

Condominium Plat (Conversion)
East Hailey Meadows
Conversion of an existing Multi-family structure to
Condominiums

STAFF REPORT

TO: Hailey Planning and Zoning Commission
FROM: Micah Austin, Community Development Director
RE: Preliminary Plat – East Hailey Meadows Condominiums (Conversion)
HEARING: November 10, 2014

Applicant: Tony Ehrenberg and Thomas A. Ehrenberg Living Trust, represented by Bruce Smith of Alpine Enterprises
Project: East Hailey Meadows Condominium Conversion
Request: Preliminary Plat approval with recommendation to the City Council
Location: Lot 6, East Hailey Meadows
Zoning: Limited Residential (LR) within the Townsite Overlay (TO)

Notice

Notice for the public hearing was published in the Idaho Mountain Express on October 15, 2014; the notice was mailed to public agencies and to property owners within 300 feet on October 20, 2014. The site was posted on October 20, 2014

Application

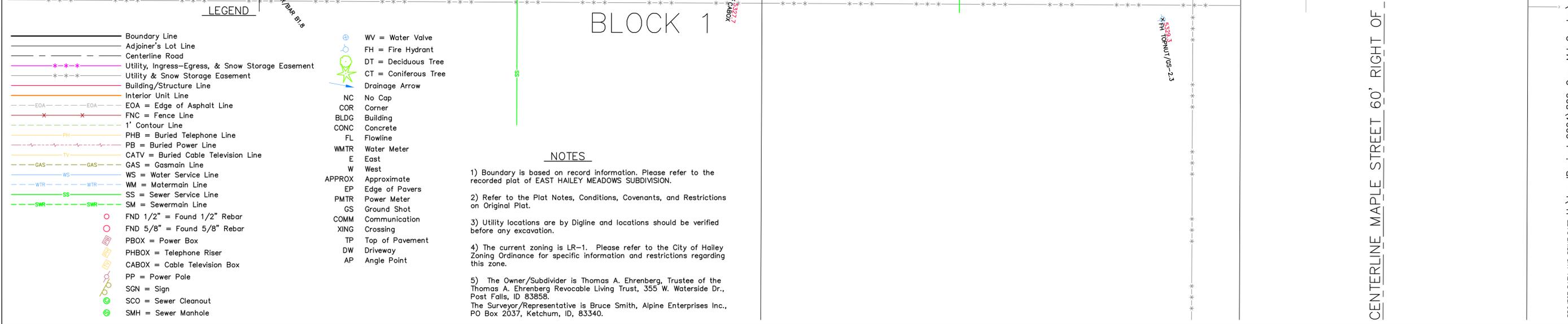
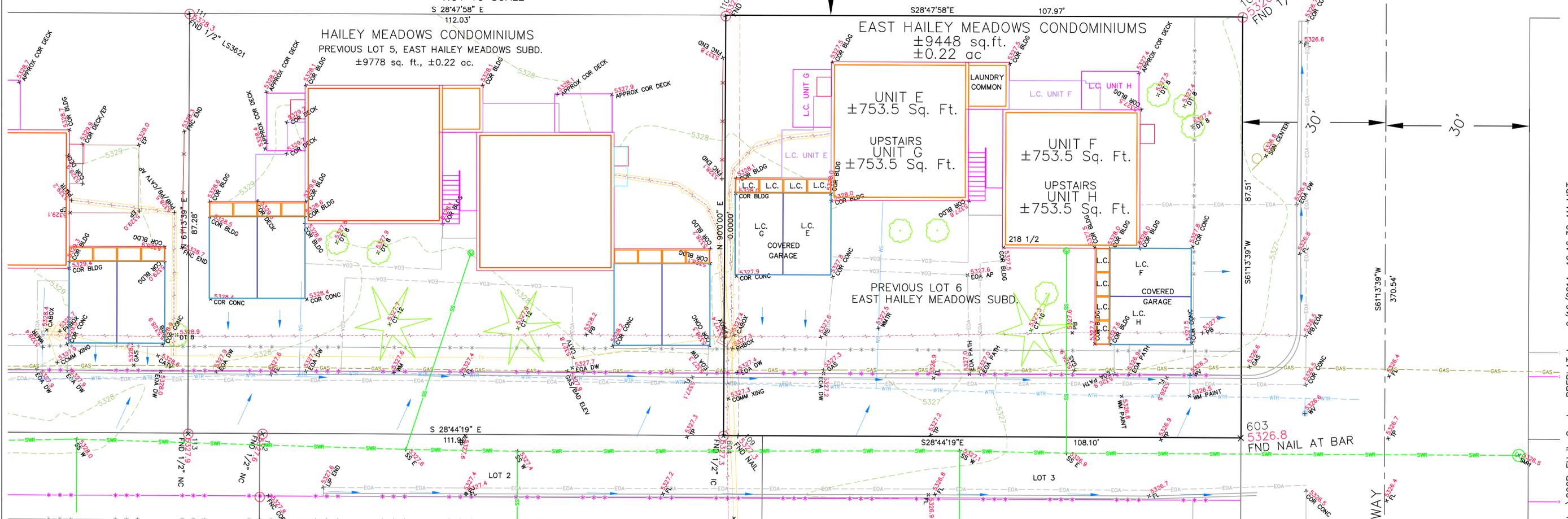
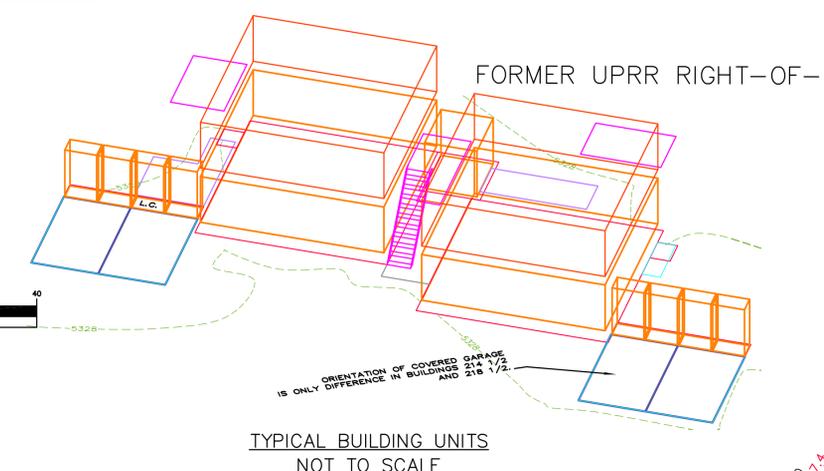
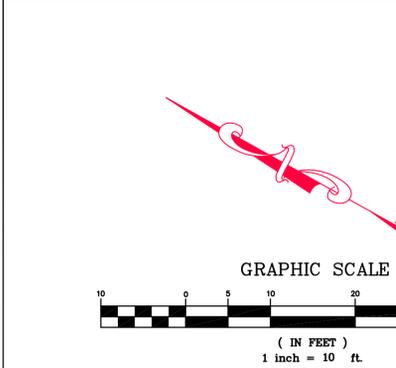
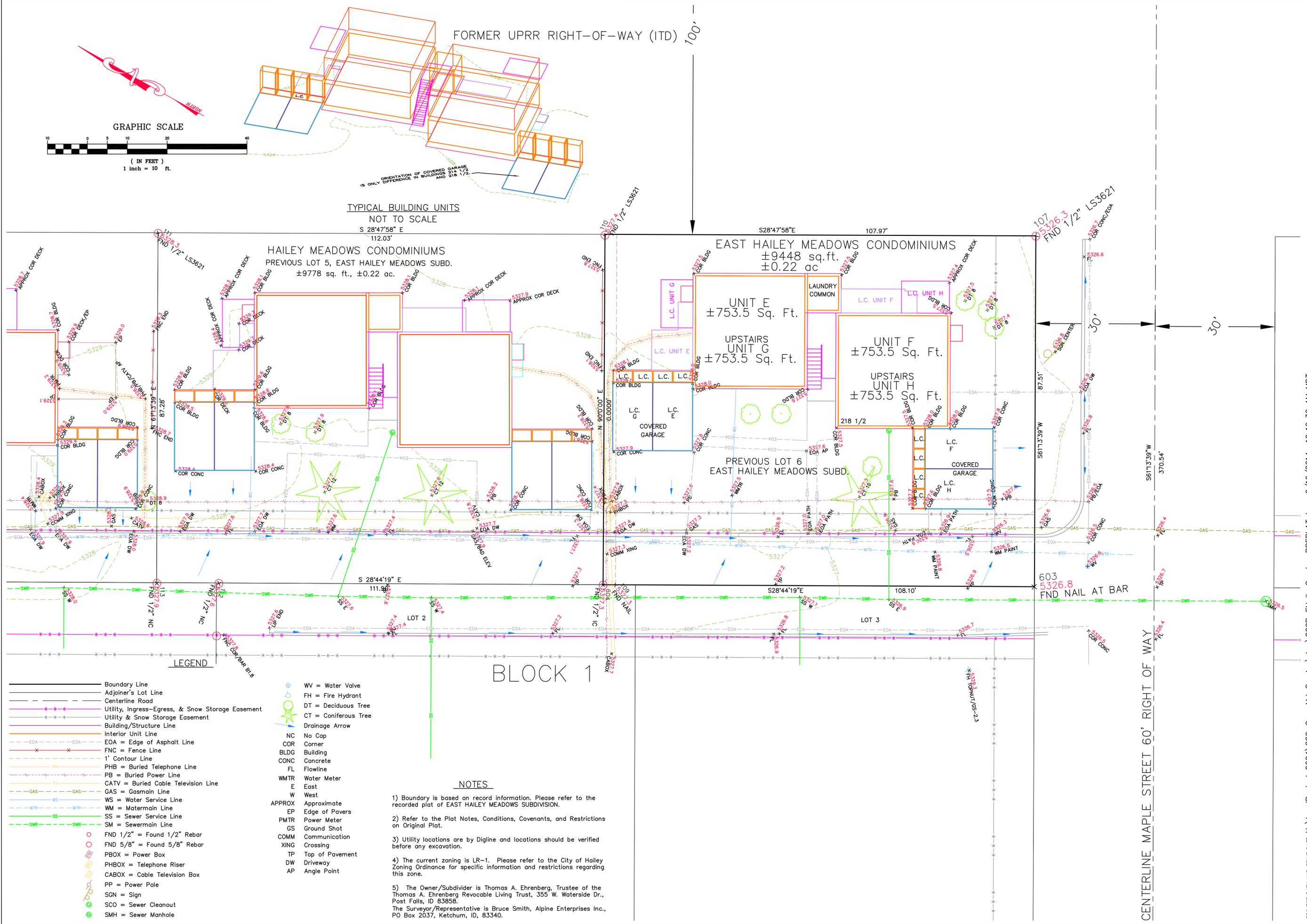
Tony Ehrenberg and Thomas A. Ehrenberg Living Trust, represented by Bruce Smith of Alpine Enterprises, has submitted an application for Preliminary Plat approval for a condominium plat/subdivision of an existing building located on Lot 6, East Hailey Meadows Subdivision. The property is currently zoned Limited Residential (LR) and is within the Townsite Overlay (TO). The existing building, East Hailey Meadow Apartments, is situated on a parcel comprising 11,492.3 square feet (.259 acres). The applicant proposes to divide the existing building up into four residential units: Unit E, Unit F, Unit G, and Unit H. The proposed residential condominium units are all 753.5 square feet with various Limited Common areas for amenities such as laundry, parking, mechanical rooms, storage, and open space. A condominium declaration has been submitted with the project and address all commonly owned areas. The existing residential density is nonconforming for this zone and has been noted in the comments below. As a condominium conversion, the preliminary plat is not subject to Section 4.10 of the Subdivision Ordinance, which addresses parks, pathways, and other green spaces.

Procedural History and Background

On November 10, 2014, the Hailey Planning and Zoning Commission will consider the proposed Preliminary Plat and hold a public hearing.

