perhaps well-intentioned, will greatly diminish the livability and quality of life in the existing subdivisions mentioned above where most homeowners have invested a large percentage of their net worth based on the future development of only three lots platted on the Woodside Subdivision Final Plat No. 15, not the twelve lots proposed as Sunburst Hills.

If a re-platting is approved, we respectfully request that the Planning and Zoning commission require the developer to include green space, as defined and provided for in Hailey Zoning Ordinance Article 10.3.8 in proposed Lots 7, 8 and 9 of the proposed Sunburst Hills subdivision. These lots are directly to the east of the Woodward Place and Silver Saddle subdivisions. This action will help offset the substantial impact of this development on our neighborhood by preserving the sunlight and open views essential to our neighborhood character, preventing excessive runoff onto our lots, and maintaining our quality of life and property values.

Sincerely,

Woodward Place and Silver Saddle Subdivision Residents



Signature

Sharon Browder

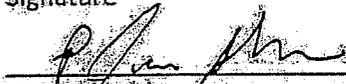
Printed Name



Signature

Sandra P. Ehrmentraut

Printed Name



Signature

P. Jason Guerber

Printed Name



Signature

MICHELLE LALANNE

Printed Name



Signature

Carlos Peralta

Printed Name

Sunburst Hills Preliminary Plat Proposal

Comments for Public Meeting

July 14, 2014

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If a re-platting is approved, we respectfully request that the Planning and Zoning commission require the developer to include green space, as provided for in Hailey Subdivision Ordinance 821.4.10.1.1 in proposed Lots 8 and 9 of the proposed Sunburst Hills subdivision. These lots are directly to the east of the Woodward Place and Silver Saddle subdivisions. This action will help offset the substantial impact of this development on our neighborhood by preserving the sunlight and open views essential to our neighborhood character, preventing excessive runoff onto our lots, and maintaining our quality of life and property values.

Sincerely,

Woodward Place and Silver Saddle Subdivision Residents

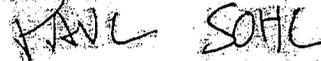


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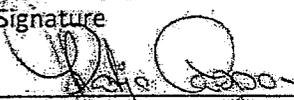




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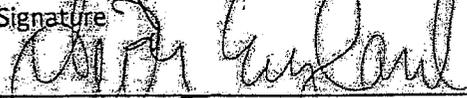
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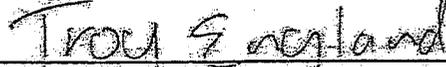
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Printed Name



Signature



Printed Name

Printed Name

Sunburst Hills Preliminary Plat Proposal

Comments for Public Meeting

July 14, 2014

The Sunburst Hills preliminary plat is not consistent in either scale or the traditional built environment of the existing single-story homes in adjacent Woodward Place and Silver Saddle Subdivisions.

The Sunburst Hills development, while perhaps well-intentioned, will greatly diminish the livability and quality of life in the existing subdivisions mentioned above where most homeowners have invested a large percentage of their net worth based on the future development of only three lots platted on the Woodside Subdivision Final Plat No. 15, not the twelve lots proposed as Sunburst Hills.

If a re-platting is approved, we respectfully request that the Planning and Zoning commission require the developer to include green space, as defined and provided for in Hailey Zoning Ordinance Article 10.3.8 in proposed Lots 7, 8 and 9 of the proposed Sunburst Hills subdivision. These lots are directly to the east of the Woodward Place and Silver Saddle subdivisions. This action will help offset the substantial impact of this development on our neighborhood by preserving the sunlight and open views essential to our neighborhood character, preventing excessive runoff onto our lots, and maintaining our quality of life and property values.

Sincerely,

Woodward Place and Silver Saddle Subdivision Residents



Signature

MAVIS MILLER

Printed Name

Signature

Printed Name

Thank you JMM

From: [Micah Austin](#)
To: [Kristine Hilt](#)
Subject: FW: Hello
Date: Tuesday, July 15, 2014 8:58:06 AM

Public Comment for the Sunburst file and for the Commissioners.

-----Original Message-----

From: Heather Dawson
Sent: Monday, July 14, 2014 2:36 PM
To: Micah Austin
Subject: FW: Hello

-----Original Message-----

From: Cathy Lind [<mailto:tolstoyoul@cox.net>]
Sent: Monday, July 14, 2014 2:22 PM
To: Heather Dawson
Subject: Hello

I am hoping to get back into town this evening to attend meeting as I have many concerns with Sunburst development. Water drainage, cars parked all over the roads, building night and day so we have no peace and quiet, they follow none of the city regulations, why is there not a small park, we need a sign that states 15 mph on Winterhaven. The people travel at about 40 mph in the morning and all evening. The drainage is awful as it certainly was messed up for us. While building they blast music so you have that on top of the actual building noise. We have had two years in the last 9 with no building. We were all delighted to see fewer of these poorly built homes going up year round. I think a qualified engineer should really check the water situation. I am not sure what time this starts tonight, but if I am not there I will write a letter to the city and to the mountain express with our concerns. Thank you, we just hate to see that many buildings in that tiny area. We have cars, rvs, boats, trucks, trailers, parked everywhere on Winterhaven. These are not guests of home owners. Thanks again, Cathy. This would not be allowed in my old home in old Hailey
Sent from my iPad

7/07/2014

•••

Sharon F. Browder
2721 Winterhaven Drive
Hailey, ID 83333

Community Development Department
115 South Main Street
Hailey, ID 83333

RE: Sunburst Hills Preliminary Plat Proposal

Dear Community Development Professionals:

I received a second notice in the mail of the preliminary plat proposal for Sunburst Hills, a reconfiguration of the existing Lots 7-9 within Woodside Subdivision Final Plat No. 15, on June 21, 2014. I am writing to further comment on this proposed reconfiguration. The letter asks for comments pursuant to Title 18 of the Hailey Municipal Code, rather than on the project as a whole. While some of my comments relate to this type of infrastructure, I have additional comments regarding the development that are more comprehensive. I am also enclosing my previous comment letter, dated May 3, 2014, as most of the specific points I made then still hold true.

Since my last letter, I have had an opportunity to review the City of Hailey Comprehensive Plan (Updated 2010), as well as portions of the Hailey Subdivision Ordinance and pertinent sections of the Hailey Municipal Code.

The proposed development seems inconsistent with some of the vision for the City contained in the Comprehensive Plan, including the following:

- *A compact community core retaining the character of Old Hailey (p. 15).*
- *The livability and quality of life in Hailey cannot be maintained and enhanced without residential neighborhoods that are supported, protected, and connected (p. 19).*
- *Impacts resulting from growth pressure, such as environmental degradation, inadequate social and infrastructure services, and loss of small town character are concerns associated with unrestricted growth of the community; therefore it is the responsibility of the city to plan for potential future population growth (p. 26).*
- *Within the context of Hailey's existing overall land use patterns and allowed density, 4 to 5 units per acre is a reasonable target for development to balance expansion and infill. A target density of 4 to 5 units per acre would translate into developments with a mix of lot sizes; some similar to*

the larger 12,000 square foot lots found in the Limited Residential zoning district and some similar to 6,000 square foot lots found in the General Residential zoning district (p. 26).

- *Goal 5.1 (d). High Density Residential – high density residential infill is encouraged in the area along Main Street and River Street between Downtown and the north and south ends of Main Street (p. 29).*
- *Goal 5.1 (f). Traditional Residential – Density varies depending on the qualities of different neighborhoods, generally density is higher within a ¼ mile of Downtown, Community Activity Areas or Neighborhood Service Centers and connected by transit service (p. 29).*
- *Goal 5.5. Lessen dependency on the automobile (p. 30).*
- *Goal 11.1. Establish built environment that maintains a human scale, retains interest, aesthetics, encourages various levels of interaction among all members of the community, and enhances the character of different neighborhoods (p. 44).*
- *Goal 11.2. Ensure building height and mass respects the scale of the traditional and historic built environment (p. 44).*
- *The Comprehensive Plan is only as effective as the commitment to adopt and implement policies and standards and allocate funding in a manner that is consistent with the direction provided by the goals of the plan (p. 48).*

My most global comments are that this type of development is not consistent with the neighboring development that includes six single story homes and will unjustly impact the private property rights and home values of those landowners who made their investment based on the current approved Woodside Subdivision Final Plat No. 15. Four of these homes are owner occupied and three of them, including mine, look directly on to the proposed development. The proposed density of Sunburst Hills is approximately 6.7 units/acre, rather than the City's goal of 4-5 units/acre and 10 of the 12 lots are less than the minimum lot size of 6,000 square feet identified for the General Residential District; 9 of them significantly less. My 1,300 foot house takes up most of my 6,000 square foot lot. Unless the "cottage townhomes" are indeed single-story cottages, this density would seem to encourage or nearly guarantee that the townhouses will be two stories in order to have a marketable square footage. The natural grades of the Sunburst Hills lots are up to 8 feet higher than the highest points on the lots of the neighboring homes. This creates a situation where anything higher than a very modest single story will create a looming presence and shading of the existing neighborhood. This could be partially mitigated by requiring larger lot sizes and deed restrictions with a reasonable height requirements, such as 22 feet.

I have mentioned traffic concerns in my May 3, 2014 correspondence. The traffic safety concern from so many extra driveways remains. There is a Mountain Rides transit stop nearby, but only a small handful of residents use that at any given time. You can count on dozens of more daily car trips and their resulting emissions. This neighborhood far enough from schools and any

commercial enterprise that, beyond an occasional bicycle trip, virtually every trip will be by automobile.

The latest Sunburst Hills preliminary plat includes further considerations for drainage since my May 3, 2014 comments. However, proposed Lots 6, 7, 8, and 9 slope in the opposite direction from the nearest proposed storm drain, which is located near proposed Lot 10. These 4 lots drain towards those in the Woodward Place and Silver Saddle subdivisions. It appears that the proposed drainage infrastructure may be inadequate to address this.

Finally, there is the issue of weeds, both noxious and merely invasive. Disturbance of the existing native vegetation wrought by building the proposed driveway and then waiting for one lot or the other to sell will create opportunities for a huge influx of weeds from existing seed sources unless the areas are immediately and successfully re-vegetated, a feat that would require irrigation in combination with weed control. Maintaining desirable vegetative cover should be an ongoing requirement of the developer until the last lot has been landscaped.

The Comprehensive Plan identifies (p.48) that it is only as effective as the commitment to adopt and implement its policies. Nearly all of the higher density development in Hailey seems aimed at re-platting central Woodside, one of the farthest areas of town from any services, while lots near the city's core remain undeveloped. The Sunburst Hills preliminary plat flies in the face of some of the aspirations of the Comprehensive Plan, such as respecting the traditional built environment, maintaining a human scale, interest, and aesthetics as well as livability and quality of life, and protecting our neighborhood.

I have been informed by the Community Development Department that the Sunburst Hills development is to be a Planned Unit Development, as defined by Article 10 of the Hailey Zoning Ordinance.

There is a requirement that the Planned Unit Development comply with the lighting Ordinance 8B (Ordinance Number 812). I applaud this requirement and request that there not be street lighting or other exterior lighting associated with this development that will shine in our windows or obscure the night sky, such as the free-standing streetlamps installed nearby at the Sweetwater development.

Article 10 of the Hailey Zoning Ordinance regarding Planned Unit Development requires the developer to provide one or more of a list of amenities in the Ordinance listed under 10.3.8. Subdivision Note 9 of the Sunburst Hills proposed plat indicates that the developer has offered to construct a bus stop at a location deemed appropriate by Mountain Rides in order to fulfill this requirement. This seems inconsequential to the neighborhood of impact, as a covered bus

stop already exists within a few hundred feet of Sunburst Hills. In order to help offset the substantial impact of this development on the quality of life and property values of the existing neighbors, a much more meaningful public benefit would be the conservation of green space as provided for in this Ordinance.

10.3.8 Each PUD shall provide one (1) or more of the following amenities, commensurate with the size and density of the development, and commensurate with the modifications requested by the applicant, to ensure a public benefit:

a. Green Space. All Green Space shall be granted in perpetuity and the PUD agreement shall contain restrictions against any encroachment into the Green Space. Where a subdivision is involved as part of the PUD approval process, Green Space shall be identified as such on the plat. A long-term maintenance plan shall be provided. Unless otherwise agreed to by the City, the PUD agreement shall contain provisions requiring that property owners within the PUD shall be responsible for maintaining the Green Space for the benefit of the residents or employees of the PUD and/or by the public. Green space shall be set aside in accordance with the following formulas: 1. For residential PUD's: a minimum of .05 acres per residential unit.

According to my calculations, if the Sunburst Hills development consisted of 9 or 10 units, rather than 12, the formula in the Ordinance would allow for green space totaling between 0.45 and 0.50 acre. According to the Sunburst Hills preliminary plat, the combined acreage of Lots 7, 8, and 9 is 0.49 acre. Leaving these three lots, or Lots 8 and 9 and a portion of Lot 7, in their current condition of nearly pristine native vegetation (see photo below) as green space would alleviate the most direct impacts of shading and blocked views to the existing homeowners while using no extra irrigation water. Nine units, rather than 12, would also bring the density to 5 units per acre, which is in line with the City's goal for infill, mentioned above. In its current state, the green space would cost the developer and future residents little or nothing, other than protecting it from disturbance and degradation, while alleviating the drainage concerns associated with these lots if they were developed. This seems like a win-win situation for all concerned. This solution has the power to make the difference between the neighborhood, if not embracing the development, at least accepting it, versus creating an adversarial situation where the owners of existing modest homes feel abused by the system. If there is interest from either the city or the developer, I would be happy to contribute my professional skills to develop an educational interpretive sign for the site that discusses the benefits of native vegetation, water conservation through landscaping, or both.

Once again, thank you for the opportunity to share my observations and recommendations. Please feel free to contact me at my daytime number (cell 208-727-7388, or work 208-727-5005) for clarification on any of these points.

Sincerely,

Sharon F. Browder

Homeowner

2721 Winterhaven Drive; Lot 1, Block 1, Woodward Place Subdivision



Proposed green space area under Ordinance 10.3.8. View looking east across Lot 9 of Sunburst Hills preliminary plat from Woodward Place Subdivision.

5/3/2014

•••

Sharon F. Browder
2721 Winterhavn Drive
Hailey, ID 83333

Community Development Department
115 South Main Street
Hailey, ID 83333

RE: Sunburst Hills Preliminary Plat Proposal

Dear Community Development Professionals:

I received notice in the mail of the preliminary plat proposal for Sunburst Hills, a reconfiguration of the existing Lots 7-9 within Woodside Subdivision Final Plat No. 15, on April 22, 2014. I am writing to comment on this proposed reconfiguration.

I purchased my single-story home on an nearby parcel, Lot 1, Block 1 of Woodward Place Subdivision, also known as 2721 Winterhaven Drive, in May, 2010. This home represents a substantial proportion of my net worth and was purchased only after careful considerations of the conditions, and potential future conditions, of the surrounding area. This is my only residence. I live here year round, along with my two teenaged children, who attend school here. I work full time as a biological scientist in the community.

One of the main reasons that I purchased this home, other than its energy efficiency, was its access and views of public lands (managed by the Bureau of Land Management and the City of Hailey) directly to the east. Our windows face east across what is currently **existing Lot 9** within the Woodside Subdivision Final Plat No. 15, towards these public lands. I am an avid gardener and former landscape designer, and have made substantial investments in my yard. I have altered the irrigation system and converted the entire yard, which was formerly all lawn, to water-wise landscaping, certified as "trout friendly – gold standard" by the Wood River Land Trust (see enclosed photos # 1 and 2). I have recently installed a raspberry patch, strawberry bed, raised vegetable beds, and a grape arbor on the east side of my home. The success of these installations depends on receiving morning sunlight, which is the only sunlight available on the east side of the house. **Existing Lots 7-9** are several feet higher in elevation than my lot (see enclosed photos #3-6). Development directly to the east of my home would block both the views and the morning sunlight. Multi-story development in this location would

likely cast my entire yard in shadow for most, if not all, of the morning from late spring through early fall.

Of course, I realized at the time I purchased my home that it was likely that the **existing Lot 9** would eventually be developed. However, the configuration of the **existing Lot 9** is such that the relatively thin triangular wedge at the south end of the lot would not be a likely location for a home. There are better siting choices for a home on this 0.702 acre lot, and the minimum 20-foot front yard setback would also limit a building location, so it would be unlikely that our open views to the east would be blocked when a single-family home was finally constructed on this lot.

A second issue is drainage. Currently, the native vegetation on **existing Lots 7-9** absorbs the snowmelt quickly. The soils here are heavy clay. When the native vegetation is replaced by pavement, roofs, and irrigated landscaping, there will be a great deal more runoff. The clay soils absorb water quite slowly, and also dries very slowly once saturated, particularly when compacted by construction activities. As I mentioned previously, the elevation of **existing Lots 7-9** are several feet higher than mine. The proposed development density of Sunburst Hills would mean that a large percentage of the ground throughout the development would become impervious to water, and the snowmelt and irrigation water would run downhill.

A third issue is traffic safety. Currently, I must be very cautious when backing out of my driveway due to both the rise and curve of Winterhaven Drive at this location. The multi-family dwellings on Winterhaven Drive to the north generate a good deal of traffic, which is quite difficult to see coming over the rise at this juncture. Dwellings or other structures on the **proposed Lots 8 and 9** will make this more difficult still (see enclosed photo #6). The addition of twelve dwellings, and however many trips a day are expected from these residences, will quadruple this hazard over what is currently planned. My oldest child is just finishing drivers education, and will be backing out of the driveway on his own in a few short months.

A fourth item of concern is outdoor lighting. In our neighborhood residents can sit out and enjoy the stars or meteor showers at night because there are no street lights. When someone accidentally leaves a porch light on all night, it's pretty unusual and quite annoying. I've noticed that on some of the higher density developments, there are street lights and "security" lights that are left on all night. It would negatively impact our quality of life to have light pollution blotting out the stars and shining in our windows at night.

I understand that residential development is the intended use of Woodside Subdivision Final Plat No. 15 parcels. When I purchased my home, it was my expectation that someday there would be three additional single-family homes constructed on the **existing Lots 7, 8, and 9**.

The Sunburst Hills proposal is inconsistent with the existing residential density of single story detached homes and with the lot dimensions in the Hailey Zoning Ordinance. Drastic changes to existing plats are unfair to homeowners like me who have already made their investment in a single-family home. While I appreciate the need for high density development, too much of it negatively impacts neighborhoods. This type of higher density development would forever change the character of my home and neighborhood. Where is the conceptual community plan that says this neighborhood should be filled with high-density housing? And if that is the plan, why were single-family, single-story homes like mine allowed to be part of the mix, overshadowed and crowded by looming larger developments? A plan for mixed housing needs to be carefully crafted, with community input, by the people who live in the neighborhood, rather than routinely approving proposals in a piecemeal fashion to satisfy developers' desires for profit. Higher density housing types and multi-story developments should be buffered from single-family and single-story developments by open space.

My home is paid for. Because it is single-story, energy efficient, and the yard is now low-water and low-maintenance, I had planned to retire in it. My home has lost \$52,000 in assessed value due to the recession since I purchased it. Sunburst Hills, as platted, is likely to lower the value further. Quite frankly, if Sunburst Hills is approved as currently platted, I will be looking to leave Hailey after my children are finished with high school. If I can sell my home for a reasonable price.