A PRELIMINARY PLAT SHOWING
EAST HAILEY MEADOWS CONDOMINIUMS
 WITHIN S9, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
 PREPARED FOR TONY EHRENBERG

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 Surveying, Mapping and Natural Hazards Consulting
 280 Rivers Street East, Lower Level
 P.O. Box 2037, Ketchum, ID 83340 USA
 (208) 727-1988 727-1987 fax
 email alpine7@mindspring.com



Standards of Evaluation for a Subdivision														
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"/>	Section 3.1.1.1	Complete Application										
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 150px;">Engineering:</td> <td></td> </tr> <tr> <td>Life/Safety:</td> <td style="text-align: center;">-</td> </tr> <tr> <td>Wastewater:</td> <td style="text-align: center;">-</td> </tr> <tr> <td>Water:</td> <td></td> </tr> <tr> <td>Streets:</td> <td></td> </tr> </table>	Engineering:		Life/Safety:	-	Wastewater:	-	Water:		Streets:	
Engineering:														
Life/Safety:	-													
Wastewater:	-													
Water:														
Streets:														
				Planning and Zoning:										
				Boards or Commissions:										
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.0 General Standards	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.										
			<i>Staff Comments</i>	<i>See specific standards below.</i>										
4.1 Streets														
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"/>	4.1	Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.										
			<i>Staff Comments</i>	<i>No new streets are proposed. As existing easement provides for a private access drive and currently services the building. This is considered a non-conforming use, however the proposed preliminary plat complies with the provisions of Article 13 of the Zoning Ordinance.</i>										
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.1	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.										

			<i>Staff Comments</i>	- No new streets are proposed.
<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 style="text-align: center;">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>	- No cul-de-sacs or dead end streets are proposed.
<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>	- No new streets are proposed.
<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>	- No new streets are proposed.
<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>	- No new streets are proposed.
<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>	- No new streets are proposed.
<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</i>	- No new streets are proposed.

			Comments	
<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	- No new storm drainage systems are proposed. No drywells or other drainage systems are currently utilized for the development.
<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	- No new traffic control mechanism are proposed
<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	- No new streets are proposed.
<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	- An existing easement provides for a private access drive and currently services the building. This is considered a non-conforming use; however the proposed preliminary plat complies with the provisions of Article 13 of the Zoning Ordinance.
<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	- The existing private access drive connect Maple and Chestnut Streets.
<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	- This is considered a non-conforming use, however the proposed preliminary plat complies with the provisions of Article 13 of the Zoning Ordinance.
<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.
			Staff Comments	- No new streets are proposed
<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,

				constructed, on the lot the easement encumbers and on adjacent lots.
			<i>Staff Comments</i>	<i>- All driveways do not interfere with maintaining existing infrastructure and have been located to maintain maximum distance between dwelling units.</i>
<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>	<i>- Not applicable</i>
<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>	<i>- The private drive is 26 feet wide and complies with IFC requirements for fire access to the interior lots.</i>
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>	<i>- Currently, there are no sidewalks to this development and it is a non-conforming use in many ways, including sidewalk standards. According to Section 13.3, a non-conforming use may be continued when there is no enlargement of the use. Staff sees no enlargement of the proposed use and finds the proposal in compliance with Article 13.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.1.1	Sidewalks and drainage improvements shall be located and constructed according to applicable City Standards, except as otherwise provided herein.
			<i>Staff Comments</i>	<i>- See Finding of Fact for Section 4.2.1</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.1.2	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.
			<i>Staff Comments</i>	<i>- See Finding of Fact for Section 4.2.1</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.1.3	New Sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.
			<i>Staff Comments</i>	<i>- See Finding of Fact for Section 4.2.1</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.1.4	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.
			<i>Staff Comments</i>	<i>- See Finding of Fact for Section 4.2.1</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.1.5	The requirement for Sidewalk and drainage improvements are not required for any Lot Line Adjustment.
			<i>Staff</i>	<i>- Not applicable</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comments	
			4.2.2	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.
			Staff Comments	- See Finding of Fact for Section 4.2.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.3	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.
			Staff Comments	- See Finding of Fact for Section 4.2.1
<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.
			Staff Comments	- Not applicable

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.
			Staff Comments	- 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.
			Staff Comments	- 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.
			Staff Comments	- 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.
			Staff Comments	- 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.
			Staff Comments	- 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>	- A current driveway easement provides access to the units and is shown on the current final plat.
<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>	- The condominium declaration and bylaws address all common areas for utility 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>	- Not applicable
<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>	- Required snow storage area is 250 square feet to accommodate all impermeable surfaces. - Two snow storage areas are provided with approximately 450 square feet in each.
4.4 Blocks				
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"/>	4.4.1	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>	- No applicable
4.5 Lots				
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"/>	4.5.1	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>	- Not applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	- Not applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	- Not applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	- Not applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>Staff Comments</i>	- Not applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>Staff Comments</i>	- Not applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>Staff Comments</i>	- Not applicable
4.6 Orderly Development				
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"/>	4.6.1	Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.
			<i>Staff Comments</i>	- Building is existing.
<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>Staff Comments</i>	- Building is existing.
<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. • 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>Staff Comments</i>	- Building is existing.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.6.4	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 Staff Comments: <ol 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.

				<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>
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<i>Staff Comments</i>	- Building is existing.
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4.7 Perimeter Walls, Gates and Berms

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"/>	4.7	<p>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.</p>
			<i>Staff Comments</i>	<p>- No walls or gates are proposed.</p> <p>- No perimeter landscape berms are proposed</p>

4.8 Cuts, Fills, Grading and Drainage.

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"/>	4.8.1	<p>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.</p>
			<i>Staff Comments</i>	- Development is existing and not changes are proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.1.1	<p>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.</p>
			<i>Staff Comments</i>	- Development is existing and not changes are proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.1.2	<p>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> <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>	- Development is existing and not changes are proposed.
<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>	- Development is existing and not changes are proposed.
<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>	- Development is existing and not changes are proposed.
<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>	- Development is existing and not changes are proposed.
<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>	- Development is existing and not changes are proposed.
<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>	- Development is existing and not changes are proposed.
<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>	- Development is existing and not changes are proposed.
<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>	- Development is existing and not changes are proposed.
<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>	- Development is existing and not changes are proposed.
<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>	- Development is existing and not changes are proposed.
<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>	- Development is existing and not changes are proposed.
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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

				<p>accordance with the following formula:</p> <p style="text-align: center;">$P = x \text{ multiplied by } .0277$</p> <p>“P” is the Parks contribution in acres</p> <p>“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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>Staff Comments</i>	- Not applicable, per Section 7 of the Subdivision Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	- Not applicable, per Section 7 of the Subdivision Ordinance
			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</p>

				consent of the Council.
			<i>Staff Comments</i>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>Staff Comments</i>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>Staff Comments</i>	- Not applicable, per Section 7 of the Subdivision Ordinance

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.8	<u>In-Lieu Contributions.</u>
			<i>Staff Comments</i>	<i>See findings below</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>Staff Comments</i>	<i>- Not applicable, per Section 7 of the Subdivision Ordinance</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>Staff Comments</i>	<i>- Not applicable, per Section 7 of the Subdivision Ordinance</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
			<i>Staff Comments</i>	<i>- Not applicable, per Section 7 of the Subdivision Ordinance</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.8.4	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.
			<i>Staff Comments</i>	<i>- Not applicable, per Section 7 of the Subdivision Ordinance</i>
5.0 Improvements Required.				
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"/>	5.1	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 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>Staff Comments</i>	<i>- Development is existing.</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>Staff Comments</i>	- <i>Development is existing.</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>Staff Comments</i>	- <i>Development is existing.</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>Staff Comments</i>	- <i>Development is existing.</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>Staff Comments</i>	- <i>Development is existing.</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>Staff Comments</i>	- <i>Development is existing.</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>Staff Comments</i>	- <i>Development is existing.</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>Staff Comments</i>	- <i>Development is existing.</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>Staff Comments</i>	- <i>Development is existing.</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

				<p>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.</p> <p><i>Staff Comments</i> - Development is existing.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.4.1	<p>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.</p> <p><i>Staff Comments</i> - Development is existing.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.5	<p>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.</p> <p><i>Staff Comments</i> - Development is existing.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.6	<p>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.</p> <p><i>Staff Comments</i> - Development is existing.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.7	<p>The Developer shall improve all parks and Green Space areas as presented to and approved by the Hearing Examiner or Commission and Council.</p> <p><i>Staff Comments</i> - Development is existing.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.8	<p>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.</p> <p><i>Staff Comments</i> - Development is existing.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.9	<p>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.</p> <p><i>Staff Comments</i> - Development is existing.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.9.1	<p>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.</p> <p><i>Staff Comments</i> - Development is existing.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.10	<p>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</p> <p><i>Staff Comments</i> - Development is existing.</p>

Section 7: Condominiums.				
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"/>	7.1	<p>Plat Procedure. The Developer of a condominium project shall submit with the preliminary plat application as required by this Ordinance a copy of the proposed by-laws and condominium declarations of the proposed condominium development. The documents shall adequately provide for the control (including billing where applicable) and maintenance of all common utilities, common area, recreational facilities, and Green Space. The Developer may submit a final plat application following inspection and approval by the Building Inspector of the footings and setbacks of the condominium building. Prior to final plat approval, the Developer shall submit to the City a copy of the final by-laws and condominium declarations to be recorded with the County Recorder, including the instruments number(s) under which each document was recorded.</p>
			<i>Staff Comments</i>	- The applicant has submitted a copy of the proposed by-laws and condominium declarations, which provide for the control and maintenance of all common utilities, common areas, facilities, and open spaces.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.2	<p>Garages. All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular condominium units. Detached garages may be platted on separate sub-lots, provided that the ownership of detached garages is appurtenant to specific condominium units on the condominium plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the condominium project.</p>
			<i>Staff Comments</i>	- Garages and driveways are shown on the plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.3	<p>Storage/Parking Areas. Condominium projects shall provide parking spaces according to the requirements of Article IX of the Zoning Ordinance.</p>
			<i>Staff Comments</i>	- The required number of spaces per unit is 1.5, resulting in 6 total spaces for the development. - 8 spaces are provided on site in the following locations: 4 within garages and 4 on existing driveways.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.4	<p>Construction Standards. All condominium project construction shall be in accordance with the IBC, IRC and IFC.</p>
			<i>Staff Comments</i>	- Condominiums are existing and were built according to the applicable building codes in place at the time of new construction.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.5	<p>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 Condominium developments.</p>
			<i>Staff Comments</i>	- All provisions of this Ordinances and all other applicable standards shall be complied with by the condominium development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.6	<p>Conversion. The conversion by subdivision of existing units into Condominiums shall not be subject to Section 4.10 of this Ordinance.</p>
			<i>Staff Comments</i>	- This has been noted above in the staff comments for Section 4.10

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 #5 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.
- 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 recommend approval of the Preliminary Plat for East Hailey Meadows Condominiums, submitted by Tony Ehrenberg and Thomas A. Ehrenberg Living Trust, represented by Bruce Smith of Alpine Enterprises, finding that the application meets City Standards.

Denial:

Motion to recommend denial of the application for _____ located at _____), finding that _____ [the Commission 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 Commission should specify a date].

Townhouse Subdivision (Conversion)
Chestnut Street Townhouses
Conversion of an existing duplex into Townhouses.

STAFF REPORT

TO: Hailey Planning and Zoning Commission
FROM: Micah Austin, Community Development Director
RE: Preliminary Plat – Chestnut Street Townhomes (Conversion)
HEARING: November 10, 2014

Applicant: Martin and Heidi Smith, represented by Bruce Smith of Alpine Enterprises
Project: Chestnut Street Townhomes Conversion
Request: Preliminary Plat approval with recommendation to the City Council
Location: Lot 20A, Block 8, Hailey Townsite
Zoning: General Residential (GR) within the Townsite Overlay (TO)

Notice

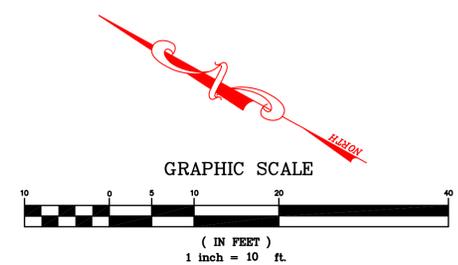
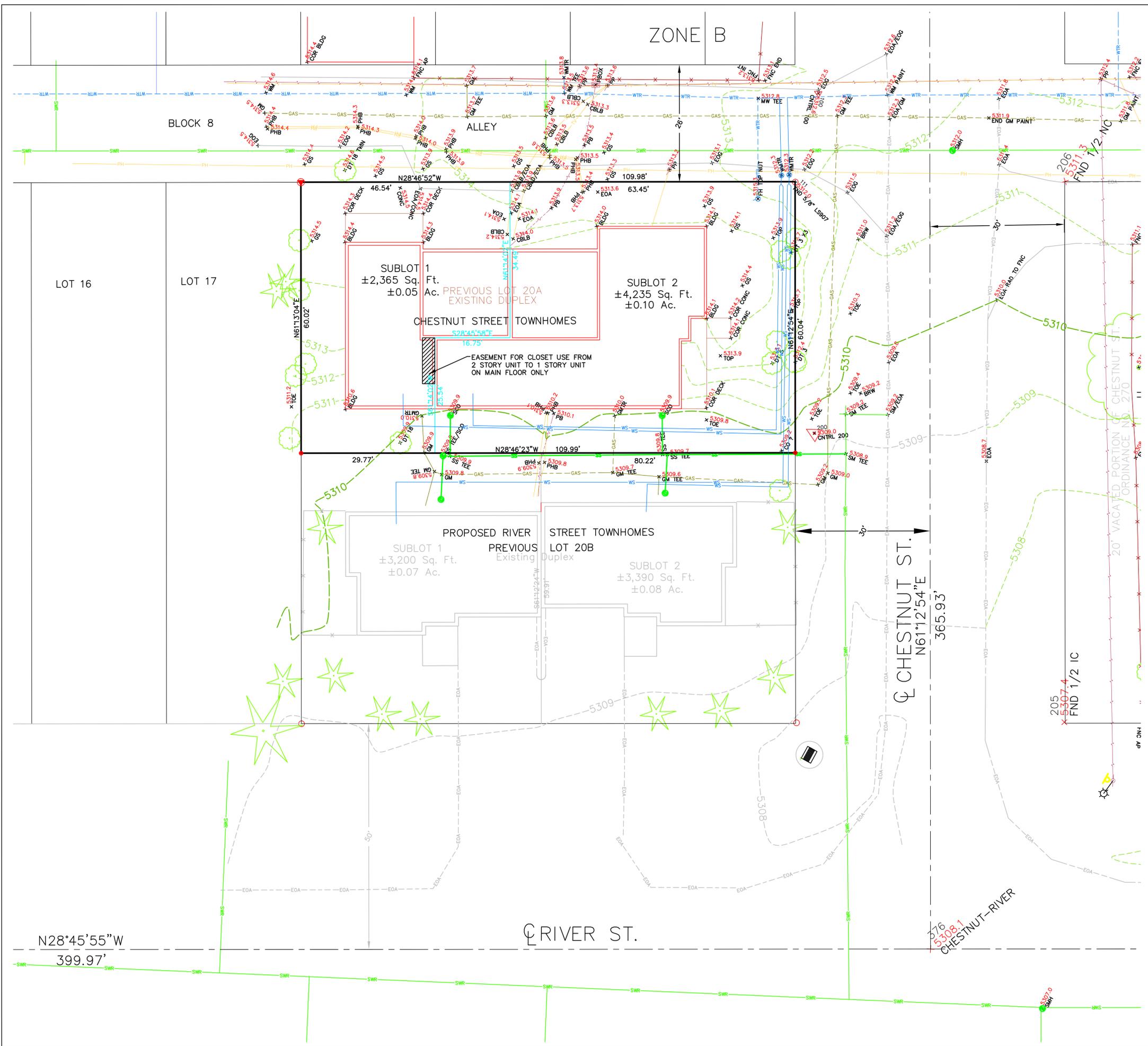
Notice for the public hearing was published in the Idaho Mountain Express on October 15, 2014; the notice was mailed to public agencies and to property owners within 300 feet on October 20, 2014. The site was posted on October 20, 2014

Application

Owners Martin and Heidi Smith, represented by Bruce Smith of Alpine Enterprises, have submitted an application for Preliminary Plat approval for a townhouse plat/subdivision of an existing building located on Lot 20A, Block 8, Hailey Townsite. The property is currently zoned General Residential (GR) and is within the Townsite Overlay (TO). The existing building, a duplex, is situated on a parcel comprising 6,601 square feet (0.15 acres). The applicant proposes to reclassify the real estate of the existing building into two residential townhome sublots. The proposed residential townhome sublots are designated at Sublot 1 and Sublot 2, comprising 2,365 square feet (.05 acre) and 4,235 square feet (0.10 acre) respectively. A townhome declaration has been submitted with the project and the party wall and maintenance of common facilities. The existing residential density is nonconforming for this zone and has been noted in the comments below. As a townhome conversion of an existing building, the preliminary plat is not subject to Section 4.10 of the Subdivision Ordinance, which addresses parks, pathways, and other green spaces. As a reclassification of real estate (i.e. conversion) and as a nonconforming use with various non-conformities, many standards are not applicable to this project.

Procedural History and Background

On November 10, 2014, the Hailey Planning and Zoning Commission will consider the proposed Preliminary Plat and hold a public hearing.



- LEGEND**
- Property Line
 - Proposed Sublot Line
 - Adjoiner's Lot Line
 - Centerline Road
 - Building/ Structure Line
 - EOA = Edge of Asphalt Line
 - 1' Contour Line
 - 5' Contour Line
 - Overhead Power Line
 - PB = Buried Power Line
 - Cable Television Line
 - Telephone Line
 - WS = Water Service Line
 - GAS = Gasmain Line
 - GM = Gasmain Line
 - FNC = Fence Line
 - WM = Watermain (per City Maps)
 - SM = Sewermain (per City Maps)
 - △ CNTRL = Survey Control
 - FND 1/2" = Found 1/2" Rebar
 - FND 5/8" = Found 5/8" Rebar
 - FND ALU = Found Aluminum Cap
 - PP = Power Pole
 - SMH = Sewer Manhole
 - SCO = Sewer Cleanout
 - FH = Fire Hydrant
 - WMTR = Water Meter
 - DT = Deciduous Tree
 - CT = Coniferous Tree
 - Catch Basin
 - ⊙ Street Light
 - ⊠ PBOX = Power Box
 - NC No Cap
 - GM Gasmain
 - FNC Fence
 - COR Corner
 - GS Ground Shot
 - BRW Borrow Ditch
 - EOG Edge of Gravel
 - AP Angle Point
 - TOE Toe of Slope
 - TOP Top of Slope
 - BLDG Building
 - CONC Concrete
 - INT Intersection
 - WM Watermain
 - WTR Water
 - GMTR Gas Meter
 - COR Corner
 - CBLB Buried Cable Line
 - PHB Buried Telephone Line

- NOTES**
- 1) Basis of Bearings is Idaho State Plane Coordinate System NAD83(1992), Central Zone, at Grid in US Survey Feet. Vertical Datum is NAVD88.
 - 2) Refer to the Plat of A Replat of Lots 18, 19, & 20, Block 8, Hailey Original Townsite for any additional Notes, Conditions, Covenants, and Restrictions.
 - 3) Utility locations are by Digline and should be verified before any excavation.
 - 4) The Current Zoning is GR.
 - 5) Owners/Subdividers are Marty and Heidi Smith, 62-2391 Kaneho St., Kamuela, HI 96743. Surveyor/Representative is Bruce Smith, PLS; Alpine Enterprises Inc., PO Box 2037, Ketchum, ID 83340.

PROJECT PATH AND PRINT DATE U:\LandProjects\2004\510_RVR_CHESTNUT.dwg_510g_Prelim_Plat.dwg 9/12/2014 11:34:44 AM MDT

Alpine Enterprises Inc.
 Surveying, Mapping and Natural Hazards Consulting
 280 Rivers Street East, Lower Level
 P.O. Box 2037, Ketchum, ID 83340 USA
 (208) 727-1988 727-1987 fax
 email alpine7@mindspring.com

A PRELIMINARY PLAT SHOWING
CHESTNUT STREET TOWNHOMES
 WITHIN S9, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
 PREPARED FOR MARTY & HEIDI SMITH

NO	DATE	BY

REVISIONS

Sheet 1 of 1

STAFF REPORT

TO: Hailey Planning and Zoning Commission
FROM: Micah Austin, Community Development Director
RE: Preliminary Plat – Chestnut Street Townhomes (Conversion)
HEARING: November 10, 2014

Applicant: Martin and Heidi Smith, represented by Bruce Smith of Alpine Enterprises
Project: Chestnut Street Townhomes Conversion
Request: Preliminary Plat approval with recommendation to the City Council
Location: Lot 20A, Block 8, Hailey Townsite
Zoning: General Residential (GR) within the Townsite Overlay (TO)

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Procedural History and Background

On November 10, 2014, the Hailey Planning and Zoning Commission will consider the proposed Preliminary Plat and hold a public hearing.

Standards of Evaluation for a Subdivision				
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"/>	Section 3.1.1.1	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Depart- ment Comments	Engineering: Life/Safety: Wastewater: Water: Streets:
				Planning and Zoning:
				Boards or Commissions:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.0 General Standards	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.
			<i>Staff Comments</i>	<i>See specific standards below.</i>
4.1 Streets				
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"/>	4.1	Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.
			<i>Staff Comments</i>	<i>- No new streets are proposed but access is currently provided via the existing alley and Chestnut Street. The alley provides primary access to the garage entrance, which is preferred within this overlay district.</i> <i>- This is considered an existing non-conforming use, however the proposed preliminary plat complies with the provisions of Article 13 of the Zoning Ordinance.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.1	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.

			<i>Staff Comments</i>	- No new streets are proposed.
<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 style="text-align: center;">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>	- No cul-de-sacs or dead end streets are proposed.
<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>	- No new streets are proposed.
<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>	- No new streets are proposed.
<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>	- No new streets are proposed.
<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>	- No new streets are proposed.
<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</i>	- No new streets are proposed.

			Comments	
<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	- No new storm drainage systems are proposed. No drywells or other drainage systems are currently utilized for the development.
<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	- No new traffic control mechanism are proposed
<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	- No new streets are proposed.
<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	- The existing alley and Chestnut Street provide access to the two dwelling units and are maintained by the City of Hailey. This is considered a non-conforming use; however the proposed preliminary plat complies with the provisions of Article 13 of the Zoning Ordinance.
<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	- The existing alley and Chestnut Street provide access to the two dwelling units and are maintained by the City of Hailey.
<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	- The existing alley and Chestnut Street provide access to the two dwelling units and are maintained by the City of Hailey.
<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.
			Staff Comments	- No new streets are proposed
<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>	- No new streets are proposed
<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>	-Subdivision is not located on a private street.
<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 two residential dwelling units. Primary driveway access is from the existing alley, which is the preferred driveway access point.
<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>Staff Comments</i>	- Driveway is asphalt and meets the minimum width requirements.
<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>	- Existing driveway is less than 150 feet long.
<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>	- The common driveway shall be maintained by the owners of Sublots 1 and 2, as noted in Plat Note 6 on Preliminary Plat.
<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>	- The driveway provides access to both dwellings and is called out as an unbuildable, common driveway easement. The plat note explains that this area is unbuildable on Plat Note 6 on the Preliminary Plat.

<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>	<i>- Driveway does not interfere with maintaining existing infrastructure.</i>
<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>	<i>- Not applicable</i>
<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>	<i>- The alley is 25 feet wide and complies with IFC requirements for fire access to the interior lots. The Chestnut Street right-of-way is 60 feet wide.</i>
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>	<i>- Currently, there are no sidewalks to this development and it is a non-conforming use in many ways, including sidewalk standards. According to Section 13.3, a non-conforming use may be continued when there is no enlargement of the use. Staff sees no enlargement of the proposed use and finds the proposal in compliance with Article 13.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.1.1	Sidewalks and drainage improvements shall be located and constructed according to applicable City Standards, except as otherwise provided herein.
			<i>Staff Comments</i>	<i>- See Finding of Fact for Section 4.2.1</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.1.2	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.
			<i>Staff Comments</i>	<i>- See Finding of Fact for Section 4.2.1</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.1.3	New Sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.
			<i>Staff Comments</i>	<i>- See Finding of Fact for Section 4.2.1</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.1.4	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.
			<i>Staff Comments</i>	<i>- See Finding of Fact for Section 4.2.1</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.1.5	The requirement for Sidewalk and drainage improvements are not required for any Lot Line Adjustment.