My request is that development take place without substantially reducing the quality of life, and reducing the property values, of existing homeowners. The proposed density of Sunburst Hills subdivision is too high; every one of the proposed twelve lots is below the minimum lot size standard of 6,000 square feet currently in Hailey's Zoning Ordinance for general residential development. Some appear to be below the 50 foot minimum lot width. It is unclear if the proposed "cottage townhouse development" consists of multi-story buildings. Whatever is developed there should meet the minimum requirements already in place for residential development and should be single-story to avoid more severe impacts to the existing single-story developments nearby.

I recommend that the proposal be denied, based on the reasons provided above. I hope that the City of Hailey will do what is best for and fair to its residents, not necessarily what will generate the most profits for developers or the greatest tax revenues. If changes are made to the existing plat, I recommend the following mitigations:

- **Open space on proposed Lots 8 and 9.** Eliminate construction on **proposed Lot 8 and Lot 9.** The preliminary plat identifies **proposed Lots 8 and 9** as two 0.13 acre building sites, both of which are below the minimum lot size of 6,000 square feet for the General

Residential District. This will create a buffer between the development and the single-story homes nearby. The lots currently consist of intact native vegetation, which, if left undisturbed, will require no additional irrigation water and currently provide a defense against noxious weed invasion that will rapidly ensue if this vegetation is disturbed by construction activities. This sagebrush- dominated vegetation is low enough that the views to the east, and views of approaching traffic, are not blocked. Provisions for snow storage should be made on other parts of the development, to prevent the destruction of this vegetation and prevent drainage from snow storage and other runoff from the development from either subbing or flowing into my property. Require an engineering study of drainage systems, and adoption of the recommendations, as a requirement for any building permit.

- **Reduced density.** Uphold the minimum lot dimensions of 6,000 square feet and a width of 50 feet for all lots. Require the minimum setbacks of 20 feet for the front yard and 10 feet for the side and back yards. My 6,000 square foot lot is *very small* and the 10 foot setback to my neighbor to the west is *very close*. These are very minimum setbacks. Uphold the 40% maximum total lot coverage value.
- **Single family detached homes.** Maintain consistency with the original plat and developments. The character of a neighborhood becomes increasingly urban and impersonal as the number of higher density developments rises. Home ownership is likely to decrease and the incidence of renting increase. This is a trend that destabilizes neighborhoods with frequent turnover of the residents, less investment in the community, and neighbors that don't know each other. Additionally, the substantial increase in traffic will increase traffic hazards and decrease the quality of life for existing residents.
- **Single story development.** Allow only single story development. Multistory development on these lots will dwarf several existing single story homes to the west, blocking both sunlight and views. Consideration of existing property investments should be taken into account.
- **Dark skies.** Eliminate outdoor lighting, other than individual porch lights. To minimize light pollution, individual porch fixtures should be designed or shielded so emitted light rays are projected below a horizontal plane running through the lowest point on the fixture. Fixtures should use bulbs of no more than 150 watts.

Thank you for the opportunity to share my observations and recommendations. Please feel free to contact me at my daytime number (208-727-5005) for clarification on any of these points.

Sincerely,

Sharon F. Browder

Homeowner

2721 Winterhaven Drive; Lot 1, Block 1, Woodward Place Subdivision



Photo 1. Front yard, 2721 Winterhaven Drive, showing water-wise landscaping.

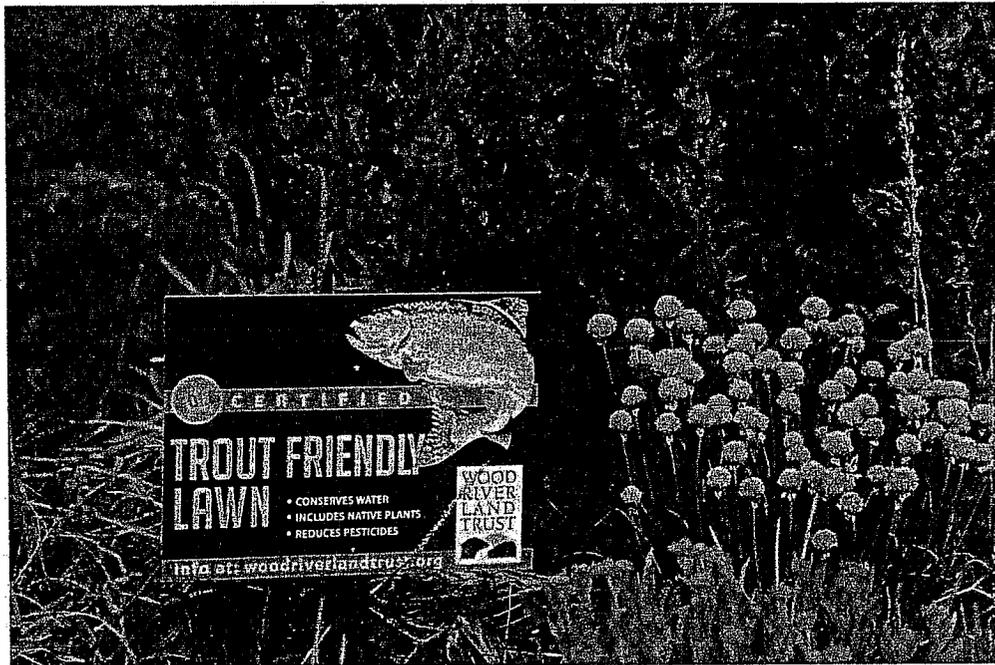


Photo 2. Example of community investment by a homeowner. Water-wise, no chemical landscaping that incorporates native plants for pollinators and wildlife.

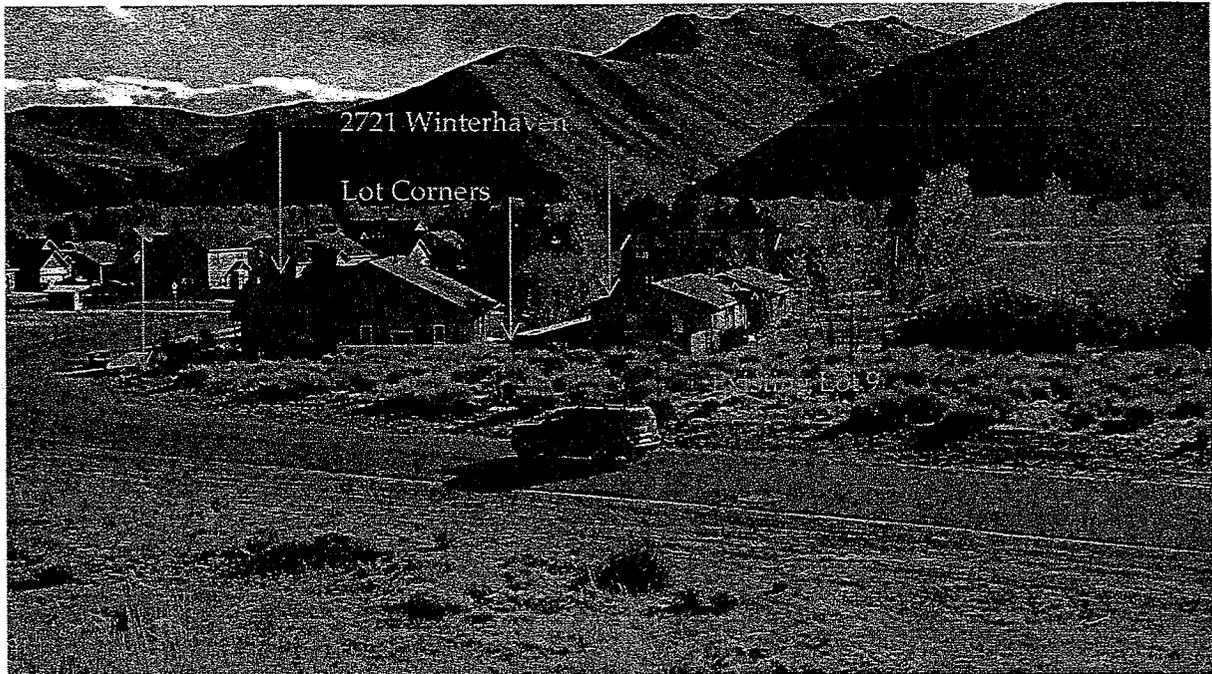


Photo 3. Approximate locations of my lot corners at 2721 Winterhaven (Lot 1, Block 1, Woodward Place Subdivision) relative to the existing Woodside Subdivision Final Plat No. 15.

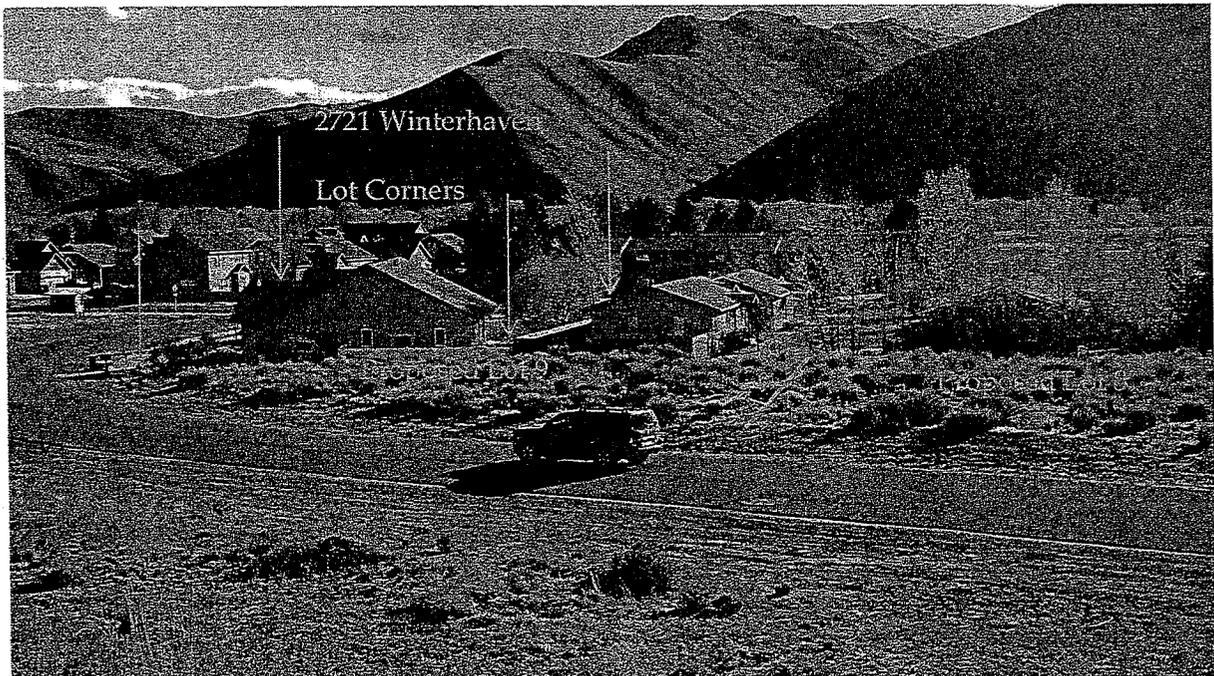


Photo 4. Approximate locations of my lot corners at 2721 Winterhaven (Lot 1, Block 1, Woodward Place Subdivision) relative to the Sunburst Hills preliminary plat.

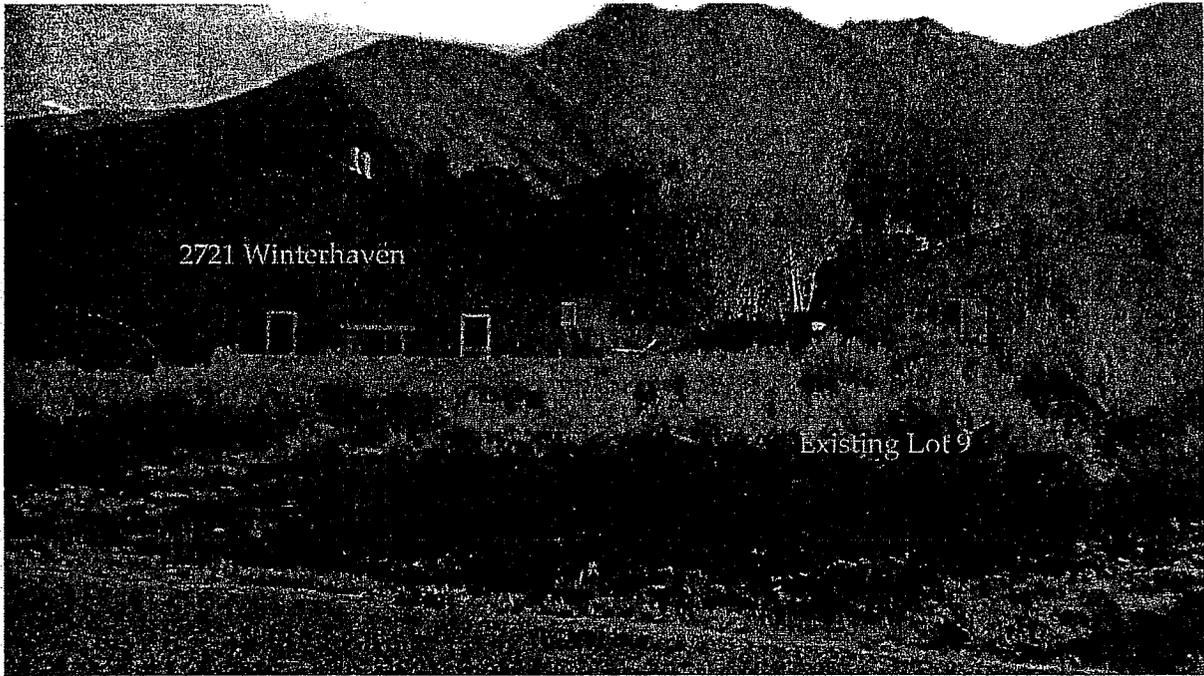


Photo 5. Relative elevation difference between Existing Lot 9 and my lot. The natural grade is likely 2 to 3 feet higher on the south portion of Existing Lot 9 than at 2721 Winterhaven.



Photo 6. View looking northeast along Winterhaven Drive from the bottom of my driveway towards the proposed development. Both the curve and the hill reduce traffic visibility.

From: Sharon Browder [<mailto:sfbrowder@gmail.com>]
Sent: Tuesday, July 08, 2014 3:22 PM
To: Kristine Hilt
Subject: Sunburst Hills Preliminary Plat Comments

Dear Community Development Professionals:

A few additional thoughts on the Sunburst Hills preliminary plat proposal from a more global perspective. The approximately 800-acre canyon directly to the east of the proposed subdivision appears to have, at some time in the past, washed out onto the valley floor, creating an alluvial fan of debris approximately 20 feet thick at it's outer edge (see attached photo). The outer edge of this fan, directly across Winterhaven Drive from the proposed subdivision, may or may not have been cut off by the action of the Wood River crossing its floodplain. In the future when the canyon burns, debris flows out of the canyon from a heavy precipitation event following the fire, such as have been recently observed in Deer Creek and Greenhorn drainages, are likely.

The proposed development is situated directly at the mouth of the canyon and very close to the wildland urban interface and what appears to be an historic debris flow. Public safety concerns for evacuation on short notice should be at the forefront of consideration for where higher density developments are allowed. How fast could all of these higher density on Winterhaven Drive and the central Woodside Area be evacuated in case of these types of eventualities?

The Comprehensive Plan seems to have been on target with encouraging higher density near the Hailey downtown core for yet another good reason.

Thanks again,

Sharon Browder

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On August 11, 2014 the Hailey Planning & Zoning Commission considered an application for Preliminary Plat, submitted by Tanner Investments, represented by Brant Tanner and Brian Yeager, for approval of a new subdivision platting over Lots 7, 8, 9 of Block 62, Woodside Subdivision #15 to create 12 Townhouse Cottage Sub-lots and to be named Sunburst Hills Cottage Townhouse Sub-lot Subdivision. The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

- Applicant:** Tanner Investments, represented by Brant Tanner and Brian Yeager
- Project:** Sunburst Hills Cottage Townhouse Sub-lot Subdivision Development
- Request:** Preliminary Plat recommendation from the Hailey Planning and Zoning Commission for a 12 lot Cottage Townhouse Sub-lot Subdivision
- Location:** Lots 7, 8, 9 of Block 62, Woodside Subdivision #15
- Zoning:** General Residential (GR)
- HEARING:** Planning and Zoning: July 14, 2014
August 11, 2014

Notice

Notice for the public hearing was published in the Idaho Mountain Express on April 23, 2014; the notice was mailed to property owners within 300 feet on April 22, 2014. The site was posted on April 22, 2014.

Application

Tanner Investments, represented by Brant Tanner (owner) and Brian Yeager of Galena Engineering, has submitted an application for Preliminary Plat approval for the cottage townhouse sub-lot subdivision of Lots 7-9, Block 62, Woodside Subdivision #15 into 12 residential lots ranging in size from 4,174 square feet to 6,941 square feet with one parcel dedicated to public use as a private street by the residents and neighborhood association. Daybreak Lane is the proposed name for the private street. The total land area of the subdivision is 1.78 acres. The project area is currently zoned General Residential (GR), which allows for a maximum of 10 dwelling units per acre. The proposed density in the Preliminary Plat is 6.74 dwelling units per acre.