			<i>Staff Comments</i>	- Not applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.2	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.
			<i>Staff Comments</i>	- See Finding of Fact for Section 4.2.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.3	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.
			<i>Staff Comments</i>	- See Finding of Fact for Section 4.2.1
<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>Staff Comments</i>	- Not applicable

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>	- A current driveway easement provides access to the units and is shown on the current preliminary plat - An easement has been created to accommodate use of a closet. The plat currently reads: "Easement for closet use from 2 story unit to 1 story unit on main floor only." The City's contract Building Official and Plans Reviewer has approved of this easement.
<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>	- A current driveway easement provides access to the units and is shown on the current preliminary plat - An easement has been created to accommodate use of a closet. The plat currently reads: "Easement for closet use from 2 story unit to 1 story unit on main floor only."
<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>	- Not applicable
<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</i>	- Snow storage easements are shown on the preliminary plat and are

			<i>Comments</i>	<i>compliant.</i>
4.4 Blocks				
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"/>	4.4.1	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>	- <i>No applicable</i>
4.5 Lots				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	- <i>Not applicable</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	- <i>Not applicable</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	- <i>Not applicable</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	- <i>Not applicable</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>Staff Comments</i>	- Not applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>Staff Comments</i>	- Not applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>Staff Comments</i>	- Not applicable
4.6 Orderly Development				
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"/>	4.6.1	Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.
			<i>Staff Comments</i>	- Building is existing.
<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>Staff Comments</i>	- Building is existing.
<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. • 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>Staff Comments</i>	- Building is existing.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.6.4	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 Staff Comments: <p style="margin-left: 40px;">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>	- Building is existing.

4.7 Perimeter Walls, Gates and Berms

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"/>	4.7	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 <i>Staff Comments</i>
<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>	- Development is existing and no changes are proposed.
<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>	- Development is existing and no changes are proposed.
<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>- Development is existing and no changes are proposed.</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>- Development is existing and no changes are proposed.</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>- Development is existing and no changes are proposed.</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>- Development is existing and no changes are proposed.</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>- Development is existing and no changes are proposed.</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>- Development is existing and no changes are proposed.</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>	<i>- Development is existing and no changes are proposed.</i>
<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>	<i>- Development is existing and no changes are proposed.</i>
<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>	<i>- Development is existing and no changes are proposed.</i>
<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>	- Development is existing and no changes are proposed.
<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>	- Development is existing and no changes are proposed.

4.9 Overlay Districts

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.1	<p><u>Parks and Pathways.</u> Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.</p> <p><i>Staff Comments</i> - Not applicable, per Section 7 of the Subdivision Ordinance</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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> <p><i>Staff Comments</i> - Not applicable, per Section 7 of the Subdivision Ordinance</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> <p><i>Staff Comments</i> - Not applicable, per Section 7 of the Subdivision Ordinance</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.2	<p><u>Multiple Ownership.</u> 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> <p><i>Staff Comments</i> - Not applicable, per Section 7 of the Subdivision Ordinance</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.3	<p><u>Parks and Lands Board.</u> 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</p>

				recommendation will be based on compliance with the Master Plan and provisions of this ordinance.
			<i>Staff Comments</i>	- Not applicable, per Section 7 of the Subdivision Ordinance
			4.10.4	Minimum Requirements
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.4.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.
			<i>Staff Comments</i>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>Staff Comments</i>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>Staff Comments</i>	- Not applicable, per Section 7 of the Subdivision Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.8	<u>In-Lieu Contributions.</u>
			<i>Staff Comments</i>	See findings below
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>Staff Comments</i>	- Not applicable, per Section 7 of the Subdivision Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>Staff Comments</i>	- Not applicable, per Section 7 of the Subdivision Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
			<i>Staff Comments</i>	- Not applicable, per Section 7 of the Subdivision Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.8.4	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.
			<i>Staff Comments</i>	- Not applicable, per Section 7 of the Subdivision Ordinance
5.0 Improvements Required.				
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"/>	5.1	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 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>Staff Comments</i>	- <i>Development is existing.</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>Staff Comments</i>	- <i>Development is existing.</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>Staff Comments</i>	- <i>Development is existing.</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>Staff Comments</i>	- <i>Development is existing.</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>Staff Comments</i>	- <i>Development is existing.</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>Staff Comments</i>	- <i>Development is existing.</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>Staff Comments</i>	- <i>Development is existing.</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>Staff Comments</i>	- <i>Development is existing.</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>Staff Comments</i>	- Development is existing.
<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>	- Development is existing.
<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>	- Development is existing.
<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>	- Development is existing.
<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>	- Development is existing.
<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>	- Development is existing.
<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>	- Development is existing.
<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 Comments</i>	- Development is existing.
<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>	<i>- Development is existing.</i>
<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>	<i>- Development is existing.</i>
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>	<i>- A draft party wall agreement has been submitted with the application. This document also contains language for maintenance of all common areas. - A Sewer Maintenance Agreement has been submitted - Plat notes address maintenance of the common driveway by the owners of Sublot 1 and 2. Plat notes 6 and 7 call out maintenance of common areas on the Preliminary Plat.</i>
<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>	<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.</i>
<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>	<i>- Each townhouse is providing two 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 the alley or Chestnut Street. - Required number of spaces for this use is 1.5 spaces per unit, resulting in 3 total spaces for the development. Four spaces have been provided.</i>
<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</i>	<i>-The existing townhouses have been built according to the building code</i>

			<i>Comments</i>	<i>adopted at the time of building permit issuance. - The easement for the closet has been approved by the city of Hailey contract Building Official and Plan Reviewer, the Idaho Department of Building Safety.</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 Ordinance 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 involves the conversion of an existing building into Townhouses, therefore this waiver or standards applies.</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>- Not applicable.</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 #5 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:
- 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
- l) The closet easement shall be constructed according to all applicable IBC, IRC, and IFC standards prior to recordation of the Final Plat.

Motion Language:

Approval:

Motion to recommend approval of the Preliminary Plat for Chestnut Street Townhomes, Martin and Heidi Smith, represented by Bruce Smith of Alpine Enterprises, finding that the application meets City Standards.

Denial:

Motion to recommend denial of the application for _____ located at _____), finding that _____ [the Commission 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 Commission should specify a date].

Standards of Evaluation for a Subdivision				
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"/>	Section 3.1.1.1	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: Life/Safety: Wastewater: Water: Streets:
				Planning and Zoning:
				Boards or Commissions:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.0 General Standards	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.
			<i>Staff Comments</i>	<i>See specific standards below.</i>
4.1 Streets				
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"/>	4.1	Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - No new streets are proposed but access is currently provided via the existing alley and Chestnut Street. The alley provides primary access to the garage entrance, which is preferred within this overlay district. - This is considered an existing non-conforming use, however the proposed preliminary plat complies with the provisions of Article 13 of the Zoning Ordinance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.1	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.

			<i>Staff Comments</i>	- No new streets are proposed.
<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 style="text-align: center;">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>	- No cul-de-sacs or dead end streets are proposed.
<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>	- No new streets are proposed.
<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>	- No new streets are proposed.
<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>	- No new streets are proposed.
<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>	- No new streets are proposed.
<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</i>	- No new streets are proposed.

			Comments	
<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>Staff Comments</i>	- No new storm drainage systems are proposed. No drywells or other drainage systems are currently utilized for the development.
<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>Staff Comments</i>	- No new traffic control mechanism are proposed
<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>Staff Comments</i>	- No new streets are proposed.
<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>Staff Comments</i>	- The existing alley and Chestnut Street provide access to the two dwelling units and are maintained by the City of Hailey. This is considered a non-conforming use; however the proposed preliminary plat complies with the provisions of Article 13 of the Zoning Ordinance.
<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>Staff Comments</i>	- The existing alley and Chestnut Street provide access to the two dwelling units and are maintained by the City of Hailey.
<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>Staff Comments</i>	- The existing alley and Chestnut Street provide access to the two dwelling units and are maintained by the City of Hailey.
<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>	- No new streets are proposed
<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.

<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>	<i>- Driveway does not interfere with maintaining existing infrastructure.</i>
<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>	<i>- Not applicable</i>
<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>	<i>- The alley is 25 feet wide and complies with IFC requirements for fire access to the interior lots. The Chestnut Street right-of-way is 60 feet wide.</i>
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>	<i>- Currently, there are no sidewalks to this development and it is a non-conforming use in many ways, including sidewalk standards. According to Section 13.3, a non-conforming use may be continued when there is no enlargement of the use. Staff sees no enlargement of the proposed use and finds the proposal in compliance with Article 13.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.1.1	Sidewalks and drainage improvements shall be located and constructed according to applicable City Standards, except as otherwise provided herein.
			<i>Staff Comments</i>	<i>- See Finding of Fact for Section 4.2.1</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.1.2	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.
			<i>Staff Comments</i>	<i>- See Finding of Fact for Section 4.2.1</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.1.3	New Sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.
			<i>Staff Comments</i>	<i>- See Finding of Fact for Section 4.2.1</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.1.4	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.
			<i>Staff Comments</i>	<i>- See Finding of Fact for Section 4.2.1</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.1.5	The requirement for Sidewalk and drainage improvements are not required for any Lot Line Adjustment.

			<i>Staff Comments</i>	- Not applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.2	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.
			<i>Staff Comments</i>	- See Finding of Fact for Section 4.2.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2.3	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.
			<i>Staff Comments</i>	- See Finding of Fact for Section 4.2.1
<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>Staff Comments</i>	- Not applicable

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>	- A current driveway easement provides access to the units and is shown on the current preliminary plat - An easement has been created to accommodate use of a closet. The plat currently reads: "Easement for closet use from 2 story unit to 1 story unit on main floor only." The City's contract Building Official and Plans Reviewer has approved of this easement.
<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>	- A current driveway easement provides access to the units and is shown on the current preliminary plat - An easement has been created to accommodate use of a closet. The plat currently reads: "Easement for closet use from 2 story unit to 1 story unit on main floor only."
<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>	- Not applicable
<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</i>	- Snow storage easements are shown on the preliminary plat and are

			<i>Comments</i>	<i>compliant.</i>
4.4 Blocks				
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"/>	4.4.1	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>	- <i>No applicable</i>
4.5 Lots				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	- <i>Not applicable</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	- <i>Not applicable</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	- <i>Not applicable</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	- <i>Not applicable</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>Staff Comments</i>	- Not applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>Staff Comments</i>	- Not applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>Staff Comments</i>	- Not applicable
4.6 Orderly Development				
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"/>	4.6.1	Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.
			<i>Staff Comments</i>	- Building is existing.
<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>Staff Comments</i>	- Building is existing.
<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. • 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>Staff Comments</i>	- Building is existing.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.6.4	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 Staff Comments: <p style="margin-left: 40px;">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>	- Building is existing.

4.7 Perimeter Walls, Gates and Berms

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"/>	4.7	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 <i>Staff Comments</i>
<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>	- Development is existing and no changes are proposed.
<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>	- Development is existing and no changes are proposed.
<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>- Development is existing and no changes are proposed.</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>- Development is existing and no changes are proposed.</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>- Development is existing and no changes are proposed.</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>- Development is existing and no changes are proposed.</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>- Development is existing and no changes are proposed.</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>- Development is existing and no changes are proposed.</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>	<i>- Development is existing and no changes are proposed.</i>
<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>	<i>- Development is existing and no changes are proposed.</i>
<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>	<i>- Development is existing and no changes are proposed.</i>
<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>	- Development is existing and no changes are proposed.
<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>	- Development is existing and no changes are proposed.

4.9 Overlay Districts

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.1	<p><u>Parks and Pathways.</u> Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.</p> <p><i>Staff Comments</i> - Not applicable, per Section 7 of the Subdivision Ordinance</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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> <p><i>Staff Comments</i> - Not applicable, per Section 7 of the Subdivision Ordinance</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> <p><i>Staff Comments</i> - Not applicable, per Section 7 of the Subdivision Ordinance</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.2	<p><u>Multiple Ownership.</u> 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> <p><i>Staff Comments</i> - Not applicable, per Section 7 of the Subdivision Ordinance</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.3	<p><u>Parks and Lands Board.</u> 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</p>

				recommendation will be based on compliance with the Master Plan and provisions of this ordinance.
			<i>Staff Comments</i>	- Not applicable, per Section 7 of the Subdivision Ordinance
			4.10.4	Minimum Requirements
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.4.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.
			<i>Staff Comments</i>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>Staff Comments</i>	- Not applicable, per Section 7 of the Subdivision Ordinance
<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>Staff Comments</i>	- Not applicable, per Section 7 of the Subdivision Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.8	<u>In-Lieu Contributions.</u>
			<i>Staff Comments</i>	See findings below
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>Staff Comments</i>	- Not applicable, per Section 7 of the Subdivision Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>Staff Comments</i>	- Not applicable, per Section 7 of the Subdivision Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
			<i>Staff Comments</i>	- Not applicable, per Section 7 of the Subdivision Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.10.8.4	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.
			<i>Staff Comments</i>	- Not applicable, per Section 7 of the Subdivision Ordinance
5.0 Improvements Required.				
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"/>	5.1	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 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>Staff Comments</i>	- <i>Development is existing.</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>Staff Comments</i>	- <i>Development is existing.</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>Staff Comments</i>	- <i>Development is existing.</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>Staff Comments</i>	- <i>Development is existing.</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>Staff Comments</i>	- <i>Development is existing.</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>Staff Comments</i>	- <i>Development is existing.</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>Staff Comments</i>	- <i>Development is existing.</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>Staff Comments</i>	- <i>Development is existing.</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>Staff Comments</i>	- Development is existing.
<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>	- Development is existing.
<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>	- Development is existing.
<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>	- Development is existing.
<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>	- Development is existing.
<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>	- Development is existing.
<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>	- Development is existing.
<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 Comments</i>	- Development is existing.
<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>	- <i>Development is existing.</i>
<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>	- <i>Development is existing.</i>
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>	- <i>A draft party wall agreement has been submitted with the application. This document also contains language for maintenance of all common areas.</i> - <i>A Sewer Maintenance Agreement has been submitted</i> - <i>Plat notes address maintenance of the common driveway by the owners of Sublot 1 and 2. Plat notes 6 and 7 call out maintenance of common areas on the Preliminary Plat.</i>
<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>	- <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.</i>
<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>	- <i>Each townhouse is providing two 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 the alley or Chestnut Street.</i> - <i>Required number of spaces for this use is 1.5 spaces per unit, resulting in 3 total spaces for the development. Four spaces have been provided.</i>
<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</i>	- <i>The existing townhouses have been built according to the building code</i>

			<i>Comments</i>	<i>adopted at the time of building permit issuance. - The easement for the closet has been approved by the city of Hailey contract Building Official and Plan Reviewer, the Idaho Department of Building Safety.</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 Ordinance 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 involves the conversion of an existing building into Townhouses, therefore this waiver or standards applies.</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>- Not applicable.</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 #5 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:
- 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
- l) The closet easement shall be constructed according to all applicable IBC, IRC, and IFC standards prior to recordation of the Final Plat.

Motion Language:

Approval:

Motion to recommend approval of the Preliminary Plat for Chestnut Street Townhomes, Martin and Heidi Smith, represented by Bruce Smith of Alpine Enterprises, finding that the application meets City Standards.

Denial:

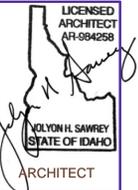
Motion to recommend denial of the application for _____ located at _____), finding that _____ [the Commission should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

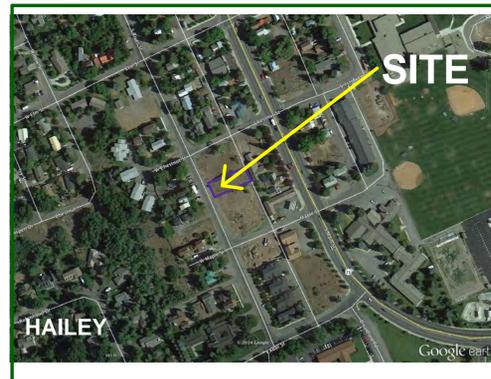
Motion to continue the public hearing upon the _____ application for _____ to _____ [the Commission should specify a date].

Design Review
Marino Residence
New Single Family Home
630 S. River Street

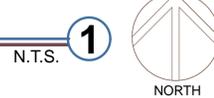
DESIGN REVIEW SET



A CUSTOM HOME:
MARINO RESIDENCE
 HAILEY, IDAHO
 SOUTH RIVER STREET



VICINITY MAP



PROJECT INFORMATION

LEGAL DESCRIPTION: LOT 15A BLOCK 5
 HAILEY, IDAHO 83333

ZONE: GR- GENERAL RESIDENTIAL AND TOWNSITE OVERLAY

SETBACKS: WEST: 31'-4 3/4" FRONT EAST: 10'-0" ALLEY
 SOUTH: 16'-9 3/4" NORTH: 9'-0" SIDE

NEW BLDG. HEIGHT: 30'-0" ALLOWED
 29'-10 5/8" ABOVE (E) GRADE

LOT COVERAGE: FORMULAE: 30% X LOT AREA= .30X 6805SF
 (2) STORIES ABOVE GRADE ALLOWED: 2,041 SF
 W/ GARAGE ACTUAL: 1,584 SF

APPLICABLE BUILDING CODES: 2012 IRC, 2009 IECC

OCCUPANCY TYPE: RESIDENTIAL
CONSTRUCTION TYPE: V-B

FLOOR AREAS:		LIVING SF	
MAIN LEVEL	1,188	SQ.FT.	
UPPER LEVEL	1,000	SQ.FT.	
SUB TOTAL LIVING		2,188	SQ.FT.
GARAGE SF			
GARAGE	396	SQ.FT.	
TOTAL PROPOSED BLDG. AREA		2,584	SQ.FT.

PROJECT TEAM

CLIENT:
RUSSELL & DANA MARINO
 311 DELLA VISTA
 HAILEY, IDAHO 83333
 (208) 721-8624 PHONE

ARCHITECT:
VITAL INK
JOLYON H. SAWREY
 30 WYATT DRIVE
 BELLEVUE, IDAHO 83313
 (208) 720-6315 PHONE

CONTRACTOR:
BOULDER MOUNTAIN CONSTRUCTION
RUSSELL MARINO
 311 DELLA VISTA
 HAILEY, IDAHO 83333
 (208)-721-8624PHONE

CIVIL ENGINEER:
GALENA ENGINEERING
BRIAN YEAGER
 HAILEY, IDAHO 83333
 (208) 788-1705 PHONE

STRUCTURAL ENGINEER:
K&S ENGINEERING
DAVE KONRAD
 MAIN STREET
 BELLEVUE, IDAHO
 (208) 928-7810 PHONE

RESCHECK

SHEET INDEX

SHEET	REV	DESCRIPTION
ARCHITECTURAL		
0.0		PROJECT TEAM, BLDG. INFO, RESCHECK
0-1		CODE/SPECS
1.0		UTILITES GRADING AND DRAINAGE PLAN
1.1		CONSTRUCTION STAGING PLAN
2.1		MAIN FLOOR PLAN
2.2		UPPER FLOOR PLAN
2.3		RADON MITIGATION PLAN
3.1		SECTIONS
5.1		DETAILS
6.1		EXTERIOR ELEVATIONS
6.2		EXTERIOR ELEVATIONS
CIVIL ENGINEERING		
C1a		CIVIL SURVEY- EXISTING
STRUCTURAL		
S0		STRUCTURAL SPECIFICATIONS
S1		FOUNDATION
S2		LOWER LEVEL FRAMING PLAN
S3		UPPER LEVEL FLOOR FRAMING PLAN
S4		ROOF FRAMING PLAN
S5		STRUCTURAL DETAILS
S6		STRUCTURAL DETAILS

(208) 720-6315 PH



30 Wyatt Drive
 Bellevue, Idaho 83313

REVISIONS

NO.	DATE	DESCRIPTION

DATE
 01 OCT, 2014

0.0

SNOW STORAGE TABULATION CHART		
HARD SURFACE AREA SF	25% SNOW STORAGE REQ.	SNOW STORAGE PROVIDED
656	164	348
SNOW STORAGE AREAS		
AREA "A"		240
AREA "B"		108
PERCENTAGE OF COMPLIANCE		212%

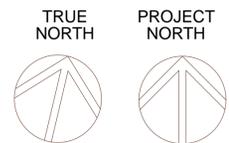
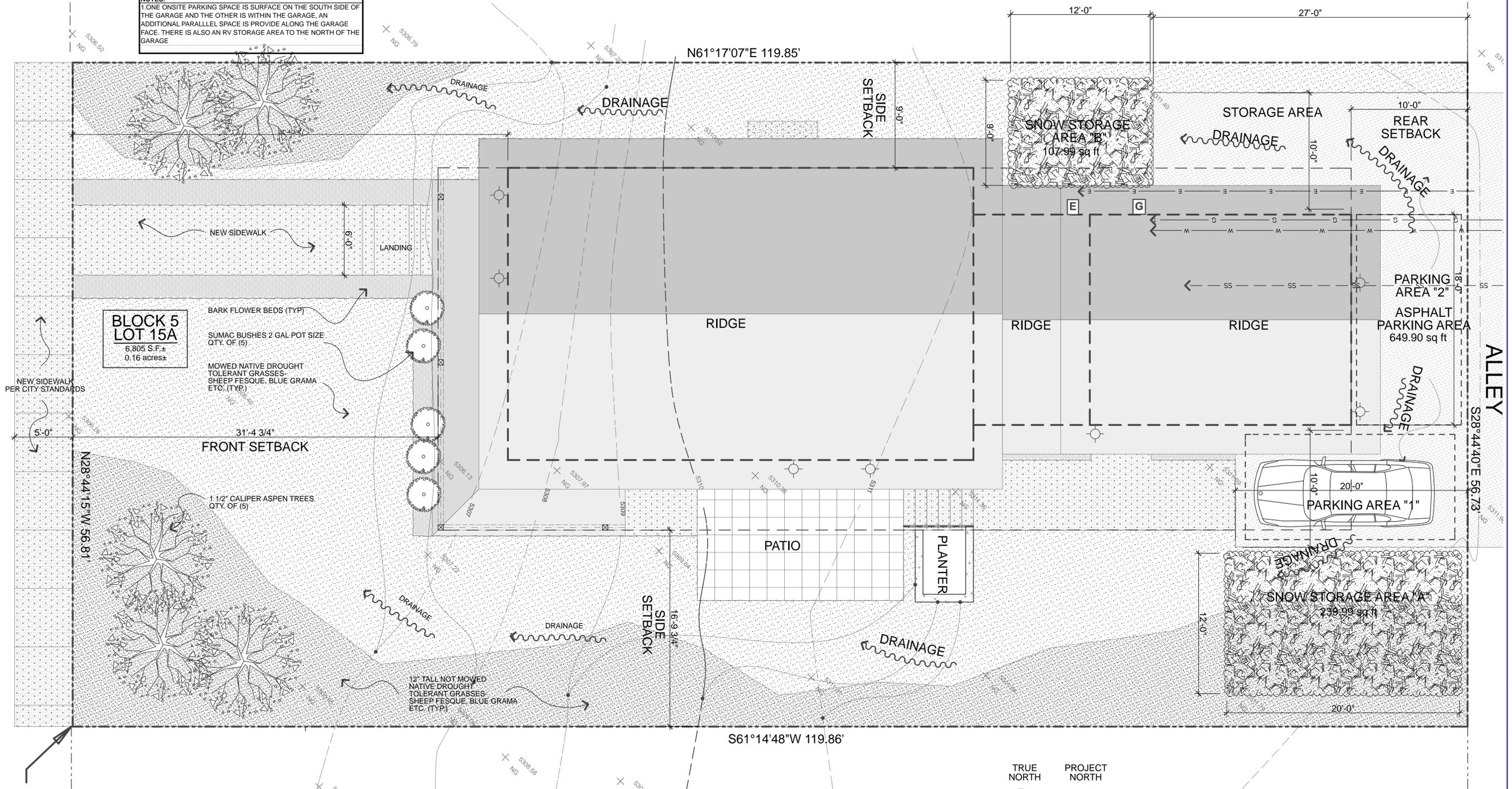
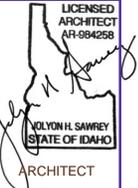
NOTES:
1. SNOW STORAGE AREA IS LANDSCAPED YARD/ LAWN AND THE SOILS ARE CONDUSIVE TO DIRECT ABSORPTION OF RUN-OFF.