Standards of Evaluation for a Subdivision				
Compliant			Standards and Findings of Fact	
Yes	No	N/A	City Code	City Standards and Findings of Fact
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Section 3.1.1	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	<p>Engineering: The City of Hailey's contract Engineer, Benchmark Associates, reviewed the Preliminary Plat and submitted their comments on August 7. The reviewing engineer was Steve Butler, P.E. from Benchmark Associates. Except for minor revisions and notes, Benchmark approves of the Preliminary Plat. The following comments were submitted from Benchmark Associates:</p> <p><i>"The purpose of this memorandum is to provide comments regarding the Sunburst Hills Project in Hailey. Benchmark received the preliminary plat and civil plans for the Sunburst Hills project to review on August 1, 2014. We have the following general comments.</i></p> <p><u>SHEETC1</u></p> <p>1. Typical Two Lane Road Section Add "to be approved by the Engineer" after compacted existing granular subgrade call out.</p> <p>2. Typical Winterhaven Drive Sidewalk Details Add "Compacted granular subgrade approved by Engineer." callout to detail</p> <p>3. Typical Curb Detail Add "Compacted granular subgrade approved by Engineer." Callout to detail</p> <p>4. Please provide a typical drywell detail profile.</p> <p><u>SHEETC2</u></p> <p>1. Verify 10 feet minimum separation between sewer service and water service laterals.</p> <p><i>Thank You for the opportunity to provide comments. If you have any further questions or concerns, please feel free to call me.</i> Sincerely, <u>Steve Butler, P.E."</u></p> <p>Life/Safety: - The current preliminary plat reflects all changes and revisions recommended and requested by the Fire Chief, Craig Aberbach and Fire Marshal, Mike Baledge. His changes included:</p> <ul style="list-style-type: none"> - Original private drive on the north end of the project was longer than 150' and did not comply with IFC standards. The applicant has corrected this in the current version of the preliminary plat by

			<p style="text-align: center;">making Daybreak Lane a private thru street.</p> <p>Wastewater: - The current preliminary plat reflects all changes and revisions recommended and requested by, Roger Parker, Wastewater Superintendent. His changes included: <ul style="list-style-type: none"> o Plan shows sewer main along Winterhaven where no sewer line exists. This must be revised to accurately reflect the infrastructure. o Add plat note stating that the City shall have the right to maintain/clean the sewer lines within the subdivision on the private drives. o Sewer laterals should be positioned in the center of the private drives - The subdivision will be subject to the following inspection prior to issuance of a building permit: pressure tests, manhole vacuum tests, bedding inspections, proper piping, pipe lettering up, and proper service Y's</p> <p>Water: - The current preliminary plat reflects all changes and revisions recommended and requested by, Cole Balis, Water Supervisor. His changes included: <ul style="list-style-type: none"> ▪ Valves should be installed at the property lines at entrances to the subdivision. ▪ Hot tap or t-junctions acceptable for valve stub-outs </p> <p>Streets: - Stop signs shall be placed at the intersections of Winterhaven Dr. and Daybreak Ln. - Sidewalks, crosswalks, ramps, shall be built according to City Standards and ADA requirements.</p>
			<p>Planning and Zoning: The following changes have been requested and are reflected on the current Preliminary Plat:</p> <ol style="list-style-type: none"> 1. Change Sunburst Drive to Daybreak Lane (or some other approve name, see 4.1.10.4) 2. Change title of plat to incorporate the words, "Townhouse Cottage Sub Lots" 3. A 10' snow storage easement must be shown on the plat to comply with 4.1.10.5. This will bring the easement into the lots adjacent to Daybreak Lane 4. NOTE: Our code prohibits naming private streets that service 5 or fewer lots, however I am recommending the street be named because it provides access to the back sides of several other lots. No change here, just wanted to let you know. 5. Two additional parking spaces per interior cottage (located along Daybreak Lane) need two additional parking spaces per 4.1.10.6. This can be parallel parking spots, but need to be shown on the prelim plat. 6. Show all driveways on the prelim plat with widths called to meet standards of 4.1.11.1 7. Please submit a preliminary grading plan per 4.8.1.2. Show on this plan that the development will not have an adverse effect on adjoining properties in terms of drainage. Also, see 4.8.2.1 for other guidance with the grading plan 8. Parks requirements must be submitted according to the Subdivision Ordinance. Kelly will provide a list of projects in Keefer park that could qualify for the in-lieu fee contribution. The Parks and Lands Board must submit a recommendation concerning the In-Lieu fees prior to public hearing with the PZ Commission.

				<p>9. Mailboxes must be shown on the preliminary plat</p> <p>10. The private drive must be named.</p> <p>11. Crosswalks and stop signs must be called out on prelim plat.</p> <p>12. 5' sidewalk is acceptable, but 6' is preferred.</p> <p>13. Sidewalk must extend and meet up with existing sidewalks on both sides of the development. (This requires paving a sidewalk over Parcel O.)</p> <p>14. A draft HOA/CC&R agreement must be presented with the complete application.</p>
				<p>Parks and Lands Board:</p> <p>- On July 2, 2014, the Parks and Lands Board recommended approval of the proposed fees in-lieu of park land dedication in the amount of \$41,000.000. The Parks and Lands Board did not specify how the funds should be used but will discuss this at a later meeting to formulate a recommendation for the City Council.</p> <p>- The Subdivision Ordinance states that any in-lieu fees "should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision (4.10.8.3)"</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.0 General Standards	<p>The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Ordinance, the Zoning Ordinance and any other applicable Ordinance or policy of the City of Hailey.</p>
			<i>Findings of Fact</i>	<i>See specific standards below.</i>
4.1 Streets				
Compliant			Standards and Findings of Fact	
Yes	No	N/A	City Code	City Standards and Findings of Fact
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1	<p>Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.</p>
			<i>Findings of Fact</i>	<p>- A private street, named Daybreak Lane, is proposed to service the subdivision. Five lots(Lots 2-6) will be accessed from Daybreak Lane and seven lots (Lot 1 and Lots 7-12) will be accessed from Winterhaven Drive.</p> <p>- Originally, the applicant proposed Sunburst Lane for the private street. However, because Sunburst Street already exists in Hailey, the applicant was required to choose a different name for the private street. The applicant has proposed Daybreak Lane.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.1	<p>All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.</p>
			<i>Findings of Fact</i>	<i>The private street has been platted as a separate, unbuildable parcel and is 36' wide. The drivable surface of the street is 20 feet and meets City Standards</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.2	<p>Cul-de-sacs or dead end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead end streets shall comply with all regulations set forth in the IFC and other</p>

				<p>applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.</p> <p>More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.</p>
			<i>Findings of Fact</i>	<p>- No cul-de-sacs or dead end streets are proposed.</p> <p>- The interior lots of the subdivision are serviced from Daybreak Lane, which has two entry/egress points.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.3	<p>Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neckdowns shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any two three-way intersections.</p>
			<i>Findings of Fact</i>	<p>- Daybreak Lane enters Winterhaven Drive at right angles in both intersections.</p> <p>- The streets are not 500 feet apart, however the current layout of the Daybreak Lane is acceptable to the Public Works Director and Street Superintendent.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.4	<p>Street center lines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neckdowns shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.</p>
			<i>Findings of Fact</i>	<p>- Daybreak Lane is a private drive and is curved through the subdivision to service the interior lots.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.5	<p>Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.</p>
			<i>Findings of Fact</i>	<p>- Private streets are required a minimum width of 36'.</p> <p>- Daybreak Lane is 36' feet wide with a drivable surface of 20' wide.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.6	<p>Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.</p>
			<i>Findings of Fact</i>	<p>- Proposed Roadway is 20' wide. According to Standard Drawing 18.14.012.F.2, the pavement width varies according to the street.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.7	<p>Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway</p>

				greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.
			<i>Findings of Fact</i>	- Road grades are proposed at 3.75% maximum grade.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.8	The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Stormwater Discharge from Construction Activity" for all construction activity affecting more than one acre.
			<i>Findings of Fact</i>	- All storm drainage for the subdivision will be contained by three proposed dry wells located on-site. - The applicant has not submitted copies of the DEQ permits for these drywells but they are required prior to final plat approval.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.9	The Developer shall provide and install all street and traffic control signs in accordance with City Standards.
			<i>Findings of Fact</i>	- Two stop signs are required at the intersection of Winterhaven Dr. and Daybreak Lane - The signs shall be installed according to City Standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.10	All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.
			<i>Findings of Fact</i>	- Daybreak Lane is a private street, however it is dedicated to public use and will not have any access restrictions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.10.1	Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner's association.
			<i>Findings of Fact</i>	- Daybreak Lane services five (5) interior lots. - The parcel dedicated for the street is 36 feet wide - Daybreak Lane shall be maintained by the homeowner's association.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.10.2	Private streets, wherever possible, shall provide interconnection with other public streets and private streets.
			<i>Findings of Fact</i>	- Daybreak Lane is interconnected with Winterhaven Dr. via a loop to service five interior lots. Winterhaven Dr. is a public street.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.10.3	The area designated for private streets shall be platted as a separate parcel according to subsection 4.5.3 below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.
			<i>Findings of Fact</i>	- Daybreak Lane has been platted as Parcel A with the following plat note: Plat Note 4) Parcel A is reserved for Common Access, public utilities and Snow Storage to benefit and be maintained by Lots within this subdivision. This area is

				<i>unbuildable except for ingress/egress or utilities. Costs for utilities, snow removal, onsite street maintenance, and maintenance of Parcel A shall be shared on a pro rata basis between the cottage lots.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.10.4	Private street names shall not end with the word "Road", "Boulevard", "Avenue", "Drive" or "Street". Private streets serving five (5) or fewer dwelling units shall not be named.
			<i>Findings of Fact</i>	<ul style="list-style-type: none"> - Daybreak Lane complies with the requirements of a privately owned street. - As Daybreak Lane provides access to the backsides of several lots, in addition to servicing the five interior lots, staff recommends naming the street for public safety purposes. - For public safety purposes, staff recommends naming the private street Daybreak Lane.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.10.5	Private streets shall have adequate and unencumbered 10-foot wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.
			<i>Findings of Fact</i>	- The preliminary plat shows a 10' snow storage easement along the length of Daybreak Lane.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.10.6	Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to Article IX of the Hailey Zoning Ordinance. The dimension of guest/overflow parking spaces shall be no less than 10' by 20' if angle parking, or 10' by 24' if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or other all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.
			<i>Findings of Fact</i>	<ul style="list-style-type: none"> -Daybreak Lane services access to five interior lots, therefore 10 additional spaces are required. - More than 10 parallel parking spaces can be accommodated along Daybreak Lane.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.11	Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.
			<i>Findings of Fact</i>	- No driveway provides access to more than one residential dwelling unit.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.11.1	Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths: <div style="text-align: right; margin-right: 50px;"> Accessing one residential unit: 12 feet Accessing two residential units: 16 feet </div> No portion of the required fire lane width of any driveway may be utilized for

				parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.
			<i>Findings of Fact</i>	- Twelve (12) driveways are shown with a minimum width of 12 feet per driveway. - All twelve driveways will be paved with asphalt.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.11.2	Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.
			<i>Findings of Fact</i>	- No driveways are longer than 150 feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.11.3	Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.
			<i>Findings of Fact</i>	- All driveways provide access to no more than one dwelling unit.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.11.4	The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.
			<i>Findings of Fact</i>	- All driveways provide access to no more than one dwelling unit.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.11.5	No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.
			<i>Findings of Fact</i>	- All proposed driveways do not interfere with maintaining existing infrastructure and have been located to maintain maximum distance between dwelling units.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.12	A parking access lane shall not be considered a street, but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			<i>Findings of Fact</i>	- The private drive is 36 feet wide and complies with IFC requirements for fire access to the interior lots.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.13	Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			<i>Findings of Fact</i>	- The private drive is 36 feet wide and complies with IFC requirements for fire access to the interior lots.
4.2 Sidewalks and Pathways				
Compliant			Standards and Findings of Fact	
Yes	No	N/A	City Code	City Standards and Findings of Fact
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.1	Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.
			<i>Findings of Fact</i>	- A five (5) foot sidewalk will be installed along the length of the subdivision adjacent to Winterhaven Dr. - The proposed sidewalk will match existing sidewalks on the north side of the project and on the south side. Both existing sidewalks are 5' in width. - The developer is required to extend the sidewalk on both sides to connect

				<p>with the existing sidewalks, which will require constructing a 5' concrete sidewalk across the City of Hailey owned parcel on the south side of the project to meet up with the existing sidewalk. The preliminary plat reflects this requirement.</p> <p>- A 5' sidewalk will be installed along both sides of the private drive, according to City Standards. These interior sidewalks will provide pedestrian connection to the sidewalk on Winterhaven Drive.</p> <p>- The Preliminary Plat shows a 5' sidewalk along the west side of Daybreak Lane, but does not propose a sidewalk along the east side.</p> <p>- The applicant proposes to pay a fee in lieu of sidewalks for the east side sidewalks. <u>The proposed fee is \$7,313.00 for the east side sidewalk.</u> The fee was calculated according to Section 4.2.4 of the Subdivision Ordinance. The Commission recommends approval of the proposed fee in lieu of sidewalks on the east side of Daybreak Lane.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.1.1	<p>Sidewalks and drainage improvements shall be located and constructed according to applicable City Standards, except as otherwise provided herein.</p>
			Findings of Fact	- See Finding of Fact for Section 4.2.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.1.2	<p>The length of Sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any Public Street or Private Street.</p>
			Findings of Fact	- See Finding of Fact for Section 4.2.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.1.3	<p>New Sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.</p>
			Findings of Fact	- See Finding of Fact for Section 4.2.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.1.4	<p>Sites located adjacent to a Public Street or Private Street that are not currently thru-streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.</p>
			Findings of Fact	- See Finding of Fact for Section 4.2.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.1.5	<p>The requirement for Sidewalk and drainage improvements are not required for any Lot Line Adjustment.</p>
			Findings of Fact	- The application is not a Lot Line Adjustment but a Townhouse Cottage Subdivision project, therefore sidewalks are required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.2	<p>Pathways. The Developer shall install all non-vehicular pathways, to City Standards, in all areas within or adjacent to the property to be developed where Pathways are depicted upon the Master Plan.</p>
			Findings of Fact	- Apart from the sidewalk, no other pathways are proposed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.3	<p>The Developer may, at Developer's option, propose alternatives to either the standard</p>

				sidewalk configuration required in Section 4.2.1, or the planned non-vehicular pathway required in Section 4.2.2. The Hearing Examiner or Commission and Council shall ensure that the alternative configuration shall not reduce the level of service or convenience to either residents of the development or the public at large.
			<i>Findings of Fact</i>	- No sidewalk or pathway alternative has been presented or required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.4	After receiving a recommendation by the Hearing Examiner or Commission, the Council may in its discretion approve and accept voluntary cash contributions in-lieu of the improvements described in this Section 4.2, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110% of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City signs the final plat. In-lieu contributions for sidewalks shall not be accepted in Business, Limited Business, Neighborhood Business Technological Industry and Service Commercial Industrial districts.
			<i>Findings of Fact</i>	- The applicant proposes to pay a fee in lieu of sidewalks for the east side sidewalks. The proposed fee is \$7,313.00 for the east side sidewalk. The fee was calculated according to Section 4.2.4 of the Subdivision Ordinance. The calculation and proposal of in-lieu fees is acceptable to Staff. The Commission recommends approval of the proposed fee in lieu of sidewalks on the east side of Daybreak Lane. - The calculation of the In-Lieu fees is as follows: <div style="text-align: center;"> Total estimated costs: \$6,649.00 Add'tl 10% per 4.2.4: \$664.00 Total Fees: \$7,313.00* </div> *NOTE: See estimates submitted by Galena Engineering on August 7, 2014 on behalf of the applicant for more detail on calculating the in-lieu sidewalk fees. Estimates of costs are located in the record for this project.

4.3 Alleys and Easements

Compliant			Standards and Findings of Fact	
Yes	No	N/A	City Code	City Standards and Findings of Fact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.3.1	Alleys shall be provided in all Business District and Limited Business District developments where feasible.
			<i>Findings of Fact</i>	- No alleys are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.3.2	The minimum width of an alley shall be 26 feet.
			<i>Findings of Fact</i>	- No alleys are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.3.3	All alleys shall be dedicated to the public or provide for public access.
			<i>Findings of Fact</i>	- No alleys are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.3.4	All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.

			<i>Findings of Fact</i>	- No alleys are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.3.5	Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.
			<i>Findings of Fact</i>	- No alleys are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.3.6	Dead-end alleys shall not be allowed..
			<i>Findings of Fact</i>	- No alleys are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.3.7	Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.
			<i>Findings of Fact</i>	- No alleys are proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.3.8	Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:
			<i>Findings of Fact</i>	- Parcel A is reserved to provide public utility access to all interior lots and services to all lots.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.3.8.1	To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot wide fisherman's access easement, measured from the Mean High Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.
			<i>Findings of Fact</i>	- Parcel A provides an access, provides a space for utilities and snow storage, and emergency access.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.3.8.2	To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.
			<i>Findings of Fact</i>	- No natural resource, riparian area, hazardous area, or other limitation requires an easement for this subdivision.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.3.8.3	To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above

				ground utilities, such as transformers.
			<i>Findings of Fact</i>	- A 10' wide snow storage easement along the length of Daybreak Lane is provided.
4.4 Blocks				
Compliant			Standards and Findings of Fact	
Yes	No	N/A	City Code	City Standards and Findings of Fact
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.4.1	The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.
			<i>Findings of Fact</i>	- The subdivision is comprised of two blocks with all lots appropriately sited to maximize the density and buildable lot size.
4.5 Lots				
Compliant			Standards and Findings of Fact	
Yes	No	N/A	City Code	City Standards and Findings of Fact
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.5.1	All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half acre (21,780 square feet). In the event a single-family residential lot greater than one-half acre is platted, irrigation shall be restricted to not more than one-half acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Ordinance.
			<i>Findings of Fact</i>	- All lots in Sunburst Subdivision are Townhouse Cottage Sub-lots, which do not have a minimum lot size but are required to meet the density requirements of the zone, - General Residential (GR) has a maximum density of 10 lots per acre, or 0.10 acre per lot. All lots are equal to or larger than 0.10 acre. - The smallest lot is 0.10 acre (Lot 11) and the largest lot is 0.16 acre (Lot 2).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.5.1.1	If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future resubdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.
			<i>Findings of Fact</i>	- Lots are not more than double the minimum size.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.5.2	Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).
			<i>Findings of Fact</i>	- No double frontage lots are proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.5.3	No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as "parcels" on the plat. Green Space shall be clearly designated

				as such on the plat.
			<i>Findings of Fact</i>	- All lots are buildable. - Parcel A is shown as a private street dedicated for public access and public utilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.5.4	A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the "flagpole" projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The "flagpole" portion of the lot shall be included in lot area, but shall not be considered in determining minimum lot width. The "flagpole" shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.
			<i>Findings of Fact</i>	- Lot 6 is the only flag lot proposed in Sunburst Hills.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.5.5	All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Sections 4.1.11.1 and 4.5.4 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.
			<i>Findings of Fact</i>	- All lots have frontage on either Winterhaven Dr. or Daybreak Lane. - Lots 1, 7, 8, 9, 10, 11, and 12 have frontage on Winterhaven Dr. - Lots 2, 3, 4, 5, and 6 have frontage on Daybreak Lane.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.5.6	In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e. lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.
			<i>Findings of Fact</i>	- Project is not located in the Townsite Overlay.
4.6 Orderly Development				
Compliant			Standards and Findings of Fact	
Yes	No	N/A	City Code	City Standards and <i>Findings of Fact</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.6.1	Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.
			<i>Findings of Fact</i>	- All city services are existing along Winterhaven Dr. and any extension will be the responsibility of the Developer.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.6.2	Developers requesting phased subdivisions shall enter into a phasing agreement with the City: Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.
			<i>Findings of Fact</i>	- No phasing is requested for Sunburst Hills.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.6.3	No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following: <ul style="list-style-type: none"> • Provision of on-site or off-site street or intersection improvements. • Provision of other off-site improvements.

				<ul style="list-style-type: none"> • Dedications and/or public improvements on property frontages. • Dedication or provision of parks or green space. • Provision of public service facilities. • Construction of flood control canals or devices. • Provisions for ongoing maintenance.
			<i>Findings of Fact</i>	- Sunburst Hills does not affect the ability of political subdivisions of the state to deliver services.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.6.4	<p>When the Developer of Contiguous Parcels proposes to subdivide any portion of the Contiguous Parcels, an Area Development Plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:</p> <ul style="list-style-type: none"> a) Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic. b) Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations. c) Water main lines and sewer main lines shall be designed in the most effective layout feasible. d) Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible. e) Park land shall be most appropriately located on the Contiguous Parcels. f) Grading and drainage shall be appropriate to the Contiguous Parcels. g) Development shall avoid easements and hazardous or sensitive natural resource areas. <p>The Commission and Council may require that any or all Contiguous Parcels be included in the subdivision.</p>
			<i>Findings of Fact</i>	- Sunburst Hills does not include any phasing that impacts any contiguous or adjacent parcels and is not a phased project.