PARKING SPACES TABULATION CHART		
TOTAL BLDG. SF	SPACES REQ. (2) PER RESIDENTIAL	PARKING SPACES PROVIDED
2584	2	3

NOTES:
1. ONE ONSITE PARKING SPACE IS SURFACE ON THE SOUTH SIDE OF THE GARAGE AND THE OTHER IS WITHIN THE GARAGE. AN ADDITIONAL PARALLEL SPACE IS PROVIDE ALONG THE GARAGE FACE. THERE IS ALSO AN RV STORAGE AREA TO THE NORTH OF THE GARAGE

- NOTES:**
- ALL UTILITIES ARE LOCATED IN THE ALLEY OR NORTHEAST CORNER OF THE LOT. ALL SERVICES ARE TO BE RUN UNDERGROUND.
 - ALL PLUMBING, MECH VENTS TO BE ON BACK SIDE OF ROOFS IF POSSIBLE.
 - ALL FINISH GRADE TO BE 6" BELOW TOP OF STEM WALLS AND SHALL SLOPE AWAY FROM HOUSE PER CODE.
 - SITE IS PREDOMINATELY FLAT.
 - CIVIL ENGR. TO SURVEY CORNERS OF (E) BUILDING AND LOT. CONTRACTOR TO VERIFY IN FIELD THE PLACEMENT OF THE NEW ADDITION SUCH THAT THE OVERHANGS ARE WITHIN THE REQUIRED SETBACKS. IF DISCREPANCIES EXISIT, CONSULT ARCHITECT FOR HOW TO ADJUST ADDITION DIMENSIONS.
 - THE EXISTING GARAGE, DRIVEWAY AND GABLE PORCH STRUCTURE ON EAST SIDE OF HOME SHALL BE REMOVED OFF OF THE SITE
 - OWNER WILL COORDINATE THE REPAIR, AND INSTALL/ MANAGEMENT OF TEMPORARY IRRIGATION DURING CONSTRUCTION

DESIGN REVIEW SET



SITE, UTILITIES, GRADING & DRAINAGE PLAN 1
1/4"=1'-0"

A CUSTOM HOME:
MARINO RESIDENCE
HAILEY, IDAHO
SOUTH RIVER STREET

Vital ink LLC
Environmental Architecture
& Consulting

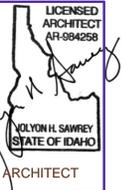
30 Wyatt Drive
Bellevue, Idaho 83313

REVISIONS

DATE
01 OCT, 2014

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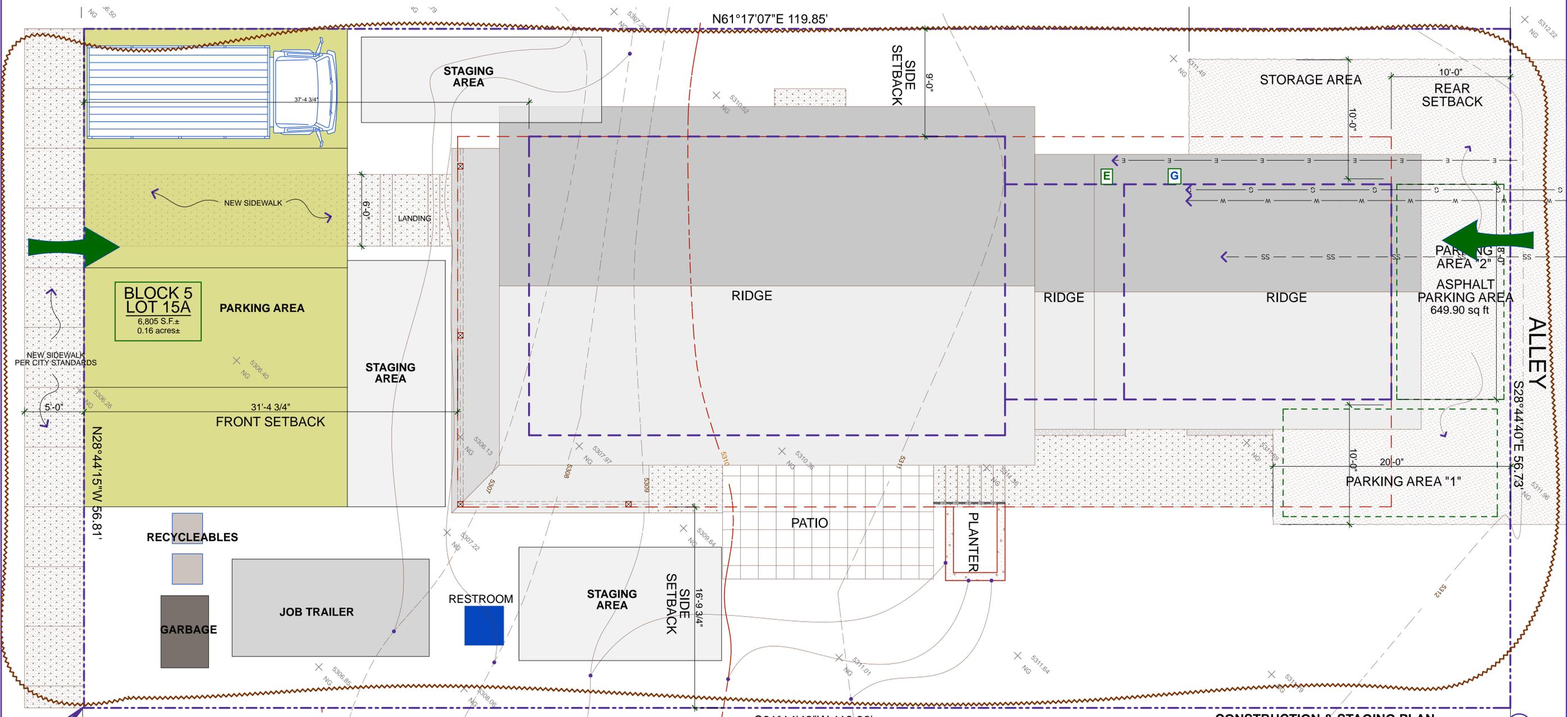
NOTES

1. ALL CONSTRUCTION TO ABIDE BY CITY ORDINANCES.
2. CONSTRUCTION HOURS LIMITED TO MONDAY-FRIDAY 7:30 a.m. TO 7:30 p.m. SATURDAY 9:00 a.m. to 6:00 p.m. and SUNDAY(NO WORK)

SYMBOL LEGEND

CONSTRUCTION

- CONSTRUCTION PARKING
- CONSTRUCTION STAGING AREA
- CONSTRUCTION DUMPSTER
- RECYCLING BIN
- PORTABLE RESTROOM
- CONSTRUCTION AREA OF DISTURBANCE
- CONSTRUCTION ACCESS



CONSTRUCTION & STAGING PLAN 1 NTS

A CUSTOM HOME:
MARINO RESIDENCE
 HAILEY, IDAHO
 SOUTH RIVER STREET

Vital ink LLC
 Environmental Architecture
 & Consulting LLC

30 Wyatt Drive
 Bellevue, Idaho 83313
 (208) 720-6315 PH

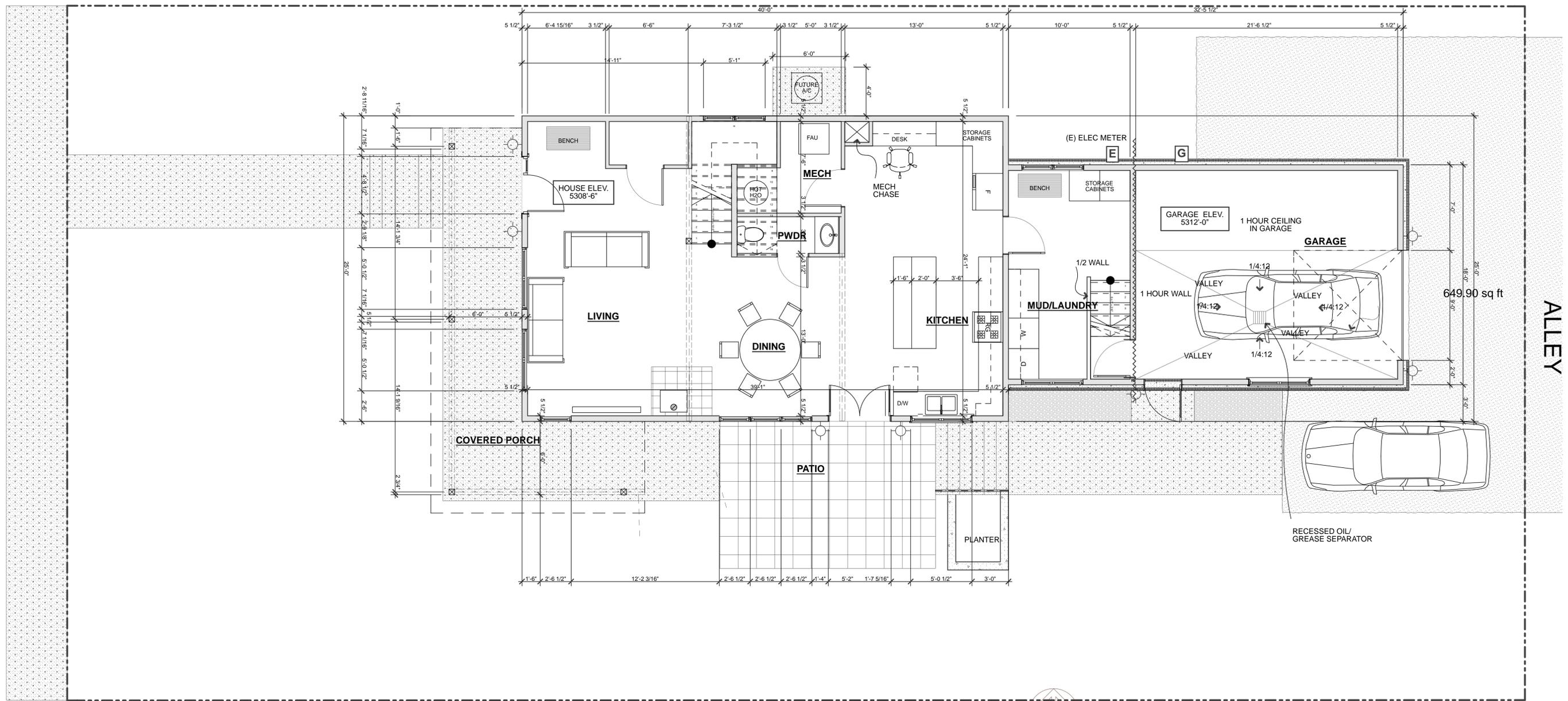
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01 OCT, 2014

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MAIN LEVEL FLOOR PLAN

1/4"=1'-0" 1

REVISIONS

DATE
 01 OCT, 2014

2.1

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DESIGN REVIEW SET

NOTES:
 1. PROVIDE FOUNDATION WATERPROOFING AS REQ. BY THE IRC FOR FOUNDATIONS IN AREAS PRONE TO HIGH WATER TABLES
 2. SECTION NOTES ARE CODED ONCE PER SHEET THE CODING IS FOR REFERENCE- THE SAME CONDITIONS SYSTEMS APPLY IN OTHER SECTION VIEW
 3. THE CRAWLSPACE IS NOT GOING TO BE VENTED, THUS A NEGATIVE PRESSURE MECHANICAL FAN AND CONDITIONING SYSTEM SHALL BE INSTALLED PER THE IRC CODE.
 4. BLDG SECTIONS ARE FOR DIMENSIONAL AND CONCEPT REFERENCE. SEE SPECIFIC DETAILS, ELEVATIONS, AND FLOOR PLANS FOR MORE INFORMATION