4.7 Perimeter Walls, Gates and Berms

Compliant			Standards and Findings of Fact	
Yes	No	N/A	City Code	City Standards and Findings of Fact
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.7	The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.
			<i>Findings of Fact</i>	<ul style="list-style-type: none"> - No walls or gates are proposed. - No perimeter landscape berms are proposed

4.8 Cuts, Fills, Grading and Drainage

Compliant			Standards and Findings of Fact	
Yes	No	N/A	City Code	City Standards and Findings of Fact
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.1	Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.
			<i>Findings of Fact</i>	- The subdivision has been designed to retain all storm water on site utilizing three dry wells. - Some cut and fill will be necessary to develop the site, however the project is not located in a floodplain and no streams or drainage channels will be disrupted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.1.1	A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.
			<i>Findings of Fact</i>	- A soil report has not been required because the site contains no known hazards and has not been developed at any time in the past.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.1.2	A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information: <div style="text-align: center;"> Proposed contours at a maximum of two (2) foot contour intervals; Cut and fill banks in pad elevations; Drainage patterns; Areas where trees and/or natural vegetation will be preserved; Location of all street and utility improvements including driveways to building envelopes; and Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council. </div>
			<i>Findings of Fact</i>	- A preliminary grading plan has been submitted and is acceptable.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.2.1	Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.
			<i>Findings of Fact</i>	- The grading plan, as submitted minimizes necessary cuts and blends with the existing natural land forms.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.2.2	Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.
			<i>Findings of Fact</i>	- Even though the site is not flat, all areas within the subdivision are suitable for development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.2.3	Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.
			<i>Findings of Fact</i>	- All restoration of the site is the responsibility of the developer.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Fact</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.2.4	Where cuts, fills or other excavation are necessary, the following development standards shall apply:
			<i>Findings of Fact</i>	- The submitted grading plan is in compliance with the standards listed below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.4.1	Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.
			<i>Findings of Fact</i>	- The submitted grading plan complies with this standard, although an on-site inspection by the City Engineer is recommended to verify the standard.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.2.4.2	Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM).
			<i>Findings of Fact</i>	- The submitted grading plan complies with this standard, although an on-site inspection by the City Engineer is recommended to verify the standard.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.2.4.3	Cut slopes shall be no steeper than two horizontal to one vertical. Subsurface drainage shall be provided as necessary for stability.
			<i>Findings of Fact</i>	- The submitted grading plan complies with this standard, although an on-site inspection by the City Engineer is recommended to verify the standard.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.2.4.4	Fill slopes shall be no steeper than three horizontal to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope.
			<i>Findings of Fact</i>	- The submitted grading plan complies with this standard, although an on-site inspection by the City Engineer is recommended to verify the standard.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.2.4.5	Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures.
			<i>Findings of Fact</i>	- The submitted grading plan complies with this standard, although an on-site inspection by the City Engineer is recommended to verify the standard.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.2.5	The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State and local regulations. The Developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by Planning Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Stormwater Discharge from Construction Activity" for all construction activity affecting more than one acre.
			<i>Findings of Fact</i>	- All storm drainage for the subdivision will be contained by three proposed dry wells located on-site. - The applicant has not submitted copies of the DEQ permits for these drywells but they are required prior to final plat approval.

4.9 Overlay Districts

Compliant			Standards and Findings of Fact	
Yes	No	N/A	City Code	City Standards and Findings of Fact
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.1	Flood Hazard Overlay District
			<i>Findings of Fact</i>	- Project is not located in a Flood Hazard Overlay District

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.1.1	Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.
			<i>Findings of Fact</i>	- Project is not located in a Flood Hazard Overlay District
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.1.2	Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.
			<i>Findings of Fact</i>	- Project is not located in a Flood Hazard Overlay District
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.1.3	Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.
			<i>Findings of Fact</i>	- Project is not located adjacent to the Big Wood River or any of its tributaries.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.2	Hillside Overlay District
			<i>Findings of Fact</i>	- Project is not located in the Hillside Overlay District.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.2.1	Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance.
			<i>Findings of Fact</i>	- Project is not located in the Hillside Overlay District.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.2.2	Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.
			<i>Findings of Fact</i>	- Project is not located in the Hillside Overlay District.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.9.2.3	All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.
			<i>Findings of Fact</i>	- The developer shall obtain a Site Alteration, Permit prior to any development occurring.
4.10: Parks, Pathways and Other Green Spaces				
Compliant			Standards and Findings of Fact	
Yes	No	N/A	City Code	City Standards and Findings of Fact
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.10.1	Parks and Pathways. Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.
			<i>Findings of Fact</i>	The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.10.1.1	<p>Parks. The Developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:</p> <p style="text-align: center;">$P = x \text{ multiplied by } .0277$</p> <p style="text-align: center;">"P" is the Parks contribution in acres "x" is the number of single family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, "x" is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations</p>

				<p>In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a Park shall be reduced by 75%, but in no event shall the area required for a Park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.</p>
			<i>Findings of Fact</i>	<p><i>This subdivision, Sunburst Hills, is located in the GR Zoning District, therefore the park requirement of .0277 acres per lot applies. This subdivision proposes 12 lots, resulting in 0.33 acres:</i></p> <p style="text-align: center;"><i>Parks Contribution in Acres (P) = 12 (lots) X .0277</i> <i>P = .33 acres required</i></p> <p><i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.1.2	<p>Pathways. The Developer of any subdivision, or any part thereof, shall provide Pathways for all trails and paths identified in the Master Plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.</p>
			<i>Findings of Fact</i>	<p><i>- The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i></p> <p><i>- The applicant is requesting to pay a fee in lieu of sidewalks along the east side of Daybreak Lane. This in-lieu fee is addressed in 4.2.4 above.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.2	<p>Multiple Ownership. Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly,</p> <p style="padding-left: 40px;">a. by the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or</p> <p style="padding-left: 40px;">b. by different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies),</p> <p>multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units.</p>
			<i>Findings of Fact</i>	<p><i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.10.3	<p>Parks and Lands Board. The Parks and Lands Board shall review and make a recommendation to the Hearing Examiner or Commission and Council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the Master Plan and provisions of this ordinance.</p>
			<i>Findings of Fact</i>	<p><i>- On July 2, 2014, the Parks and Lands Board recommended approval of the proposed fees in-lieu of park land dedication in the amount of \$41,000.000. The Parks and Lands Board did not specify how the funds should be used</i></p>

				<p><i>but will discuss this at a later meeting to formulate a recommendation for the City Council.</i></p> <p><i>- The Subdivision Ordinance states that any in-lieu fees "should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision (4.10.8.3)"</i></p>
			4.10.4	Minimum Requirements
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.4.a	<p>Private Green Space. Use and maintenance of any privately owned Green Space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the Council.</p> <p><i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i></p>
			<i>Findings of Fact</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.4.b	<p>Neighborhood Park. A Neighborhood Park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A Neighborhood Park shall be deeded to the City upon completion, unless otherwise agreed upon by the Developer and City.</p> <p><i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i></p>
			<i>Findings of Fact</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.4.c	<p>Mini Park. A Mini Park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All Mini Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation.</p> <p><i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i></p>
			<i>Findings of Fact</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.4.d	<p>Park/Cultural Space. A Park/Cultural Space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more Parks or Park/Cultural Spaces.</p> <p><i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i></p>
			<i>Findings of Fact</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.4.e	<p>Pathway. Pathways shall have a minimum twenty foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan, or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of</p>

				setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a Park for every square foot of qualified dedicated Pathway right-of-way
			<i>Findings of Fact</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.5	Specific Park Standards. All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
			<i>Findings of Fact</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.5.1	Shall meet the minimum applicable requirements required by Section 4.10.4.
			<i>Findings of Fact</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.5.2	Shall provide safe and convenient access, including ADA standards.
			<i>Findings of Fact</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.5.3	Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.
			<i>Findings of Fact</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.5.4	Shall be configured in size, shape, topography and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drainways, floodways and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.
			<i>Findings of Fact</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.5.5	Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.
			<i>Findings of Fact</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.5.6	Shall require low maintenance, or provide for maintenance or maintenance endowment.
			<i>Findings of Fact</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.6	Specific Pathway Standards. All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
			<i>Findings of Fact</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.6.1	Shall meet the minimum applicable requirements required by Section 4.10.4.
			<i>Findings of Fact</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.6.2	Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.

			<i>Findings of Fact</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.7	Specific Green Space Standards. If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
			<i>Findings of Fact</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.7.1	Shall meet the minimum applicable requirements required by Section 4.10.4.
			<i>Findings of Fact</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.7.2	Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).
			<i>Findings of Fact</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.7.3	The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.
			<i>Findings of Fact</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.7.4	The private ownership and maintenance of green space shall be adequately provided for by written agreement.
			<i>Findings of Fact</i>	<i>The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.10.8	In-Lieu Contributions.
			<i>Findings of Fact</i>	<i>See findings below</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.10.8.1	After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.
			<i>Findings of Fact</i>	- On July 1, 2014, the Parks and Lands Board recommended a fee in lieu of park dedication in the amount of \$41,000, which was calculated according Section 4.10.8 of the Subdivision Ordinance. - Recommended In-Lieu Fee: \$41,000.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.10.8.2	The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (e.g., square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (e.g., \$/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in Sections 4.10.5.4 and 4.10.5.5 of this ordinance. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.
			<i>Findings of Fact</i>	- The location identified to be appraised is the subject project for the proposed subdivision, comprising Lots 7-9, Block 62, Woodside Subdivision #15. These lots meet the criteria addressed, 4.10.5.4 and 4.10.5.5 and were recently appraised by the applicant.

				<p>- The appraiser submitted by the applicant is Chandler Appraisal, represented by Lois Chandler. The appraisal submitted is acceptable to the Administrator and has been paid for by the applicant.</p> <p>- The property was appraised at \$2.59/square foot or \$112,820 per acre.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.10.8.3	<p>Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.</p> <p><i>Findings of Fact</i></p> <p>- According to 4.10.4.c, this project best meets the criteria of a Mini Park. Mini Parks are required to provide the following minimum amenities:</p> <ol style="list-style-type: none"> 1. Finished grading and ground cover 2. Trees and shrubs 3. Picnic table 4. Trash container 5. Dog station 6. Bike rack(s) 7. Park bench(es) 8. At least 5 tree of 4" caliper (15 X .31 acre= 4.65 or ~5) 9. Landscaping and Irrigation <p>- The applicant has submitted a list of costs that account for each of the above amenities. The total costs for amenities are \$6,100.00.</p> <p>- Based on the appraised value, cost of the improvements, and based on the recommendations of the Parks and Lands Board, the applicant has consented to pay the in lieu fee of \$41,000.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.10.8.4	<p>In-lieu contributions must be segregated by the City and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.</p> <p><i>Findings of Fact</i></p> <p>All fees paid in lieu of park dedication requirements will be segregated by the City Treasurer as required.</p>
5.0 Improvements Required.				
Compliant			Standards and Findings of Fact	
Yes	No	N/A	City Code	City Standards and <i>Findings of Fact</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.1	<p>It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement</p>

				standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.
			<i>Findings of Fact</i>	<i>- The plat shows the minimum requirements will be constructed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Findings of Fact</i>	<i>- Upon approval, six (6) copies of all plans will be filed with the City Engineer. All other requirements of this section will be enforced by the City Engineer or designee.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Findings of Fact</i>	<i>- Pre-construction meetings will be scheduled prior to an construction by the City Engineer or designee.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.1.3	The Developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City Engineer, except that parks shall be guaranteed and maintained by the Developer for a period of two years.
			<i>Findings of Fact</i>	<i>- The developer is hereby required to guarantee all improvement pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City Engineer.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Findings of Fact</i>	<i>- The developer is hereby advised that all infrastructures shall be constructed according to City Standards and is subject to inspection by the City of Hailey at any time.</i> <i>- If any infrastructures are deemed insufficient, the Developer shall replace and/or repair them solely at their own cost to meet City Standards.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Findings of Fact</i>	<i>- Two street cuts are required to provide sewer service to Sunburst Hills Subdivision. These street cuts shall meet City Standards and are subject to inspection by the City of Hailey at any time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.2.2	Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall

				thereafter be maintained by the City.
			<i>Findings of Fact</i>	- <i>Street signs shall be constructed according to City Standards and shall be subject to inspection at any time by the City of Hailey</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Findings of Fact</i>	- <i>Sunburst Hills is located in the General Residential zoning district, therefore not streetlights are required.</i> - <i>No street lights are proposed Sunburst Hills Subdivision.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Findings of Fact</i>	- <i>All 12 lots have sewer service dedicated for the dwelling unit.</i> - <i>Sewer plans have been reviewed by the Wastewater Superintendent and have been approved.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Findings of Fact</i>	- <i>All 12 lots have separate water service connections dedicated for the dwelling unit.</i> - <i>All water infrastructure plans have been reviewed by the Water Superintendent and the Fire Chief. These plans have been approved.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Findings of Fact</i>	- <i>Project is not within the Townsite Overlay</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Findings of Fact</i>	- <i>All storm drainage for the subdivision will be contained by three proposed dry wells located on-site and meet City Standards.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.

			<i>Findings of Fact</i>	- All service connections have been reviewed and approved.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.7	The Developer shall improve all parks and Green Space areas as presented to and approved by the Hearing Examiner or Commission and Council.
			<i>Findings of Fact</i>	- Developer is requesting to pay a fee in lieu of park land dedication.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Findings of Fact</i>	- All improvements shall be installed according to City Standards and are subject to inspection at any time. If improvements are not satisfactory to the City Engineer or his designee, the developer will be required to repair or replace them at their own cost.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Findings of Fact</i>	- All improvements shall be installed according to City Standards and are subject to inspection at any time. If improvements are not satisfactory to the City Engineer or his designee, the developer will be required to repair or replace them at their own cost.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Findings of Fact</i>	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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
			<i>Findings of Fact</i>	- Three (3) sets of "as-built plans and specifications" certified by the Developer's engineer shall be filed with the City Engineer prior to acceptance by the City of Hailey.

Section 8: Townhouses

Compliant			Standards and Findings of Fact	
Yes	No	N/A	City Code	City Standards and Findings of Fact
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.1	Plat Procedure. The Developer of the townhouse development shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed townhouse sub-lots, which shall adequately provide for the control (including billing where applicable) and maintenance of all common utilities, commonly held facilities, garages, parking and/or Green Spaces. Prior to final plat approval, the Developer shall submit to the City a final copy of the party wall agreement and any other such documents and shall record the documents prior to or at the same time of the recordation of the plat, which plat shall reflect the recording instrument numbers thereupon.
			<i>Findings of</i>	- The development is a Cottage Townhouse Development, which does not

			<i>Fact</i>	propose any party walls and does not require party wall agreements. - A draft Home Owner's Association (HOA) agreement has been submitted by the applicant. The agreement provides for control and maintenance of Parcel A and all other commonly held facilities, easements, and assets.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.2	Garage. All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sub-lots, provided that the ownership of detached garages is appurtenant to specific townhouse units on the townhouse plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development.
			<i>Findings of Fact</i>	- Garages and driveways are shown on the plat. All garages are located on the same sub-lot as the principle dwelling and no party walls are proposed. All garages are attached to the principle dwelling. - The proposed Plat Note 5 addresses garage footprints.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.3	Storage/Parking Areas. Residential townhouse developments shall provide parking spaces according to the requirements of Article IX of the Zoning Ordinance .
			<i>Findings of Fact</i>	- Each cottage townhouse is providing four parking spaces with two spaces in the garage and two spaces in each driveway. All required parking is located on-site and does not encroach on Parcel A.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.4	Construction standards. All townhouse development construction shall be in accordance with the IBC, IRC and IFC. Each townhouse unit must have separate water, sewer and utility services, which do not pass through another building or unit.
			<i>Findings of Fact</i>	All Cottage Townhouses shall be built according to the most currently adopted IBC, IRC, and IFC standards. The preliminary plat shows separate water, sewer, and utility services for each individual cottage townhouse.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.5	General Applicability. All other provisions of this Ordinance and all applicable ordinances, rules and regulations of the City and all other governmental entities having jurisdiction shall be complied with by townhouse developments.
			<i>Findings of Fact</i>	- All provisions of this Ordinances and all other applicable standards shall be complied with by the townhouse development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.6	Expiration. Townhouse developments which have received final plat approval shall have a period of three calendar years from the date of final plat approval by the Council to obtain a building permit. Developments which have not received a building permit, shall be null and void and the plats associated therewith shall be vacated by the Council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the Council. Further, if construction on any townhouse development or phase of any development ceases or is not diligently pursued for a period of three years without the prior consent of the Council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated.
			<i>Findings of Fact</i>	- The applicant has three calendar years from the date of the final plat approval to obtain a building permit for this development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.7	Conversion. The conversion by subdivision of existing units into Townhouses shall not be subject to Section 4.10 of this Ordinance.
			<i>Findings of Fact</i>	- The project is new construction.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.8	The maximum number of Cottage Townhouse Units on any parcel shall be twelve (12), and not more than two (2) Cottage Townhouse Developments shall be constructed adjacent to each other.

			Findings of Fact	<ul style="list-style-type: none"> - A total of 12 Cottage Townhouse units are proposed. - There are no adjacent Cottage Townhouse Developments.
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Title 18: Mobility Design Ordinance Requirements			
Compliant			City Code and Findings of Fact
Yes	No	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>18.06.010 Street Classifications, Types, and Designations</p> <p>Findings of Fact</p> <ul style="list-style-type: none"> - Winterhaven is classified as a Residential Local, therefore all requirements for Residential Local streets shall apply.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>18.06.012 Street Design and Guideline Standards</p> <p>Findings of Fact</p> <ul style="list-style-type: none"> - Residential/Local streets require the following standards: <ul style="list-style-type: none"> o Sidewalk Zone (includes curb, buffer, ped and frontage zones): <ul style="list-style-type: none"> ▪ 11ft total width with a minimum 5 ft pedestrian zone o Bicycle Facilities: <ul style="list-style-type: none"> ▪ 10-12 ft shared lane with Sharrow o Parking: <ul style="list-style-type: none"> ▪ May vary based on needs or neighborhood and ROW width o Drainage <ul style="list-style-type: none"> ▪ Natural Swale - The plans show a sidewalk zone of 17 feet from edge of asphalt to the property line. - A sidewalk width of 5 feet is shown, offset from the property line by 2 feet. - Winterhaven lanes will be shared by bicyclists. - Applicant is advised that all Sharrow markings required will be charged to the developer and must be paid prior to issuance of a building permit for the project. - Parallel parking is proposed, consistent with the residential character of the street and neighborhood. - A 5' sidewalk will be installed along the west side of Daybreak Lane.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>18.06.016 Traffic Calming</p> <p>Findings of Fact</p> <ul style="list-style-type: none"> - Stop signs are required at the two intersections of Sunburst Hills and Winterhaven Dr.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18.06.022 Pedestrian Facility Design Guidelines and Standards		
			<table border="1" style="width: 100%;"> <tr> <td style="width: 20%;"><i>Findings of Fact</i></td> <td> <ul style="list-style-type: none"> - The proposed 5' sidewalk is located 10.5' from the end of asphalt on Winterhaven Dr. providing a safe buffer between vehicular traffic and pedestrian traffic. - All curb ramps will be designed to meet current ADA standards. - The sidewalk cross section shown on the preliminary plat is acceptable and meets standards. - Staff is working with applicant to install audible warning pads to comply with ADA standards and will be acceptable to the City of Hailey. - The pedestrian crossings at the intersections of Sunburst Ln and Winterhaven Dr. will be striped according to City Standards and ADA requirements. </td> </tr> </table>	<i>Findings of Fact</i>	<ul style="list-style-type: none"> - The proposed 5' sidewalk is located 10.5' from the end of asphalt on Winterhaven Dr. providing a safe buffer between vehicular traffic and pedestrian traffic. - All curb ramps will be designed to meet current ADA standards. - The sidewalk cross section shown on the preliminary plat is acceptable and meets standards. - Staff is working with applicant to install audible warning pads to comply with ADA standards and will be acceptable to the City of Hailey. - The pedestrian crossings at the intersections of Sunburst Ln and Winterhaven Dr. will be striped according to City Standards and ADA requirements.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18.06.024 Bicycle Facility Design Guidelines and Standards		
			<table border="1" style="width: 100%;"> <tr> <td style="width: 20%;"><i>Findings of Fact</i></td> <td> <ul style="list-style-type: none"> - For this street classification, the street lanes can be shared and used for bicycle traffic, as well as the sidewalk. - The sidewalk is not the preferred location for bicycle traffic, but acceptable when pedestrians are not present. - The number of Sharrow markings required shall be determined by the Public Works Department, according to the most current version of MUTCD Standards - Sharrow Markings are required and shall be paid by the developer prior to issuance of a building permit for the project. </td> </tr> </table>	<i>Findings of Fact</i>	<ul style="list-style-type: none"> - For this street classification, the street lanes can be shared and used for bicycle traffic, as well as the sidewalk. - The sidewalk is not the preferred location for bicycle traffic, but acceptable when pedestrians are not present. - The number of Sharrow markings required shall be determined by the Public Works Department, according to the most current version of MUTCD Standards - Sharrow Markings are required and shall be paid by the developer prior to issuance of a building permit for the project.
<i>Findings of Fact</i>	<ul style="list-style-type: none"> - For this street classification, the street lanes can be shared and used for bicycle traffic, as well as the sidewalk. - The sidewalk is not the preferred location for bicycle traffic, but acceptable when pedestrians are not present. - The number of Sharrow markings required shall be determined by the Public Works Department, according to the most current version of MUTCD Standards - Sharrow Markings are required and shall be paid by the developer prior to issuance of a building permit for the project. 				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.06.26 Street Tree Guidelines and Standards		
			<table border="1" style="width: 100%;"> <tr> <td style="width: 20%;"><i>Findings of Fact</i></td> <td> <ul style="list-style-type: none"> - Street trees are not required for Residential/Local streets. </td> </tr> </table>	<i>Findings of Fact</i>	<ul style="list-style-type: none"> - Street trees are not required for Residential/Local streets.
<i>Findings of Fact</i>	<ul style="list-style-type: none"> - Street trees are not required for Residential/Local streets. 				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.06.028 Streetscape Elements Guidelines and Standards		
			<table border="1" style="width: 100%;"> <tr> <td style="width: 20%;"><i>Findings of Fact</i></td> <td> <ul style="list-style-type: none"> - Streetscape elements are not required for Residential/Local streets. </td> </tr> </table>	<i>Findings of Fact</i>	<ul style="list-style-type: none"> - Streetscape elements are not required for Residential/Local streets.
<i>Findings of Fact</i>	<ul style="list-style-type: none"> - Streetscape elements are not required for Residential/Local streets. 				

CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the Commission makes the following Conclusions of Law:

1. Adequate notice, pursuant to Section 3 of the Hailey Subdivision Ordinance, was given for the public hearing.
2. Upon compliance with the conditions noted below, the application substantially meets the standards of approval set forth in the Hailey Subdivision Ordinance.
3. The application for Preliminary Plat, as presented on the day these findings are signed is recommended for approval by the Hailey Planning and Zoning Commission.

DECISION

The application for approval of a Preliminary Plat, submitted by Tanner Investments, represented by Brant Tanner and Brian Yeager, for a new subdivision platting over Lots 7, 8, 9 of Block 62, Woodside Subdivision #15 to create 12 Townhouse Cottage Sub-lots and to be named Sunburst Hills Cottage Townhouse Sub-lot Subdivision is hereby recommended for approval to the Hailey City Council subject to the following terms and conditions:

- a) All Fire Department and Building Department requirements shall be met.
- b) All City infrastructure requirements shall be met as outlined in the Hailey Subdivision Ordinance and further detailed in the Findings of Fact as approved. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense and shall include all infrastructure improvements as identified in the Findings of Fact.
- c) The final plat shall include plat notes #1 through #9 as stated on the approved preliminary plat [with the following amendments and additions: if applicable]
- 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 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.
- g) Any subdivision inspection fees due shall be paid prior to recording the final plat.
- h) Any application development impact fees shall be paid prior to recording the final plat.
- i) All in-lieu fees as identified in the Findings of Fact and approved by this decision must be paid prior to recording the Final Plat. These in lieu include, but may not be limited to:

1. Fee of \$41,000 paid in lieu of a dedicated park as required by Section 4.10 of the Subdivision Ordinance.
2. Fee of \$7,313 paid in lieu of required sidewalks along the east side of Daybreak Lane.

- j) All applicable storm water permits shall be provided before the Final Plat is approved.
- k) The City Engineer shall inspect and approve all grading and drainage improvements prior to final plat approval

A party aggrieved by a final decision of the Commission may appeal in writing any final decision by filing a Notice of Appeal with the Hailey City Clerk within fifteen (15) days from the date of the decision.

Signed this _____ day of _____, 2014.

Jay Cone, Chair

Attest:

Kristine Hilt, Community Development Coordinator

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the _____ day of _____, 2014,
 I served a true and correct filed copy of the within and foregoing document upon the parties
 named below, in the manner noted:

<input type="checkbox"/>	U.S. Mail	Tanner Investments LLC (owner) PO Box 353 Hailey, ID 83333 208-578-3029 tannertaylor@msn.com
<input type="checkbox"/>	Via Electronic Mail	
<input type="checkbox"/>	Via Facsimile	
<input type="checkbox"/>	Hand Delivered	

<input type="checkbox"/>	U.S. Mail	Brian Yeager Galena Engineering 317 N. River Street Hailey, ID 83333 208-788-1705 byeager@galena-engineering.com
<input type="checkbox"/>	Via Electronic Mail	
<input type="checkbox"/>	Via Facsimile	
<input type="checkbox"/>	Hand Delivered	

CITY OF HAILEY

By _____
 Kristine Hilt, Community Development Coordinator

AGENDA ITEM SUMMARY

DATE: 09/15/2014 **DEPARTMENT:** Admin/PW/Legal **DEPT. HEAD SIGNATURE:** HD/MP/NW

SUBJECT: Public Hearing on an ordinance amendment to change the methodology used to establish the wastewater bond free from a fixed fee to a fee assessed based on usage.

AUTHORITY: ID Code IAR _____ City Ordinance/Code 13.04
(IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

In developing the proposed wastewater rates for FY 2015, which is necessary as a result of the bond recently passed by Hailey voters, staff has identified the need to amend the ordinance to establish the methodology used in proposed rates.

In order to keep wastewater fees as low as possible and to meet the goal of increasing sewer rates by \$3.50 for the average 6000 gal/month user, a new rate structure is proposed.

The old rate structure consisted of a user fee based on gallons of water used during the winter months, plus a flat bond fee. Under that structure the flat bond fee was nearly 25% of the entire sewer rate for users under 10,000 gallons. The single family home user paid as much in bond fee as an apartment building with a single connection, but the apartment building paid more in usage fees. If that rate structure remains in effect with the new bond, the larger user would see a decrease in fees, and the smaller user would see an increase in fees, with the bond fee over 50% of the entire sewer rate for users under 10,000 gallons. This approach seems inequitable to lower users, and is not in keeping with the principles discussed and adopted by the city council last fall to move sewer rates to 100% conservation-based rates.

A draft of the ordinance is attached.

The ordinance corresponds to the proposed wastewater rates and therefore needs to be adopted in order to adopt the rates Resolution that is listed on this agenda as a separate agenda item. Staff recommends that the Council consider waiving the three readings for this ordinance amendment, so the resolution can be adopted at this meeting and rates can become effective September 25, 2014. The ordinance must be adopted prior to the rates Resolution.

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

- | | | |
|---|--|---|
| <input type="checkbox"/> City Administrator | <input type="checkbox"/> Library | <input type="checkbox"/> Benefits Committee |
| <input type="checkbox"/> City Attorney | <input type="checkbox"/> Mayor | <input type="checkbox"/> Streets |
| <input type="checkbox"/> City Clerk | <input type="checkbox"/> Planning | <input type="checkbox"/> Treasurer |
| <input type="checkbox"/> Building | <input type="checkbox"/> Police | _____ |
| <input type="checkbox"/> Engineer | <input type="checkbox"/> Public Works, Parks | _____ |
| <input type="checkbox"/> Fire Dept. | <input type="checkbox"/> P & Z Commission | _____ |

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Conduct a public hearing. Make a motion to approve Ordinance No. _____, waive the three readings, read by title only and authorize the mayor to sign.

ACTION OF THE CITY COUNCIL:

Date : _____

City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt./Order Originals: Record
Copies (all info.): _____
Instrument # _____

*Additional/Exceptional Originals to: _____
Copies (AIS only)

HAILEY ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING SECTION 13.04.130(B)(3) OF THE HAILEY MUNICIPAL CODE TO CALCULATE WASTEWATER BOND PAYMENT FEES BASED ON INDOOR WATER USEAGE; BY PROVIDING FOR A REPEALER CLAUSE; BY PROVIDING FOR A SEVERABILITY CLAUSE; AND BY PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the City has recently revised wastewater user fees to calculate wastewater user fees based on actual indoor water usage during the winter months;

WHEREAS, the City believes the wastewater bond payment fees should also be based on actual indoor water usage during the winter months;

WHEREAS, the City believes the impact to the wastewater system is best measured by the indoor water usage and therefore, the wastewater user and bond payment fees should be based on indoor water usage;

WHEREAS, the City believes the assessment of wastewater user and bond payment fees based on indoor water usage is reasonable, will promote water conservation and will still allow the collection of fees necessary to fund the wastewater department budget; and

WHEREAS, the Mayor and City Council find that the amendments to Chapter 13 of the Municipal Code, as set forth herein, will further the public health, safety and general welfare.

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

Section 1. Section 13.04.130(B)(3) of the Hailey Municipal Code is hereby amended by the addition of the following underlined language and the deletion of the following stricken language:

3. Bond Payment Fee. The monthly bond payment is intended to cover the cost of bond and note retirement costs which are the legal indebtedness the City is obligated to retire on a set schedule. The monthly wastewater bond payment fee shall be assessed to each Property served by a Service Connection. The monthly bond payment fee shall be based upon the average amount of water used by that Property between November 1 and March 31 of the following year and as adopted by City Council resolution ~~is determined by taking the bond and note retirement cost and dividing by the number of Wastewater Users utilizing the system during the twelve month period.~~ On an annual basis, the monthly wastewater bond payment fee shall be adjusted based upon such average use of water used by each Property between November 1 and March 31 of the following year, except as provided under Subsections 13.04.130(D)(3) and (4). ~~The monthly bond payment fee shall be assessed to each Property based upon a standard water service connection.~~ Bond payment fees as adopted by City Council resolution will continue even if sewer services are discontinued at any point.

Section 2. Repealer Clause. All Ordinances or Resolutions or parts thereof in conflict herewith are hereby repealed and rescinded.

Section 3. Severability Clause. If any section, paragraph, sentence or provision hereof or the application thereof to any particular circumstances shall ever be held invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

Section 4. Effective Date. This Ordinance shall be in full force and effect after its passage, approval and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL and approved by the Mayor this ___ day of _____, 2014.

Fritz X. Haemmerle, Mayor City of Hailey

ATTEST:

Mary Cone, City Clerk

AGENDA ITEM SUMMARY

DATE: 09/15/2014 DEPARTMENT: Admin/PW DEPT. HEAD SIGNATURE: HD/MP

SUBJECT: Public Hearing on setting Water and Wastewater Rates and Connection Fees for FY 2015

AUTHORITY: ID Code 63-1311-A IAR _____ City Ordinance/Code Title 13
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

An increase in water and wastewater rates in excess of 5% requires two public notices under Idaho Code 63-1311-A. The required notice was given for discussion of rates during the August 18, 2014 City Council Meeting, in conjunction with FY 2015 Budget considerations. The matter was continued to September 15, 2014, as an engineer's study of the proposed rates was underway, but not yet completed. A review by an Idaho Engineer is required for wastewater rates, per the Idaho Bond Bank, and was included in the bond bank application.

The engineer's study is now complete and includes not only wastewater rates, but also water rates as well as water and wastewater connection fees. We continue to monitor how water revenue is coming in after a new conservation rate structure was put in place in December, 2013, but we do not yet have a full fiscal year of information on the current performance of the rates. Significant changes had been made to water rates last fiscal year and with a slight increase in the budget this year, it was determined that water rates should also be reviewed by an engineer to ensure the rate system would be adequate.

Connection fees are established by a formula established in our ordinance. The fees collected through this method are used only for system replacement.

Current and recommended connection fees for FY 2015

Water Service Size	FY 2014 Water	FY 2014 Wastewater	FY 2015 Water	FY 2015 Wastewater
¾"	\$4,208	\$3,766	\$4,449	\$3,907
1"	\$7,324	\$6,402	\$7,564	\$6,642
1 ½"	\$14,216	\$12,428	\$14,681	\$12,893
2"	\$22,,832	\$19,960	\$23,579	\$20,707

User fees for the operation of the water and wastewater systems are set each year following adoption of the budget. These rates should pay for all operation and bond costs.

The new Water operation budget is similar to last year, with a slight increase. The engineer recommends that we leave our current rate structure in place, which combines a flat bond fee, flat usage fee, and metered usage fee. The ratio between flat usage and metered usage is 25/75% of the required amount needed for the budget.

The engineer's calculations determine that the metered usage fee should not be changed, but the flat bond fee should be reduced by ten cents to \$3.89 per month, and the flat usage fee should be increased by ninety-nine cents per month to \$8.24 per month. Assuming consumers use water at the same volume as they have in the past year, this would affect a net increase for them of eighty-nine cents per month.

The engineer's recommendations for water base and bond fees

Fee (each user pays, regardless of usage)	FY 2014	FY 2015
Base (25% of budget)	\$7.25	\$8.24
Bond	\$3.99	\$3.89
	Net increase per user/month	\$0.89

Wastewater User fees will change, due to voters' adoption of a bond measure last May. In order to keep wastewater fees as low as possible and to meet the goal of increasing sewer rates by \$3.50 for the average 6000 gal/month user, a new rate structure is proposed.

The old rate structure consisted of a user fee based on gallons of water used during the winter months, plus a flat bond fee. Under that structure the flat bond fee was nearly 25% of the entire sewer rate for users under 10,000 gallons. The single family home user paid as much in bond fee as an apartment building with a single connection, but the apartment building paid more in usage fees. If that rate structure remains in effect with the new bond, the larger user would see a decrease in fees, and the smaller user would see an increase in fees, with the bond fee over 50% of the entire sewer rate for users under 10,000 gallons. This approach seems inequitable to lower users, and is not in keeping with the principles discussed and adopted by the city council last fall to move sewer rates to 100% conservation-based rates.

The new wastewater rate structure proposes to combine both bond and user fees into a per gallon per month usage model. The proposed rate structure is attached, with a column showing the increase in fee over FY 2014 rates.

The new wastewater rate structure requires an amendment to Hailey Municipal Code Section 13.04.130(B), which is presented separately under a different agenda item.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Rates should be set such that Net Revenue is 125% of expenses, per bond requirements.

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

- | | | |
|---|--|---|
| <input type="checkbox"/> City Administrator | <input type="checkbox"/> Library | <input type="checkbox"/> Benefits Committee |
| <input type="checkbox"/> City Attorney | <input type="checkbox"/> Mayor | <input type="checkbox"/> Streets |
| <input type="checkbox"/> City Clerk | <input type="checkbox"/> Planning | <input type="checkbox"/> Treasurer |
| <input type="checkbox"/> Building | <input type="checkbox"/> Police | _____ |
| <input type="checkbox"/> Engineer | <input type="checkbox"/> Public Works, Parks | _____ |
| <input type="checkbox"/> Fire Dept. | <input type="checkbox"/> P & Z Commission | _____ |

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Conduct a public hearing. Make a motion to adopt Resolution 2014-_____, and authorize the mayor to sign.