LICENSED ARCHITECT AR-984258
 RYAN H. SAWREY
 STATE OF IDAHO
 ARCHITECT

A CUSTOM HOME:
MARINO RESIDENCE
 HAILEY, IDAHO
 SOUTH RIVER STREET

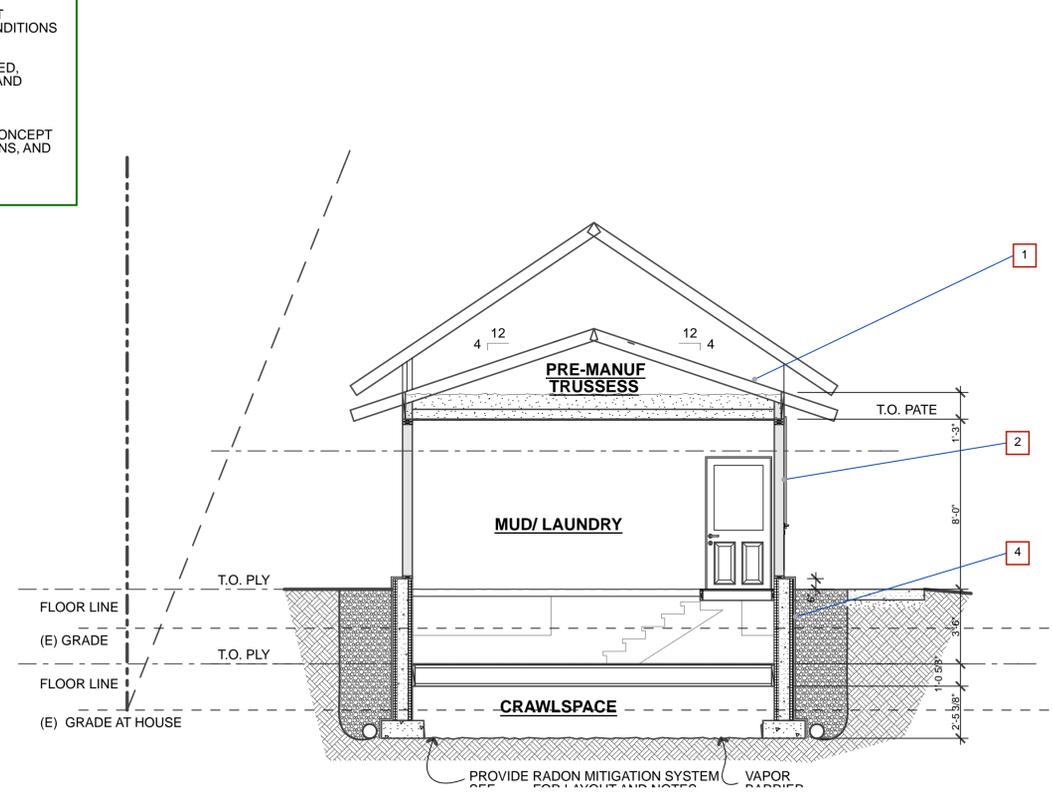
Vital ink
 Environmental Architecture
 & Consulting
 PLLC

30 Wyatt Drive
 Bellevue, Idaho 83313

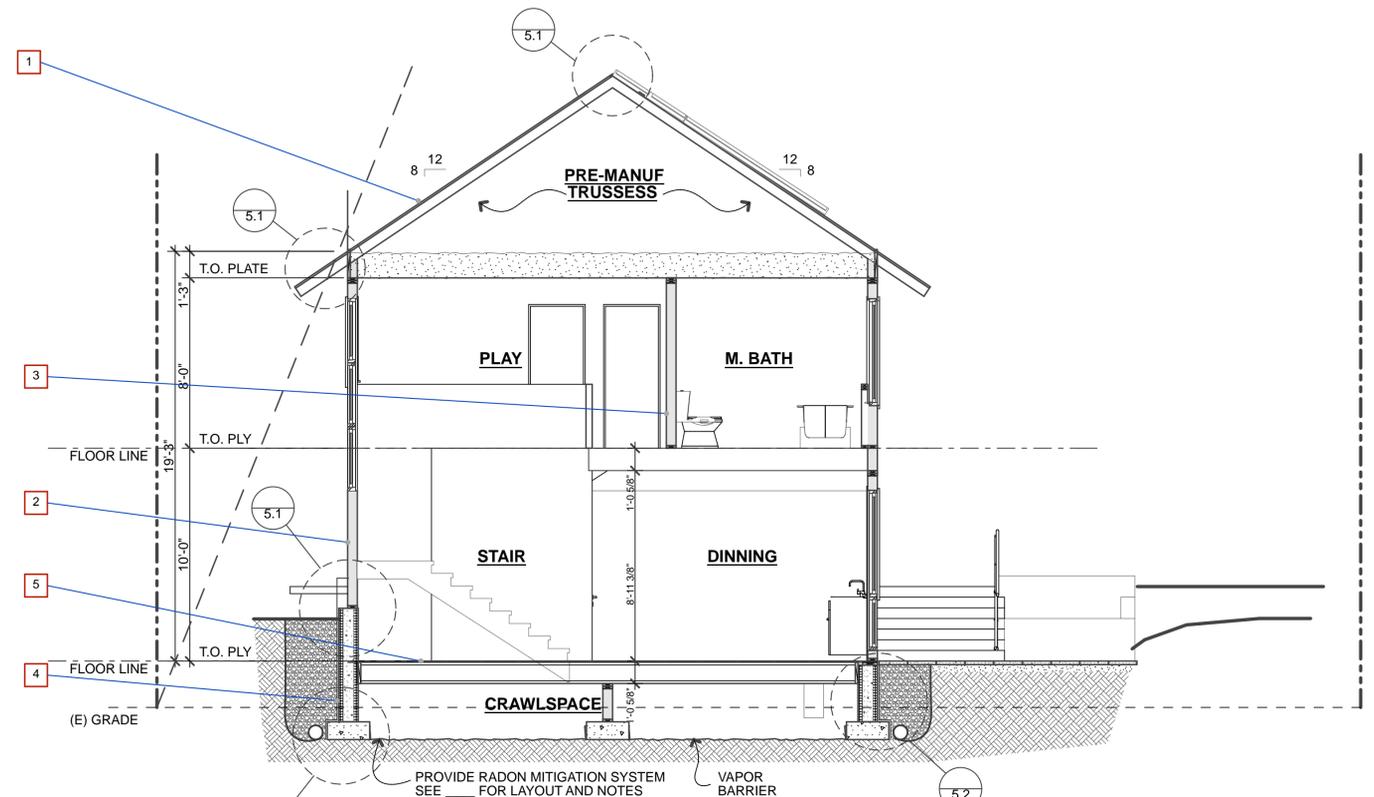
REVISIONS

DATE
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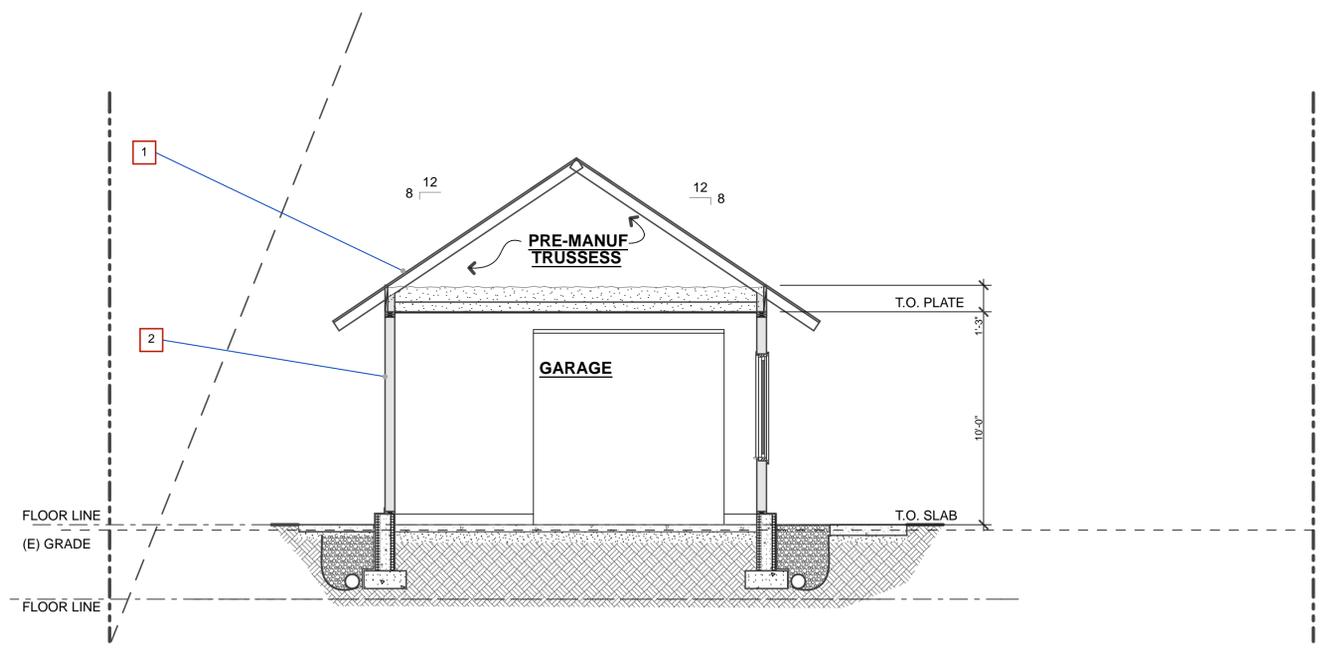


SECTION
 1/4"=1'-0" **3**



SECTION
 1/4"=1'-0" **1**

SECTION NOTES/MATERIALS	
KEY	REFERENCE LOCATION
1	TYPICAL SLOPED ROOF CONSTRUCTION ASPHALT SHINGLED CLASS "A" ROOF ASSEMBLY ICE AND WATER SHIELD AT EAVE AND UP SLOPE FROM F.O. HEATED WALL A MIN. 4" OR TWO LAPS OF PRODUCT. REMAINDER ICE AND WATER SHIELD OR ROOFING FELT. ALL VALLEYS TO HAVE ICE AND WATER SHIELD SHEATHING PER STRUCTURAL SPECS/DRAWINGS TRUSSES PER STRUCTURAL SPECS/DRAWINGS BLOWN IN CELLULOSE OR FIBERGLASS BIB INSUL R-49 MIN VAPOR BARRIER 5/8" DRYWALL CEILING, (1) HOUR WHERE REQUIRED BY CODE SOFFITT
2	TYPICAL EXTERIOR FRAMED WALL CONSTRUCTION SHAKE SHINGLE SIDING 6" LAP SIDING TAR PAPER (BEST PRACTICE) TYVEK STUCCO BARRIER WRAP SHEATHING PER STRUCTURAL 2x6 FRAMED WALL w/ INSUL. R-21 CELLULOSE OR FIBERGLASS BIB VAPOR BARRIER 5/8" DRYWALL, (1) HOUR TYPE "X" WHERE REQUIRED BY CODE INTERIOR FINISH PER OWNER
3	TYPICAL INTERIOR FRAMED WALL CONSTRUCTION 5/8" DRYWALL, (1) HOUR TYPE "X" WHERE REQUIRED BY CODE SHEATHING PER STRUCTURAL SPECS/DRAWINGS IF REQ. 2X WALLS WERE SHOWN ON PLANS 5/8" DRYWALL, (1) HOUR TYPE "X" WHERE REQUIRED BY CODE
4	TYPICAL BELOW GRADE WALL CONSTRUCTION WASHED ROCK DRAINAGE FILL ZONE W/ SEDIMENT FABRIC 1/8" PROTECTION BOARD TAMKO PEEL N STICK WATERPROOFING SYSTEM (FOAM COMPLIANT) ICF PER STRUCTURAL SPECS/DRAWINGS
5	TYPICAL WOOD FRAMED FLOOR ASSEMBLY INTERIOR FINISH PER OWNER SHEATHING PER STRUCTURAL SPECS/DRAWINGS JOIST PER STRUCTURAL SPECS/DRAWINGS CONDITIONED CRAWLSPACE, MECH VENTED RADON SYSTEM PER DETAILS



SECTION
 1/4"=1'-0" **2**

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EXTERIOR MATERIALS

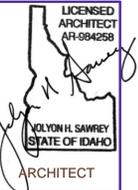
LOC.	MATERIAL	MANUF.	MODEL	FINISH COLOR
1	ROOFING		COMPOSITE ASPHALTIC SHINGLE ARCHITECTURAL STYLE	SEE MATERIALS BOARD
2	SIDING #1	HARDIE	CEMENT WOOD FIBER - HORIZONTAL LAP, 6" EXPOSED	SEE MATERIALS BOARD
3	SIDING #2	HARDIE	CEMENT WOOD FIBER - SHAKE SHINGLE PANEL	SEE MATERIALS BOARD
4	WINDOWS	SIERRA PACIFIC	WOOD/ METAL CLAD	DARK BRONZE
5	FLASHING, GUTTERS	PAC CLAD	METAL FLASHING WITH HEMMED DRIP EDGE(WHERE APPLICABLE)	DARK BRONZE
6	SOFFIT	CUSTOM	ROUGH SAWN PLY	SEE MATERIALS BOARD
7	TRIM	CUSTOM	2X6 CEDAR	SEE MATERIALS BOARD
8	COLUMNS/ BEAMS	CUSTOM	6X6 COLUMNS, 5 1/8" GLB OR TIMBERS	SEE MATERIALS BOARD
9	RAILING		RAW STEEL	DARK BRONZE
10	RETAINING WALLS		POURED CONC. OR INTERLOCKING STACKED BLOCK SPLITFACED	



A 13W CFL OR LED LIGHT BULB WILL BE USED NOT EXCEED A 40 WATT INCANDESCENT BULB. THUS, THE LUMEN OUTPUT WILL BE LESS THAN 880

THE PHOTOMETRIC SPREAD IS HARD TO SOURCE FOR A SPECIFIC LIGHT BULB OR FOR THIS FIXTURE. PLEASE CONSIDER THAT THIS IS A WALL MOUNTED FIXTURE AND THUS THE DISTANCE OF DOWNWARD LIGHT SPREAD WILL BE APPROX 6'-8" WHICH IS THE APPROX. MOUNTING HEIGHT. ADDITIONALLY THE ASSUMED LATERAL SPREAD WILL BE IN THE RANGE OF 6' AT GRADE.