ACTION OF THE CITY COUNCIL:

Date : _____

City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt./Order Originals: Record
Copies (all info.): _____
Instrument # _____

*Additional/Exceptional Originals to: _____
Copies (AIS only) _____

WASTEWATER RATES FY 14 FY 15 % of Users Increased by \$3.50 or less 80.7%

MONTHLY USAGE (GALLONS)	Combined Fixed Plus Usage Fee	Increase	Combined Fixed Plus Usage Fee	# of Users (Snapshot of July 2014)	% of Users	New Monthly Fees	Theoretical Gallons Treated
Circuit Breaker							
1,000	\$15.15	\$0.00	\$15.15	143	4.5%	\$3,575.00	350,000
2,000	\$22.93	\$0.70	\$23.63	576	18.3%	\$8,726.40	576,000
3,000	\$30.71	\$1.40	\$32.11	438	13.9%	\$10,349.94	876,000
4,000	\$38.49	\$2.10	\$40.59	518	16.4%	\$16,632.98	1,554,000
5,000	\$46.27	\$2.80	\$49.07	422	13.4%	\$17,128.98	1,688,000
6,000	\$54.05	\$3.50	\$57.55	293	9.3%	\$14,377.51	1,465,000
7,000	\$61.83	\$3.97	\$65.80	298	9.4%	\$17,149.90	1,788,000
8,000	\$69.61	\$5.59	\$75.20	131	4.2%	\$8,619.80	917,000
9,000	\$77.39	\$7.21	\$84.60	87	2.8%	\$6,542.40	696,000
10,000	\$85.17	\$8.83	\$94.00	49	1.6%	\$4,145.40	441,000
15,000	\$124.07	\$16.93	\$141.00	39	1.2%	\$3,666.00	390,000
20,000	\$162.97	\$25.03	\$188.00	55	1.7%	\$7,755.00	825,000
30,000	\$240.77	\$41.23	\$282.00	29	0.9%	\$5,452.00	580,000
50,000	\$396.37	\$73.63	\$470.00	23	0.7%	\$5,486.00	690,000
100,000	\$785.37	\$154.63	\$940.00	27	0.9%		
200,000	\$1,563.37	\$316.63	\$1,880.00	18	0.6%	\$36,133.60	3,844,000
				8	0.3%		

HAILEY RESOLUTION NO. 2014-80

A RESOLUTION OF THE HAILEY CITY COUNCIL APPROVING RATES FOR WATER AND WASTEWATER USER FEES AND WATER AND WASTEWATER CONNECTION FEES DURING FISCAL YEAR 2014/2015 PURSUANT TO CHAPTER 13.04, HAILEY MUNICIPAL CODE

WHEREAS, the Mayor and the City Council of the City of Hailey have determined water conservation is a desired goal for the City of Hailey Water Department;

WHEREAS, the Mayor and the City Council of the City of Hailey have determined that establishing methods for metering water usage will assist the goal of water conservation;

WHEREAS, the Mayor and the City Council of the City of Hailey have amended Chapter 13.04 of the Hailey Municipal Code, Sewer Systems, to establish procedures for determining wastewater user fees;

WHEREAS, the construction and maintenance of municipal water and wastewater systems are valid proprietary functions of the City of Hailey;

WHEREAS, the mandatory connection to the municipal water and wastewater systems is a valid exercise of the police powers of the City of Hailey;

WHEREAS, the fees imposed by this resolution are segregated into separate funds and are not placed into the general fund for the City of Hailey;

WHEREAS, the connection fees imposed by this resolution are to be used for the replacement and depreciation of the water and wastewater systems, while the user fees imposed by this resolution are to be used to pay for indebtedness and general operating costs of the systems;

WHEREAS, the fees imposed by this resolution have been studied and reviewed by an Idaho licensed Engineer and are intended to be reasonably related to the benefit conveyed to the residents of the City of Hailey;

WHEREAS, the user fees imposed by this resolution are intended to make the systems self-supporting, produce revenues for the payment of indebtedness and encourage the conservation of water;

WHEREAS, Hailey's Municipal Code Chapter 13.04 requires that the Hailey City Council review, and make appropriate adjustments to Hailey's water and sewer user fees, administrative fees and connection fees; and

WHEREAS, the Hailey City Council has reviewed the engineer's calculations which provide the rational basis for the establishment of water and sewer user fees and connection fees, which are established in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY AS FOLLOWS:

Section 1. Adoption of Fees. The City Council of the City of Hailey hereby adopts the following changes to the fee schedule:

**SCHEDULE OF FEES & CHARGES
WATER & WASTEWATER**

1. Connection Fees – §13.04.140.

Water Department: Water connection fees shall be \$4,449 per equivalent connection. An equivalent connection is served by a ¾” meter. Water connection fees for properties installing larger meters, are set at a ratio to the single equivalent connection fee as shown in the **Table 1 – Water & Wastewater Connection Fees**, below:

Wastewater Department: Wastewater connection fees shall be \$3,907 per equivalent connection. An equivalent connection is served by a ¾” water meter. Wastewater connection fees for properties installing larger meters, are set at a ratio to the single equivalent connection fee as shown in **Table 1- Water & Wastewater Connection Fees**, below:

Table 1 – Water & Wastewater Connection Fees

Water Service Size	FY 2015 Water	FY 2015 Wastewater
¾”	\$4,449	\$3,907
1”	\$7,564	\$6,642
1 ½”	\$14,681	\$12,893
2”	\$23,579	\$20,707

2. Water Department User Base Monthly Charges- §§13.04.130(A)(1), (2), and (3.)

Water user base monthly charge shall be established per **Table 2 – Water User Fees**, below, which show the per gallon usage fee per 1000 gallons, the flat usage fee at \$8.24 per month, and the bond fee amount at \$3.89 per month. The bond fee of \$3.89 shall be charged to those who have a connection, whether or not they currently have active or disconnected water service.

WATER	Rate	Current Rate (upper limit)
1-10,000	\$0.25	\$2.50
11,000-20,000	\$0.50	\$5.00
21,000-30,000	\$0.75	\$7.50
31,000-40,000	\$ 1.00	\$10.00
41,000-50,000	\$ 1.25	\$12.50
51,000-60,000	\$ 1.50	\$15.00
61,000-70,000	\$ 1.75	\$17.50
71,000-80,000	\$ 2.00	\$20.00
81,000-90,000	\$ 2.50	\$25.00
91,000-100,000	\$ 3.00	\$30.00
101,000-150,000	\$ 3.50	\$175.00
151,000 & above	\$ 4.00	

	FY 2015	FY 2014
BOND	\$3.89	\$3.99

Base rate	\$8.24	\$7.25
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Table 2 - Water User Fees

GALLONS	WTR FEES	GALLONS	WTR FEES	GALLONS	WTR FEES	GALLONS	WTR FEES	GALLONS	WTR FEES
1000	\$8.49	51000	\$47.24	101000	\$156.74	151000	\$331.75	201000	\$731.75
2000	\$8.74	52000	\$48.74	102000	\$160.24	152000	\$335.75	202000	\$735.75
3000	\$8.99	53000	\$50.24	103000	\$163.74	153000	\$339.75	203000	\$739.75
4000	\$9.24	54000	\$51.74	104000	\$167.24	154000	\$343.75	204000	\$743.75
5000	\$9.49	55000	\$53.24	105000	\$170.74	155000	\$347.75	205000	\$747.75
6000	\$9.74	56000	\$54.74	106000	\$174.24	156000	\$351.75	206000	\$751.75
7000	\$9.99	57000	\$56.24	107000	\$177.74	157000	\$355.75	207000	\$755.75
8000	\$10.24	58000	\$57.74	108000	\$181.24	158000	\$359.75	208000	\$759.75
9000	\$10.49	59000	\$59.24	109000	\$184.74	159000	\$363.75	209000	\$763.75
10000	\$10.74	60000	\$60.74	110000	\$188.24	160000	\$367.75	210000	\$767.75
11000	\$11.24	61000	\$62.49	111000	\$191.74	161000	\$371.75	211000	\$771.75
12000	\$11.74	62000	\$64.24	112000	\$195.24	162000	\$375.75	212000	\$775.75
13000	\$12.24	63000	\$65.99	113000	\$198.74	163000	\$379.75	213000	\$779.75
14000	\$12.74	64000	\$67.74	114000	\$202.24	164000	\$383.75	214000	\$783.75
15000	\$13.24	65000	\$69.49	115000	\$205.74	165000	\$387.75	215000	\$787.75
16000	\$13.74	66000	\$71.24	116000	\$209.24	166000	\$391.75	216000	\$791.75
17000	\$14.24	67000	\$72.99	117000	\$212.74	167000	\$395.75	217000	\$795.75
18000	\$14.74	68000	\$74.74	118000	\$216.24	168000	\$399.75	218000	\$799.75
19000	\$15.24	69000	\$76.49	119000	\$219.74	169000	\$403.75	219000	\$803.75
20000	\$15.74	70000	\$78.24	120000	\$223.24	170000	\$407.75	220000	\$807.75
21000	\$16.49	71000	\$80.24	121000	\$226.74	171000	\$411.75	221000	\$811.75
22000	\$17.24	72000	\$82.24	122000	\$230.24	172000	\$415.75	222000	\$815.75
23000	\$17.99	73000	\$84.24	123000	\$233.74	173000	\$419.75	223000	\$819.75
24000	\$18.74	74000	\$86.24	124000	\$237.24	174000	\$423.75	224000	\$823.75
25000	\$19.49	75000	\$88.24	125000	\$240.74	175000	\$427.75	225000	\$827.75
26000	\$20.24	76000	\$90.24	126000	\$244.24	176000	\$431.75	226000	\$831.75
27000	\$20.99	77000	\$92.24	127000	\$247.74	177000	\$435.75	227000	\$835.75
28000	\$21.74	78000	\$94.24	128000	\$251.24	178000	\$439.75	228000	\$839.75
29000	\$22.49	79000	\$96.24	129000	\$254.74	179000	\$443.75	229000	\$843.75
30000	\$23.24	80000	\$98.24	130000	\$258.24	180000	\$447.75	230000	\$847.75
31000	\$24.24	81000	\$100.74	131000	\$261.74	181000	\$451.75	231000	\$851.75
32000	\$25.24	82000	\$103.24	132000	\$265.24	182000	\$455.75	232000	\$855.75
33000	\$26.24	83000	\$105.74	133000	\$268.74	183000	\$459.75	233000	\$859.75
34000	\$27.24	84000	\$108.24	134000	\$272.24	184000	\$463.75	234000	\$863.75
35000	\$28.24	85000	\$110.74	135000	\$275.74	185000	\$467.75	235000	\$867.75
36000	\$29.24	86000	\$113.24	136000	\$279.24	186000	\$471.75	236000	\$871.75
37000	\$30.24	87000	\$115.74	137000	\$282.74	187000	\$475.75	237000	\$875.75
38000	\$31.24	88000	\$118.24	138000	\$286.24	188000	\$479.75	238000	\$879.75
39000	\$32.24	89000	\$120.74	139000	\$289.74	189000	\$483.75	239000	\$883.75
40000	\$33.24	90000	\$123.24	140000	\$293.24	190000	\$487.75	240000	\$887.75
41000	\$34.49	91000	\$126.24	141000	\$296.74	191000	\$491.75	241000	\$891.75
42000	\$35.74	92000	\$129.24	142000	\$300.24	192000	\$495.75	242000	\$895.75
43000	\$36.99	93000	\$132.24	143000	\$303.74	193000	\$499.75	243000	\$899.75
44000	\$38.24	94000	\$135.24	144000	\$307.24	194000	\$503.75	244000	\$903.75
45000	\$39.49	95000	\$138.24	145000	\$310.74	195000	\$507.75	245000	\$907.75
46000	\$40.74	96000	\$141.24	146000	\$314.24	196000	\$511.75	246000	\$911.75
47000	\$41.99	97000	\$144.24	147000	\$317.74	197000	\$515.75	247000	\$915.75
48000	\$43.24	98000	\$147.24	148000	\$321.24	198000	\$519.75	248000	\$919.75
49000	\$44.49	99000	\$150.24	149000	\$324.74	199000	\$523.75	249000	\$923.75
50000	\$45.74	100000	\$153.24	150000	\$328.24	200000	\$527.75	250000	\$927.75

3. Metered Charge – Wastewater – §§13.04.130(B)(1) and (2). The Wastewater use metered charge (usage fee per 1,000 gallons and former separate fixed bond fee) shall be charged entirely as a metered usage charge assessed per 1000 gallons, as shown in **Table 3- Wastewater Metered Charge**, below:

4. Wastewater fee for non-users - §13.04.130(B)(3). A minimum charge of \$15.15 shall be charged to those who have a wastewater connection, but currently have disconnected their service. This amount corresponds to the usage between 0-1,000 gallons.

Table 3- Wastewater Metered Charge Fees

MONTHLY USEAGE (GALLONS)	Combined Usage Fee
Disconnected Services	\$15.15
0-1,000	\$15.15
2,000	\$23.63
3,000	\$32.11
4,000	\$40.59
5,000	\$49.07
6,000	\$57.55
7,000	\$65.80
8,000	\$75.20
9,000	\$84.60
10,000	\$94.00
15,000	\$141.00
20,000	\$188.00
30,000	\$282.00
50,000	\$470.00
100,000	\$940.00
200,000	\$1,880.00

Section 2. Effective Date. The fees adopted by this Resolution shall be effective on September 25, 2014.

Passed this 15th day of September, 2014.

Fritz Haemmerle, Mayor, City of Hailey

ATTEST:

Mary Cone, City Clerk

AGENDA ITEM SUMMARY

DATE: 09/15/2014 **DEPARTMENT:** Admin/PW **DEPT. HEAD SIGNATURE:** HD/MP

SUBJECT: Public Hearing on Wastewater Master Plan Treatment Alternatives and Adoption of Resolution 2014-72

AUTHORITY: ID Code IAR _____ City Ordinance/Code
(IF APPLICABLE) Environmental Impact Document under NEPA

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

In July of 2012 the Hailey City Council held a public hearing to consider adoption of the Hailey Wastewater Master Plan, a study which had begun in 2007 and contains an Environmental Impact Document; a requirement under the National Environment Protection Act (NEPA). Wastewater Master Plans are subject to federal approval because they are a prerequisite to obtaining state revolving fund loans. Both of which are administered through the Idaho Department of Environmental Quality (DEQ).

Idaho DEQ did not accept Resolution 2012-48 adopting Hailey's Wastewater Master Plan, submitted thereafter by the City of Hailey. The Resolution did not adequately state what treatment alternative the City Council had selected. A review of the record shows that the city council accepted the master plan as drafted, which addresses five treatment alternatives and specifies that Alternative 5 is the best alternative (SBR with Two-Stage Tertiary Filtration). However, the discussion, which has been reconstructed from the recording to give detail and is attached, is more about not making treatment alternative choices at this time. Clarification of this is needed.

In addition, the 2012 meeting was not properly noticed. We have therefore noticed this matter for public hearing on September 15, 2014, during which properly noticed meeting the council can make the choice of a treatment alternative clear.

Approval of this Resolution will establish Alternative 5 as the preferred alternative in the Master Plan and it will further establish compliance with the noticing requirements for the EIS, under NEPA. Both of which are needed to complete the EIS and close out the grant that funded the Master Plan.

Attached is the Executive Summary of the Wastewater Master Plan and minutes from the 7/16/2012 Council Meeting.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

- | | | |
|---|--|---|
| <input type="checkbox"/> City Administrator | <input type="checkbox"/> Library | <input type="checkbox"/> Benefits Committee |
| <input type="checkbox"/> City Attorney | <input type="checkbox"/> Mayor | <input type="checkbox"/> Streets |
| <input type="checkbox"/> City Clerk | <input type="checkbox"/> Planning | <input type="checkbox"/> Treasurer |
| <input type="checkbox"/> Building | <input type="checkbox"/> Police | _____ |
| <input type="checkbox"/> Engineer | <input type="checkbox"/> Public Works, Parks | _____ |
| <input type="checkbox"/> Fire Dept. | <input type="checkbox"/> P & Z Commission | _____ |

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Review the Master Plan and the recommended Alternative 5. Approve Resolution No. 2014-72.

ACTION OF THE CITY COUNCIL:

Date : _____

City Clerk _____

**Notice of Public Comment Period and Public Hearing
Wastewater Facility Plan
Hailey City Council
Monday, September 15, 2014**

The City of Hailey has completed the Wastewater Facility Plan and welcomes public comment. The Wastewater Facility Plan is available for review in the Public Works Department at Hailey City Hall, 115 Main St. S, second floor.

A public hearing will be held during the regular meeting of the Hailey City Council on Monday, September 15, 2014 at 5:30 p.m. Public comment will be accepted through the close of the public hearing. Comments may be dropped off at City Hall, mailed to the City of Hailey Public Works Department, 115 Main St. S, Suite H, Hailey, ID 83333; sent via email to mariel.platt@haileycityhall.org or presented in person at the public hearing. Questions may be directed to Public Works Director Mariel Platt at 788-9830, ext. 24.

Publish:
Idaho Mountain Express
August 27, 2014
September 3, 2014

**CITY OF HAILEY
RESOLUTION NO. 2014-72**

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY
AUTHORIZING THE APPROVAL OF THE 2012 WASTEWATER FACILITY PLAN
AS PREPARED BY CAROLLO ENGINEERS, INC., INCLUDING ACCEPTANCE OF
THE FACILITY PLAN RECOMMENDATIONS AS NOTED IN THE EXECUTIVE
SUMMARY, AND SELECTION OF ALTERNATIVE 5 AS THE PREFERRED
ALTERNATIVE,**

WHEREAS, the City of Hailey received a grant from the Idaho Department of Environmental Quality for the preparation of a Wastewater Facility Plan, and

WHEREAS, the City of Hailey entered into an agreement with Carollo Engineers, Inc., to prepare the Wastewater Facility Plan for the City of Hailey, and

WHEREAS, the Wastewater Facility Plan has been completed and accepted by the Idaho Department of Environmental Quality and has been noticed for public comment from August 27 – September 15, 2014 and a public hearing on September 15, 2014, and

WHEREAS, the City of Hailey has reviewed the 2012 Wastewater Facility Plan, accepts the recommendations as outlined in the Executive Summary, and selects Alternative 5 as the preferred alternative.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, that the City of Hailey approves the 2012 Wastewater Facility Plan.

Passed this 15th day of September, 2014.

City of Hailey

Fritz X. Haemmerle, Mayor

ATTEST:

Mary Cone, City Clerk

Detailed Minutes of July 16, 2012 City Council Meeting

Wastewater Master Plan Adoption

Mayor Haemmerle asked staff to introduce this matter. Tom Hellen said the memo that was included with the council packet had outlines of the basic elements of the plan. A DEQ Grant had been awarded for the purpose of this study several years before (2007).

The growth projections in this master plan are the same growth projections that were used in recent Comprehensive Plan updates. Had Hailey's population continued to grow as it had during the past, we would have had more difficulty in meeting NPDES permit requirements; the population growth slow-down has given us a break in terms of the speed with which master plan elements will need to be addressed.

The plan addresses bottlenecks in the collection system and the capacity of the existing plant. With population growth slowing down we have caught a break. We have been sitting on the same daily load to the plant for five years. One item in the study pertains to the green dome which has outlived its life; the sunshine on it has deteriorated the fiberglass and heat is just going into the air. A big first priority of the plan is the bio-solids/dewatering equipment replacement. We do not have the money for this project, but will look for opportunities going forward.

The plan also speaks to alternatives of how to meet new treatment standards in the future. We are currently working with HDR Engineers regarding our new permit, and have another four and a half years under the permit. Major expenses of the master plan are the addition of tertiary treatment options, which are 6 and 7 million dollar additions for tertiary treatment. With luck we will be able to put those off until we get past our initial bond for the plant.

A financial plan is also a component of the master plan, and financial projections will be dependent on DEQ and EPA rules and growth. We are required to lay out all the treatment possibilities in our master plan, and then when new projects are required by future regulations, those elements are already in the plan. This plan offers five options, but as soon as we start looking at tertiary treatment, we will have to start from scratch again looking at new technologies. Membrane technology, for example, is rapidly becoming more viable and less expensive. Overall the plan is a good plan, and we can finalize it and close out the planning grant with DEQ.

Carol Brown said she had been confused because the summary lays out a number of ways our choices can go, but doesn't give any specific direction, even for choices right now. By adopting this, are we adopting one specific path? Mayor Haemmerle said our discussions with HDR will help to identify treatment solutions in relation to total phosphorous and suspended solids.

HDR is taking the generalities of this study, and comparing them to our NPDES permit. HDR will give treatment operators more specific protocol for operation solutions, rather than infrastructure solutions. This blends in with the discussion about increased rates, as the NPDES requirements will make our treatment processes more expensive, with potentially more testing and more employees.

Brown said infrastructure ages, and asked what can we legitimately put away to fund the CIP Plan? Mayor Haemmerle said we do not have all the pieces in place yet to state that. Brown suggested that the priority of replacing the dome and bio-solids facility is a clear and present capital need. Don Keirn asked when does the phosphorous and TSS need to be addressed? Hellen said TSS needs to be managed immediately under the August, 2012 permit, and is being managed below the new permit requirement, and phosphorous will likely need to be addressed in five years, under our next permit.

Brown said the treatment alternatives won't need to be implemented for 10 to 20 years, but the \$3.5 million of future infrastructure is one of the most important needs we have. Mayor Haemmerle agreed, saying that there are many entities going to the well for funding; you can't go to the well too many times, and these unfunded mandates are critical to health, safety and welfare. You have to have money in some capital funds to take care of this, or you have to go to the voters for approval. Pat Cooley asked what is the retirement date on the current bond? Staff said the current bond will be completed in eight years.

Mayor opened the public hearing; there was none. Brown said she is good with this plan now that she understands what it does and what it doesn't do. She moved to approve the resolution authorizing approval of Hailey's 2012 Wastewater Master Plan, by Carollo Engineers, as shown in our packet, and authorize the mayor to sign.

City of Hailey

Wastewater Facility Plan

EXECUTIVE SUMMARY AND RECOMMENDATIONS

FINAL

February 2012



12592 WEST EXPLORER DRIVE, SUITE 200 • BOISE, IDAHO 83713 • (208) 376-2288 • FAX (208) 376-2251
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CITY OF HAILEY
WASTEWATER FACILITY PLAN
EXECUTIVE SUMMARY AND RECOMMENDATIONS

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EXECUTIVE SUMMARY AND RECOMMENDATIONS

PURPOSE

This Wastewater Facility Plan provides revised population projections for the City of Hailey, that consider the current service area and the surrounding area of impact. The available capacity in the wastewater collection and treatment system was evaluated against the revised population projections. Alternatives for system improvements were developed to provide reliable and appropriate collection and treatment facilities through the 20-year planning period.

The City of Hailey previously completed a *Wastewater Facility Plan in 1997*, recommending the upgrade and expansion of the Woodside Wastewater Treatment Plant (WWTP), which began operation in 2000.

The primary reason for this *Wastewater Facility Plan* update is to determine the best compliance strategy for the City to meet the water quality standards in the Big Wood River. The State of Idaho, Department of Environmental Quality (DEQ) completed the *Big Wood River Watershed Management Plan* in 2001, which defined the Total Maximum Daily Load (TMDL) for the Big Wood River. The TMDL defines the allowable pollutants the City can discharge from the Woodside WWTP to the Big Wood River to maintain water quality standards.

The City was awarded a Wastewater Planning Grant from the State of Idaho DEQ to update the Facility Plan. The grant covers up to fifty percent of eligible planning costs, and the City provides a fifty-percent matching share. Grants are offered to the highest priority projects that will most significantly improve waters of the State and protect public health.

The objectives of the *City of Hailey Wastewater Facility Plan* are to:

- Identify wastewater flow and pollutant loadings projected for the next 20 years.
- Assess the condition of the wastewater collection system, and lift stations.
- Evaluate the capacity in the collection system to accommodate growth projections for the next 20 years.
- Assess the conditions of the Woodside WWTP and identify priority improvements
- Establish Woodside WWTP operation and maintenance requirements through the next 20 years.
- Evaluate the capacity of the existing Woodside WWTP facilities to accommodate the projected flows and loading to meet stringent discharge standards defined by the TMDL for the Big Wood River.

- Evaluate treatment alternatives to meet the updated discharge standards defined by the TMDL and the ability accommodates growth projections.
- Compare wastewater alternatives and recommend the preferred option.
- Identify capital improvement needs with implementation and phasing options, based on regulatory requirements and growth projections.
- Present financing options for completing the capital improvements identified.
- Determine the financial impact of the capital improvements on the City's user rates.

The economic recession that began in 2008 significantly altered the development and growth within the service area. In 2012, the Facility Plan was updated with revised population and flow projections, which also resulted in a revision of the recommended priority improvements because of years of flat growth and anticipated slower growth in the near future.

FACILITY PLAN ORGANIZATION

The Facility Plan is made up from a series of detailed Technical Memoranda (TM), compiled into this final report. The organization of the Facility Plan includes the following TMs:

- Technical Memorandum No. 1 - Service Area
- Technical Memorandum No. 2 - Wastewater Collection System
- Technical Memorandum No. 3 - Existing Wastewater Treatment Facilities
- Technical Memorandum No. 4 - Wastewater Treatment Alternatives
- Technical Memorandum No. 5 - Financial Plan
- Technical Memorandum No. 6 - Environmental Information Document

SERVICE AREA AND POPULATION

The wastewater collection system in the City of Hailey is currently serving a population of approximately 7,960 people, or approximately 3,085 customer connections. Population projections were estimated using average annual growth rates between 1.5 percent and 3.5 percent, based on historical records and trends from 1990 through 2005. Over the 20-year planning period, the wastewater service area is projected to have a population of approximately 13,411 from infill within the City limits.

Expansion outside of the current City limits might continue in the future, mainly in Quigley Canyon and Croy Canyon. Future population projections could reach approximately 31,000 people assuming the full development or "build-out" in the City area of impact. Development and service requirements for the build-out area are beyond the 20-year planning period and are not covered in this Facility Plan.

Flow Projections and Pollutant Loading

The WWTP currently treats an average daily flow of 630,000 gallons per day. Historical data indicate that residential customers generates approximately 85 gallons per capita day (gpcd) of wastewater, which was used for flow projections. The 20-year planning period growth projections predict the average daily flow for the wastewater collection and treatment system will reach 1.14 million gallons per day (mgd). In addition, the influent biochemical oxygen demand (BOD) loading is 0.19 pounds per capita day (ppcd) and total suspended solids (TSS) is 0.16 ppcd, which are typical values expected for domestic wastewater. The monthly average influent WWTP loadings are projected to be 2,548 pounds per day (lbs/day) of BOD, and 2,146 lbs/day of TSS by the end of the 20-year planning period.

Water Quality Standards

The Big Wood River was classified by IDEQ as an "impaired water body," and named on the State 303 (d) list, as required by the United States Environmental Protection Agency (USEPA). In response, Idaho DEQ completed the *Big Wood River Watershed Management Plan*, which was submitted and approved by the EPA in May 15, 2002. The *Big Wood River Management Plan* defined the Total Maximum Daily Load (TMDL), which is the level of point source and non-point source pollutants that can be discharged in the Big Wood River without impacting water quality.

The Big Wood River is required to sustain the following beneficial uses:

- Cold Water Aquatic Life (CW)
- Salmonid Spawning (SS)
- Primary Contact Recreation (PC)
- Special Resource Water (SR)
- Drinking Water Supply (DW)

The Big Wood River carries the designation as "Special Resource Waters" which identifies the unique ecologic and aesthetic value of the watershed.

Projected Effluent Discharge Requirements

The TMDL defined waste load allocations (WLA) for total phosphorus (TP) and TSS, as the most critical pollutants, defined in units of pounds per day (lbs/day). The TMDL limits the TP discharge to 5.20 lbs/day, which is a significant reduction from the 15.0 lbs/day TP limit in the existing National Pollutant Discharge Elimination (NPDES) permit. Currently, the Woodside WWTP discharges an average of 5.60 lbs/day TP, which will not comply with the TMDL.

The TSS waste load allocation in the TMDL is defined as 3.3 tons per year, which is equivalent to an average of 18 lbs/day at a continuous discharge. The TMDL waste load allocation is a significant reduction from the current limit of 94 lbs/day TSS in the existing NPDES permit. The existing WWTP discharge averages 15 lbs/day TSS at the current effluent flow rate of 0.63 mgd.

At the projected maximum month average day flow of 1.25 mgd for the planning period, effluent TSS concentrations must be less than 1.9 mg/L to remain below the 18 lbs/day TSS waste load allocation, which will require very effective. The existing filters produce effluent with average TSS concentrations of 3 mg/L, which will not comply with the TMDL when future flows exceed 0.6 mgd.

IDEQ determined that the pollutant loadings in this segment of the Big Wood River were predominantly from point-source discharges, which are the municipal wastewater treatment plants. Additionally, IDEQ identified there is limited capacity for future growth in the waste load allocation. This means the defined mass discharge limit in 'pounds per day', would serve as the absolute limit. As growth occurs and effluent flow increases, higher treatment efficiency will be needed to reduce the effluent pollutants to remain below the defined mass loading limits.

Water Quality and TMDL Development

The City of Hailey must adopt an implementation strategy to comply with the water quality standards of the Big Wood River. The implementation plan is a coordinated agreement with IDEQ and the Watershed Advisory Group (WAG) representing the stakeholders, along with EPA and the NPDES permit. As of this date, the City's implementation strategy has not been finalized due to several variables and questions in the TMDL development and the possible NPDES permit limits.

The 2001 *Big Wood River Watershed Management Plan* recommended additional water quality monitoring to address "data gaps" in the TMDL analysis. IDEQ Twin Falls Regional Office, in cooperation with Hailey, Ketchum, and the Meadows, collected additional ambient water quality data and effluent data in 2002 and 2003. IDEQ compiled the data and returned the *Draft - Preliminary to Public Comment Document, Post-TMDL Assessment of the Big Wood River (Segment 2) for the Big Wood River Watershed Management Plan*, in October 2003.

The City met with IDEQ in January 2009 and requested the TMDL be re-opened to allow for addition of the Post-TMDL water quality data, and to review of the appropriate waste load allocation for Hailey. Re-opening the TMDL must be coordinated with the WAG, and the other municipal point-source dischargers in the Big Wood River.

Review of the TMDL and the corrective actions to meet water quality standards will be an on-going process for the City until all of the designated beneficial uses in the Big Wood River are met. When water quality is restored, the IDEQ will remove the Big Wood River from the State 303 (d) list of impaired waters.

The EPA will define the NPDES permit discharge limits from the TMDL. As of this date, the discharge requirements remain to be defined with EPA with the implementation schedule. The City anticipates negotiations with IDEQ and EPA to establish an acceptable implementation plan to meet water quality standards.

IDEQ stated that the purpose of the Post-TMDL report was to "*secure wasteload allocations for the point source discharges that were reflective of economic growth, with appropriate discharge limits in the NPDES permits that will protect the Big Wood River*". If approved by EPA, the waste load allocations in the 2003 Post-TMDL define higher TSS and TP mass loading limits. In comparison, (draft) Post-TMDL recommended TSS limit as 240% and the TP limit as 160% of the approved TMDL limits. The capital improvement requirements depend on the developments of the TMDL with the Post-TMDL water quality monitoring data.

The priority capital improvements in this Facility Plan are based on meeting the waste load allocation in the approved (2001) TMDL. However, the needed improvements and the schedule to upgrade the existing Woodside WWTP change significantly with the revised waste load allocations proposed by the Post-TMDL. The City must establish the final implementation strategy using the accepted waste load allocations and compliance schedule as agreed with IDEQ, the WAG and the EPA NPDES permit.

WASTEWATER COLLECTION SYSTEM

The wastewater collection system in the City of Hailey consists of approximately 44 miles of sewers, ranging in size from 8-inches up to 21-inches, and serves customers within the City limits. The collection system operates in two regions, which were established from the City's original two separate treatment plants at Riverside and Woodside. Customers on the eastern side of the City are served by the gravity Woodside Trunk Sewer. The former Riverside treatment plant was converted into a pump station in 2000. Flows from the northern and western side of the City are collected by gravity and discharge to the Riverside Pump Station, where they are pumped through a pressure sewer under State Highway 75 to the Woodside WWTP. The wastewater collection system and the City service area are shown in Figure ES.1.

Collection System Capacity & Expansions

The updated operating records used in this study found the typical wastewater flow contribution in Hailey is 85 gallons per capita day (gpcd). The 1997 *Wastewater Facility Plan* (Keller) reported the typical flow contribution ranged from 119 to 128 gpcd. The City's collection system maintenance and repair program has removed the most significant infiltration and inflow (I/I) sources, which has effectively restored previously unavailable pipeline capacity.

The Woodside Trunk sewer, covering the eastern side of the City, has capacity for approximately 1.62 mgd at peak hour flow, which is equivalent to approximately 2,280 residential customers, based on 2.58 persons per residential connection. Review of the

City zoning maps and plot plans identified approximately 1,923 equivalent residential lots are tributary to the Woodside trunk, leaving a small margin of reserve capacity of not more than approximately 359 additional residential customers.

The 10-inch diameter section of the Woodside Trunk at Countryside Boulevard has the least available capacity. The customers in this part of the service area currently use approximately 72 percent of the available capacity at peak hour flow, allowing for approximately 196 additional residential customers before reaching the maximum capacity of this segment. Connection of more than approximately 200 additional customers in the northern segments of the Woodside trunk potentially can surcharge this 10-inch section of pipe.

An additional constraint in this reach of the collection system is a 6-inch service line to the Wood River High School. The City reports this line has limited capacity and is not accessible for maintenance. Construction costs are estimated as \$183,700, to relocate and replace the High School service line with an 8-inch sewer on Fox Acres Road.

For long range planning, the 8-inch and 10-inch segments of the Woodside Trunk sewer will need to be enlarged to 12-inch and 15-inch diameters respectively, to provide additional capacity for high-density infill development of more than 200 additional customers. To bring in new customers from the area of impact outside of the current City limits new interceptor sewers along the bike path should be considered and evaluated.

All flows from the northern and western side of the City discharge to the Riverside Pump Station. The pumps discharge into a 10-inch diameter pressure sewer that conveys flows to the Woodside WWTP. The 10-inch forcemain is the capacity-limiting component for this basin. The Riverside Pump Station can accept approximately 800 new residential customers, within the practical limits of pump horsepower through this size forcemain.

The Airport Way Pump Station discharges into the Riverside forcemain. The Airport Way pumps do not have sufficient discharge pressure in the current configuration. Larger pumps must be installed with addition of a standby power generator, and control modifications. Construction costs to upgrade the Airport Way Pump Station are estimated as \$229,900. The power supply to the pump station is currently 120 volt, single-phase service. The utility connection will likely require an upgrade to 480V, three-phase power for larger more efficient pumps, which is not included in the above conceptual costs.

The area of impact outside the current City limits and development of the Friedman Memorial Airport has potential to add 3,000 to 5,000 residential customers. The existing collection system does not have adequate capacity to extend the service area and accept these new customers. For long-range capacity and to service the area of impact the collection system will require new interceptor sewers and possible expansion of the Woodside Trunk to the Woodside WWTP. Upgrades of the Riverside and the Cedar Street Pump Stations are also necessary to accommodate future capacity outside the service area.

Collection system expansion to serve new customers outside the City limits or for long-range forecasts beyond the 20-year planning period is not included in the capital improvements.

The long-range expansion of the collection system to serve future customers and cover the area of impact must be coordinated with potential future development around all sides of the City. The costs to expand the system outside of the City limits would also be the responsibility of the future customers.

Collection System Condition Assessment

In general, the wastewater collection system is in good structural condition. A total of 30 high-priority defects were found during the City's closed circuit television (CCTV) inspections, which include cracks, holes, offset joints, and root intrusion. The defects can be corrected by spot repairs or replacing short sections of pipe. The total estimated project costs of repairs and rehabilitation are approximately \$881,200, which can be phased over a five-year period.

EXISTING WOODSIDE WASTEWATER TREATMENT PLANT

The existing Woodside WWTP for the City of Hailey is located in the southeastern area of the City, on Glenbrook Drive. The facility was initially constructed in 1974, with an expansion and upgrade in 2000.

The existing Woodside WWTP includes raw sewage pumping, screening, and grit removal for preliminary treatment. The secondary treatment process utilizes the sequencing batch reactor (SBR) process, provided in two equal basins. Effluent from the SBR is retained in a common equalization tank, where it is pumped to cloth-disc filters. The effluent is disinfected by ultraviolet light (UV) disinfection, and flows by gravity to an outfall diffuser in the Big Wood River.

The original 1974 Woodside Treatment Plant is a fabricated steel package plant, which is currently used as an aerobic digester, sludge thickener, and an aerated sludge-holding tank. Liquid biosolids are transported by tanker truck to the Blaine County Landfill north of the City in Ohio Gulch. The biosolids are discharged to drying beds and allowed to air dry, and are finally disposed of in the landfill.

WWTP Capacity Evaluation

The effluent mass loading limits in the existing NPDES permit are based on WWTP reported design capacity of 1.6 mgd for the annual average flow. The SBR process is divided into two equal basins. If maintenance is required in one of the basins, treatment is restricted to one remaining basin and flows must be retained in the batch tank while the single SBR completes the treatment cycles. The inlet batch tank and the one SBR basin volume can only treat approximately 0.70 mgd, if one basin is out of service for maintenance.

The City would likely violate the NPDES limits with treatment in one SBR basin. Therefore, the "firm capacity" of the existing WWTP is considered to be 0.70 mgd, limited by the maintenance condition of the SBR.

A third SBR basin should be added as soon as practical to provide redundancy. After the expansion, normal operation will treat flows with all three basins in service. To facilitate inspection and maintenance, one SBR basin can be removed from service while the remaining two basins provide the required treatment cycles and retention time to meet the permit limits. The two existing basins have never been drained or taken out of service since the original date of operation in 2000. The manufacturer recommends annual inspection and cleaning of the submerged equipment.

Estimated project construction costs to expand the third SBR basin and enlarge the effluent equalization basin are estimated as \$5,572,400. Total project costs including engineering design, construction inspection, and project administration fees are estimated as \$6,966,000.

Wastewater flows are projected to reach an annual average flow of 1.14 mgd in the service area within the next 20-years with a low annual growth rate of 1.5% for the next five years followed by an average annual growth rate of 3.5% per year thereafter until 2028. With continued growth, the Woodside WWTP treatment capacity must also be expanded with a fourth SBR basin to accommodate future flows greater than 1.4 mgd and provide process redundancy.

WWTP Condition Assessment

The capital assets at the Woodside WWTP were reviewed to identify repair, rehabilitation and replacement requirements to sustain operations and comply with the NPDES permit over the 20-year planning period. The highest priority projects will cost approximately \$450,500 and should be scheduled for completion within five years. The most significant issue identified is the replacement of the aerobic digester due to corrosion of the steel tank and structural cracks in the associated FRP cover. Priority rehabilitation and replacement costs for the WWTP will incur an estimated cost of \$319,000 over the next 10 to 15 years.

Woodside WWTP Optimization

The existing Woodside WWTP will require improvements to comply with very stringent waste load allocations for TSS and TP in the TMDL for the Big Wood River. The WWTP currently discharges an average of 5.6 lbs/day TP, which exceeds the TMDL waste load allocation of 5.2 lbs/day. The current TSS discharge is 15.6 lbs/day, which is very close to the TSS waste load allocation of 18 lbs/day.

Effluent quality from the existing Woodside WWTP can be improved with addition of coagulating chemicals to increase both TP and TSS removal efficiency. The original WWTP construction included a Chemical Room with chemical storage and feed facilities. However, plant staff reported that installation of the equipment was not completed under the construction

contract and operator training was never provided. The City has maintained compliance with the existing permit limits without chemical addition, so the facilities have never been used.

The existing chemical feed equipment requires a more thorough investigation to assess if the components can be used to improve treatment. The conceptual costs for new chemical feed equipment are estimated as \$115,000, assuming the existing facilities cannot be used. Annual costs for chemical feed at the current WWTP flow are estimated between \$60,000 and \$90,000 per year, to meet the TMDL waste load allocation.

Two basins for effluent filters were constructed in the existing Process Building, but the cloth disc filter equipment was only installed in one. The second bank of cloth disc filter equipment is needed to improve treatment efficiency, and to provide redundancy for maintenance. Conceptual construction costs to add the second module of cloth disc filters are \$654,400.

ADR
Recommendations
Sand
filters,
not cloth.

With chemical addition and improved effluent filtration, treatment efficiency is projected to reduce effluent TSS and TP by approximately 30%. With improved operating efficiency, the existing Woodside WWTP will remain below the TMDL waste load allocation until approximately 2020 based on average growth.

The Post-TMDL reported possible waste load allocations of 44 lbs/day (8 tons/year) TSS and 8.6 lbs/days TP for the City of Hailey. The effluent quality from the existing Woodside WWTP will remain below the Post-TMDL limits until approximately year 2020 without the need for supplemental chemical addition.

Optimization of the existing Woodside WWTP with chemical addition and cloth disc filter improvements will reduce the pollutant loading to the Big Wood River. These minor improvements can be provided as interim compliance measures while the City, IDEQ, and EPA review the water quality data, and develop a long-range TMDL compliance plan.

WASTEWATER TREATMENT MODIFICATIONS AND EXPANSION

The approved TMDL requires pollutant reduction measures to reduce effluent TSS and TP concentrations that cannot be achieved by the existing Woodside WWTP. In addition, the capacity of the current SBR facilities must be expanded to treat the projected flows for the growing population.

Five treatment alternatives were developed and reviewed to reach low discharge limits for TSS and TP and comply with the TMDL:

- **ALT 1 - Sequencing Batch Reactors (SBR) with Solids Contact Clarifiers and Tertiary Filtration:** This alternative includes: Raw sewage pumping, coarse screening, grit removal, three-basin sequencing batch reactor (SBR), flow equalization, chemical conditioning and ballasted-flocculation solids contact clarifiers, ahead of (existing) cloth-disc filters and UV disinfection.

- **ALT 2 - Conventional Activated Sludge with Solids Contact Clarifiers and Tertiary Filtration:** This alternative includes: Raw sewage pumping, coarse screening, grit removal, conventional flow-through aeration basins and secondary clarification, with the use of solids contact clarifiers ahead of (existing) cloth disc filters, and UV disinfection.
- **ALT 3 - Membrane Bio Reactor, (MBR):** This alternative includes: Raw sewage pumping, coarse screening, grit removal, fine screening, MBR (activated sludge with micro-filtration membrane separation), and UV disinfection.
- **ALT 4 - Sequencing Batch Reactors (SBR) with Tertiary Membrane Filtration:** This alternative includes: Raw sewage pumping, coarse screening, grit removal, fine screening, three-basin SBR, chemical addition, micro-filtration membranes, and UV disinfection.
- **ALT 5 - Sequencing Batch Reactors (SBR) with Two-Stage Tertiary Filtration:** This alternative includes: Raw sewage pumping, coarse screening, grit removal, three-basin SBR, flow equalization, chemical conditioning and two-stage upflow sand filters in series, and UV disinfection.

All of the alternatives were reviewed and screened to identify the most feasible options. ALT 2, conversion of the SBR to conventional flow-through activated sludge was the least feasible alternative due to high construction costs, and was eliminated through the initial screening process. TM 4 evaluated and compared the four remaining treatment alternatives using total life-cycle costs, as well as other non-monetary operational considerations.

The alternative that provides the greatest overall benefit is ALT 5, expansion of the SBR process with addition of two-stage tertiary filtration using continuously backwashing, upflow sand filters. This alternative utilizes proven conventional filtration technologies, and is readily adaptable into the existing treatment process. The process flow diagram is shown in Figure ES.2. Figure ES.3 shows the site improvements in relation to the existing Woodside WWTP. The chemical feed and filtration facilities in this alternative will be enclosed in a new building similar to the existing Process Building.

As noted, the existing two-basin SBR process should be expanded with a third basin for redundancy and added capacity. Adding the third SBR basin will permit any one basin to be taken out of service for inspection and repairs, with the remaining two operating basins able to comply with the discharge requirements.

New biosolids stabilization tank with a dewatering building is needed to replace the existing deteriorated package plant. Construction costs for the new biosolids facilities are estimated as \$2,225,900.

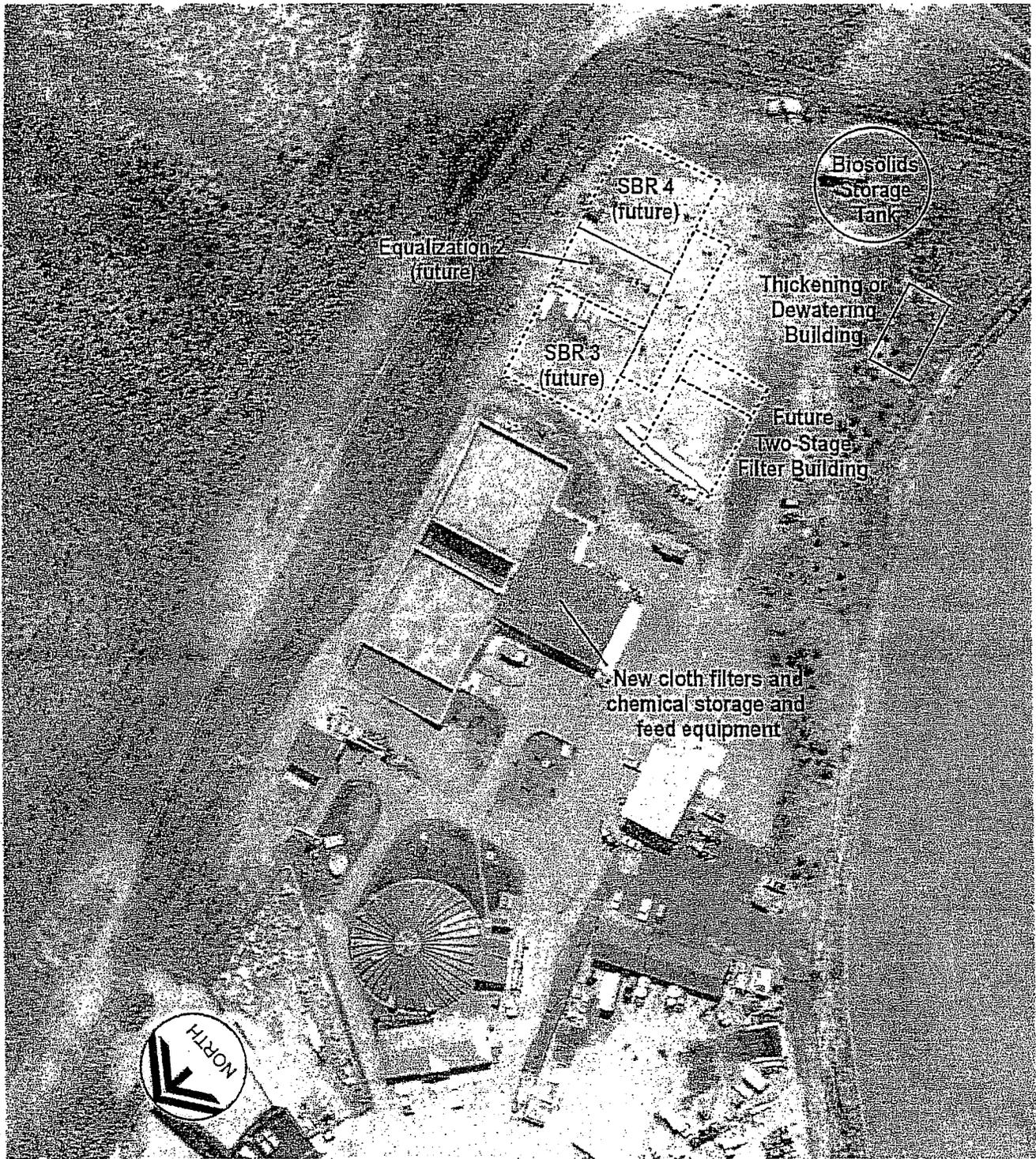


Figure ES.3
SBR with Two-Stage Tertiary Filtration
WASTEWATER FACILITY PLAN
CITY OF HAILEY

Future expansion to add the fourth SBR will be required when influent flows reach approximately 1.4 mgd. At that time, if one of the three basins is out of service, the two remaining basins cannot accommodate the influent flows and meet the permit. Three basins must be in service at all times to meet the permit. The fourth basin provides redundancy and flexibility to perform maintenance, and adds capacity sufficient to treat future flows.

The probable construction costs of the 20-year improvements to expand and modify the WWTP are listed in Table ES.1, with the projected annual operation and maintenance costs. The life-cycle costs of the four feasible treatment alternatives are presented in Table ES.2.

Table ES.1 ALT 5 - Probable Construction and O&M Costs SBR Expansion with Two-Stage Tertiary Filtration Wastewater Facility Plan City of Hailey	
Item	Estimated Construction Cost⁽¹⁾
3rd SBR Basin & Equalization Tank	\$5,572,400
Biosolids Stabilization and Dewatering	\$2,225,900
4th SBR Basin (future)	\$1,696,500
Two-Stage Tertiary Sand Filters (future)	\$6,099,900
Total Construction Cost (2008 Dollars)	\$15,594,700
Annual O&M	Annual Cost
Power	\$218,800
Maintenance	\$142,100
Chemicals - Tertiary Filtration	\$121,600
Biosolids	\$54,500
Total Annual O&M Costs	\$537,000
Note:	
1. Construction Costs in 2008 dollars. Estimates do not include project costs for engineering, legal, administration, easements, taxes, or escalation to mid-point of construction.	

Table ES.2 Alternative Life Cycle Costs Wastewater Facility Plan City of Hailey				
Item	ALT 1 SBR Expansion Contacting Clarifiers Tertiary Filtration	ALT 3 MBR Membrane Bio-Reactor	ALT 4 SBR Expansion Membrane Tertiary Filtration	ALT 5 SBR Expansion Two-stage Tertiary Filtration
Construction Cost	\$12,704,200	\$12,823,100	\$15,375,900	\$13,368,800
Total Project Cost ¹	\$15,753,200	\$16,028,900	\$19,219,900	\$16,711,000
Equivalent Uniform Annual Cost ²	\$1,250,700	\$1,272,500	\$1,525,900	\$1,326,700
Annual O&M	\$491,300	\$611,500	\$501,000	\$482,500
Total Uniform Annual Cost ³	\$1,742,000	\$1,884,000	\$2,026,900	\$1,809,200
Notes:				
1. 25% Project cost factor for engineering, construction administration, and legal.				
2. Amortized Capital Costs 20 years, 4.875% interest.				
3. Uniform equivalent annual cost for 20-year planning period, including capital, operation and maintenance.				

The recommended treatment alternative is ALT 5, Sequencing Batch Reactors (SBR) with Two-Stage Tertiary Filtration. The effluent quality from the existing cloth disc filters at the Woodside WWTP shows this type filter may not be able to consistently meet the strict effluent requirements for low TSS concentrations required by the TMDL. ALT 1 is therefore not technically feasible. ALT 5 provides more efficient two-stage upflow sand filters, which are capable of meeting the very low treatment limits for TP and TSS defined by the TMDL.

The differences in the total life-cycle cost between the four candidate alternatives is less than 10%, so there is not a significant cost justification for the recommended alternative. If desired, the City can visit and review operating treatment facilities with conventional filtration or membrane processes to develop a more thorough understanding of the technologies. The water quality benefits, operational needs, and long-term equipment replacement requirements can be reviewed to confirm the assumptions in the Wastewater Facility Plan. The City can also investigate and undertake pilot testing programs to develop more thorough hands-on and site-specific experience with the desired process technology.

The biosolids stabilization facilities are the same for all the alternatives so are not included in the life-cycle comparison.

The design criteria for the ultimate build-out of the service area were developed to determine if future WWTP components could fit on the existing City property. The current site appears to be large enough to accommodate the ultimate future development to treat an average flow of 2.65 mgd, with four SBR basins and two-stage effluent filtration.

PROJECTED CAPITAL IMPROVEMENTS

Implementation, Financing and User Rates

Sewer defect repairs and the smaller short-term collection system improvements are anticipated to be funded with the current wastewater reserve funds. Repair of the high priority sewer defects should be scheduled within the next five years.

Expansion of the Woodside Trunk sewer is needed to serve new customers connecting from outside the City limits in the area of impact. The pipeline expansion alternatives should be evaluated under separate development and financing methods, supported by the future customers.

The highest priority WWTP capital improvements, which should be completed within the next three to four years are listed in Table ES.3. If interim chemical treatment and filtration upgrades successfully reduce effluent TP and TSS, the advanced filtration improvements could possibly be deferred for approximately 10 to 20 years, depending on growth. The third SBR Basin and Equalization Basin can probably be deferred for eight to ten years depending on actual growth rates.

Table ES.3 Priority Capital Improvements Wastewater Facility Plan City of Hailey	
Item	Estimated Construction Cost ^{1,2}
Woodside Treatment Plant equipment repair and replacement	\$450,000
Cloth Disc Filter Expansion and Chemical Feed Facilities (115,000)	\$769,000
Aerated Sludge Holding Tank and Thickening or Dewatering	\$2,226,000
Total	\$3,445,000
Notes:	
1. All costs estimated in 2008 dollars.	
2. Construction costs, do not include engineering, inspection, legal or administration.	

Optimization of the Woodside WWTP is predicted to maintain water quality required by the TMDL until after 2020. It appears that the alternatives for two-stage effluent filtration can be deferred until that time. Development of the TMDL and the final waste load allocations will establish the final capital improvements and schedule for the City of Hailey.

The projected user fees and connection costs to finance the priority capital improvements are summarized in Table ES.4, estimated to be completed in 2020.

Table ES.4 Estimated Monthly User Charge and Connection Fee Wastewater Facility Plan City of Hailey	
Component	Monthly Cost¹
Total Bond Retirement Cost (2000 WWTP + 2020 Improvements)	\$12.93
Operation and Maintenance	\$30.18
Total Monthly Cost	\$43.11
Estimated Connection Fee	\$3,407
Note:	
1. Project costs amortized for 20 years at 3.25% interest.	

The current wastewater user charges are approximately \$38.00 per month for the average residential customer, which covers debt service on existing bonds and the monthly operation and maintenance. Estimated user costs are estimated to increase to \$53.20 per month for the proposed priority upgrades.

User fee calculations are updated in further detail as the project scheduling and financing options develop. The City can apply to participate in the low interest loan program from the State of Idaho, Department of Environmental Quality (DEQ), State Revolving Loan Fund, which offered a 3.25% rate of interest in 2008. The interest rate is typically reviewed and updated annually. Participation in the SRLF with lower interest rates reduces the user monthly charges by approximately \$2.50 (each month). Also, options may be available to refinance and reduce the current debt payments for the 2000 wastewater upgrades. The details of user rates and connection fees are presented in TM 5.

User charges will change again when additional upgrades are provided for the TMDL requirements. The user charge rates are estimated to reach approximately \$60 per month to implement advanced filtration (ALT 5) that will meet the stringent TMDL.

Schedule and Phasing

The City's current National Pollutant Discharge Elimination System (NPDES) permit expired in June 2006. The City submitted the required application materials for renewal and EPA has

issued a Draft permit, which has not been finalized. EPA will use the TMDL load allocation to define the discharge standards in the next NPDES permit. If a change in treatment facilities is required, an implementation schedule is typically established in the permit, which is not known at this time. EPA has tentatively scheduled the updated NPDES permit for the City of Hailey to be drafted in the first quarter of 2012.

The existing Woodside WWTP is nearly at the discharge limits established by the TMDL. Optimization with chemical feed and addition of the second bank of cloth disc filters will reduce the pollutant discharges and allow the City to remain below the TMDL waste load allocations until after 2020. The interim compliance period allows the City time to work with IDEQ and EPA to re-open the TMDL and examine the appropriate waste load allocation.

The City should commence with the preliminary design phase for the recommended priority improvements. The capital improvements are based on the following assumptions and schedule milestones:

Wastewater Collection System Rehabilitation (TM 2)

- The City should schedule sewer defect repairs with available resources as soon as practical, but not longer than over a 5-year period. If City staff are not available or capable of completing this work, they should be bid as a sewer rehabilitation project to be completed by a general contractor with appropriate experience.
- The Airport Way pump station was identified as a priority project due to frequent maintenance requirements.

Wastewater Collection System Expansion (TM 2)

- The existing 6-inch service line to the Wood River High School cannot be accessed for maintenance. The installation of a new 8-inch sewer on Fox Acres Road is needed for the current services, independent of future expansion considerations.
- The Woodside Trunk Sewer is the capacity-limiting section of the collection system, but it currently does have capacity for approximately 200 new residential customers in the City limits.
- There are many options to expand the Woodside Trunk Sewer and other collection system improvements for long-range future development, which is beyond the 20-year projections in this Facility Plan. Options to expand the collection system can be defined and reviewed in coordination with those future development proposals.

Wastewater Treatment Plant Rehabilitation (TM 3)

The City should review the WWTP rehabilitation and repair projects and identify the order of completion, the budget, and schedule for over the next 5 years (Category 2). The capital improvements plan lists all Category 2 repair projects in 2011.

- Addition of the second bank of cloth disc filters is recommended as a priority to provide process redundancy and improve effluent quality, independent of the TMDL.
- The chemical feed improvements will optimize the WWTP performance to maintain compliance with the TMDL and proposed NPDES permit limits.
- If the TMDL is re-opened and the waste load allocation is revised, the chemical feed facilities and the associated annual operating costs can be deferred. For example, if the waste load allocation in the Post-TMDL is formally accepted, the existing WWTP will remain in compliance without chemical addition until after 2020.

Wastewater Treatment Plant Upgrade and Expansion (TM 4)

- The third redundant SBR basin is a priority project to provide process redundancy for permit compliance.
- New biosolids stabilization tank and dewatering facilities are needed to replace the existing aerobic digester.
- The schedule to complete filtration upgrades will ultimately be based on the final determination of waste load allocation from review of the TMDL, and the compliance schedule allowed by EPA to be defined in the updated NPDES permit.
- The WWTP upgrades for advanced effluent filtration will not be needed until after 2020, assuming the chemical feed and cloth disc filter improvements successfully meet the NPDES permit limits. Without interim chemical feed facilities, design of the two-stage filtration upgrades will need to commence immediately to comply with the TMDL.

The projected capital improvements and costs over the 20-year planning period are shown in Table ES.5. The capital improvements scheduling may change depending on the population growth rate in the City and the final waste load allocation requirements of the TMDL. Table ES.5 is based on the average annual growth rate of approximately 2.5 percent and the approved TMDL. Different capital improvements scenarios can be developed with consideration of variable population growth and development of the TMDL waste load allocations. Capital improvement financing and scheduling is presented in TM 5.

A preliminary schedule of the priority capital improvements with the time to complete the design and construction phases is provided in Figure ES.4.

The ultimate the 20-year capital improvement plan in the Wastewater Facility Plan is contingent upon several concurrent factors that must be reviewed annually. The City should re-visit the wastewater utility needs based on periodic review of:

1. City population and wastewater flow.
2. Effluent pollutant loading to the Big Wood River.

3. TMDL water quality requirements and NPDES permit compliance.
4. Asset conditions, with anticipated rehabilitation and repairs.