DESIGN REVIEW SET



A CUSTOM HOME:
MARINO RESIDENCE
 HAILEY, IDAHO
 SOUTH RIVER STREET



WEST ELEVATION

1/4"=1'-0"

1



SOUTH ELEVATION

1/4"=1'-0"

2

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30 Wyatt Drive
 Bellevue, Idaho 83313

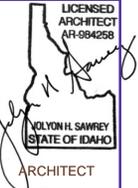
REVISIONS

NO.	DESCRIPTION

DATE
 01 OCT, 2014

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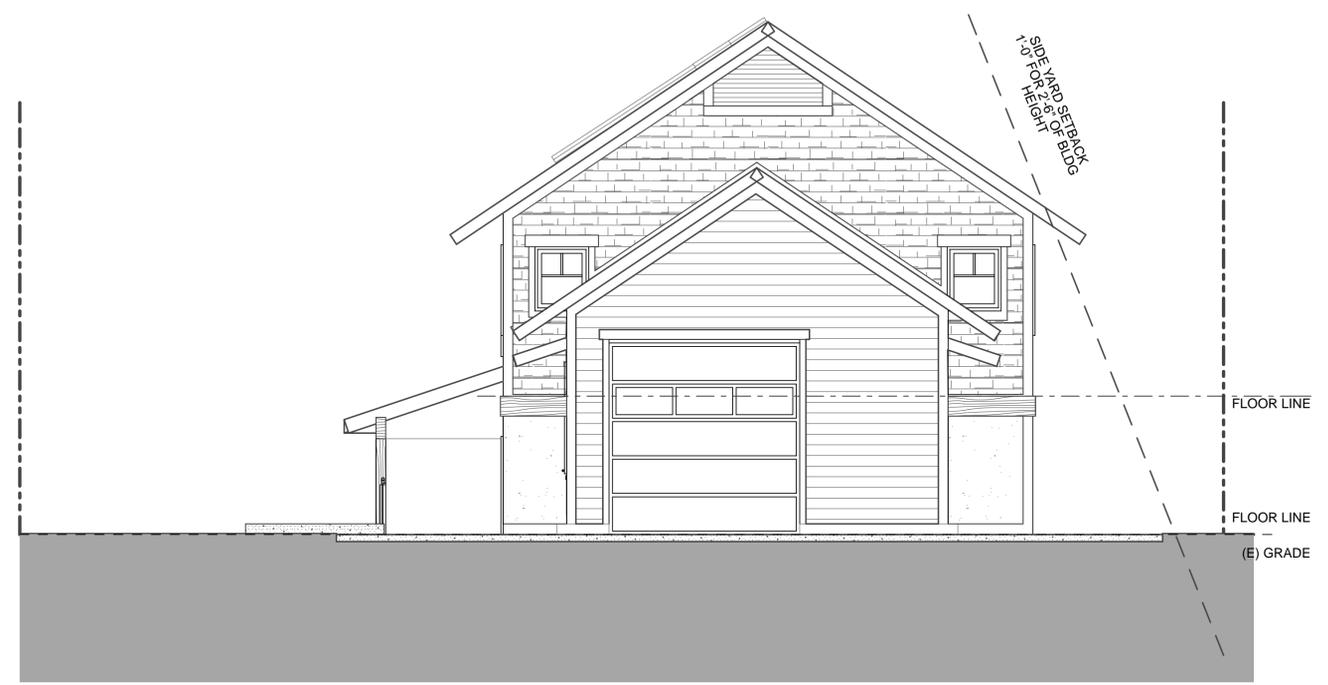
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NORTH ELEVATION

1
1/4"=1'-0"

EXTERIOR MATERIALS				
LOC.	MATERIAL	MANUF.	MODEL	FINISH COLOR
1	ROOFING		COMPOSITE ASPHALTIC SHINGLE ARCHITECTURAL STYLE	SEE MATERIALS BOARD
2	SIDING #1	HARDIE	CEMENT WOOD FIBER - HORIZONTAL LAP, 6" EXPOSED	SEE MATERIALS BOARD
3	SIDING #2	HARDIE	CEMENT WOOD FIBER - SHAKE SHINGLE PANEL	SEE MATERIALS BOARD
4	WINDOWS	SIERRA PACIFIC	WOOD/ METAL CLAD	DARK BRONZE
5	FLASHING, GUTTERS	PAC CLAD	METAL FLASHING WITH HEMMED DRIP EDGE(WHERE APPLICABLE)	DARK BRONZE
6	SOFFIT	CUSTOM	ROUGH SAWN PLY	SEE MATERIALS BOARD
7	TRIM	CUSTOM	2X6 CEDAR	SEE MATERIALS BOARD
8	COLUMNS/ BEAMS	CUSTOM	6X6 COLUMNS, 5 1/8" GLB OR TIMBERS	SEE MATERIALS BOARD
9	RAILING		RAW STEEL	DARK BRONZE
10	RETAINING WALLS		POURED CONC. OR INTERLOCKING STACKED BLOCK SPLITFACED	



EAST ELEVATION

2
1/4"=1'-0"

A CUSTOM HOME:
MARINO RESIDENCE
HAILEY, IDAHO
SOUTH RIVER STREET

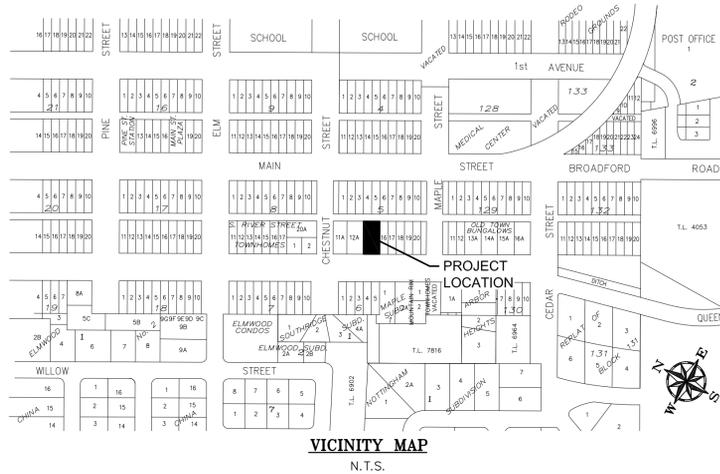
(208) 720-6315 PH
Vital ink Environmental Architecture & Consulting AIA
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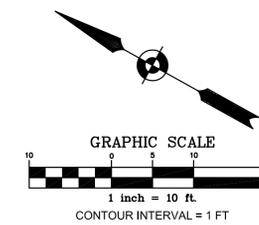


NOTES

- 1) Boundary information is based on found monumentation. Please refer to the recorded plat of HAILEY TOWNSITE, BLOCK 5, A REPLAT OF LOTS 11-15, AND 20 FEET OF VACATED CHESTNUT STREET PHASE 1, dated August 2003.
- 2) Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Original Plat.
- 3) Utility locations are approximate and locations should be verified before any excavation.
- 4) Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires for the information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.

LEGEND

	Property Line
	Adjoiner's Lot Line
	Centerline of Right-of-way
	FD AC = Found Aluminum Cap
	FD5/8 = Found 5/8" Rebar
	FD1/2 = Found 1/2" Rebar
	CNTRL = Survey Control
	1' Contour Interval
	5' Contour Interval
	Sign
	Asphalt
	Gas Line
	Overhead Power
	PP = Power Pole
	PHBOX = Telephone Riser
	Sewer Main
	Water Main
	Water Service
	OM W-MTR = Water Meter
	EOA = Edge of Asphalt
	NG = Natural Grade



LOT 15A, BLOCK 5, HAILEY TOWNSITE
 LOCATED WITHIN SECTION 9, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
 PREPARED FOR DANA MARINO

A TOPOGRAPHIC MAP SHOWING

DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE	FIELD BOOK	PAGE
	08/15/14		08/15/14		08/15/14		14/02/08

REUSE OF DRAWINGS
 These drawings, or any portion thereof, shall not be used for any project or other purpose without the written agreement in writing with Galena Engineering, Inc.

GALENA ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 317 North River Street
 Hailey, Idaho 83333
 (208) 786-4412 fax
 email galena@galena-engineering.com

NO.	DATE	BY	REVISIONS

C1

PROJECT INFORMATION
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**DESIGN REVIEW
STAFF REPORT**

TO: Hailey Planning and Zoning Commission

FROM: Micah Austin, Community Development Director

RE: Design Review application submitted by Russell and Dana Marino, represented by Jolyon H Sawrey, for Design Review of a new single family dwelling, located at Hailey Townsite, Block 5, Lot 15A (630 South River Street), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

HEARING: November 10, 2014

Applicant: Russell and Dana Marino, represented by Jolyon Sawrey

Request: Design Review for one single-family dwelling

Location: Lot 15A, Block 5, Hailey Townsite (630 South River Street)

Zoning: General Residential (GR), within the Townsite Overlay

Notice

Notice for the public hearing was published in the Idaho Mountain Express on October 15, 2014 and mailed to property owners within 300 feet on October 15, 2014.

Application

One single-family dwelling located on Lot 15A, Block 5, Hailey Townsite (630 South River Street). Lot 15A is 6,801 square feet, comprising .156 acre. The single family dwelling is two-story with 1,188 square feet on the main level and 1,000 square feet on the second level for a total living space of 2,188 square feet. The attached garage is designed for two cars and comprises 396 square feet. The maximum height of the structure is 29' 10 5/8" above grade and the proposed lot coverage is 23.2%. A covered porch wraps around the home and accents the front of the structure.

Procedural History

A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on November 10, 2014, at 5:30 pm in the Council Chambers.

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.5 (B)	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering:
				Life/Safety:
				Water and Sewer:
				Building: Streets:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8.2 Signs	8.2 Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.
			<i>Staff Comments</i>	<i>Signage is prohibited in residential zones.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.4 On-site Parking Req.	See Section 9.4 for applicable code.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • Per 9.4.1, two spaces per dwelling are required with a maximum of 6. • Home will have a 1-car garage and the following: <ul style="list-style-type: none"> ○ Space in driveway for two cars to park: parallel to alley and one space perpendicular. ○ 3 spaces total are provided, which is compliant. ○ The parking spaces meet standards are 10' wide by 20 feet long.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8B.4.1 Outdoor Lighting Standards	8B.4.1 General Standards <ol style="list-style-type: none"> a) All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b) All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c) Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. d) Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. e) Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - Downcast lighting is called out for all exterior lighting with wall sconces. - The proposed wall sconces are Millenium Lighting R Series, as called out in the plans.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	See 4.13.6, Zoning Ordinance
			Staff Comments	<p><i>Zoning District: General Residential in the Townsite Overlay. Townsite Overlay bulk requirements apply.</i></p> <ul style="list-style-type: none"> - <i>Max Height: 30'.</i> <ul style="list-style-type: none"> o <i>Proposed building is exactly 29' 10 5/8" to the peak of the roof, which is measured to the top of the Boston roof vents. Compliant.</i> o <i>Max wall height is 19' 3", which is compliant with the 9' setback on the north side.</i> - <i>Front Setbacks: TO: 12' from the street. Garage doors must be set back 20' from the front property line.</i> <ul style="list-style-type: none"> o <i>Structure is 31' 4 3/4" from the front property line</i> - <i>Side Setback: 15% of lot width, no less than 6' and 10' is the maximum required</i> <ul style="list-style-type: none"> o <i>Minimum setback is 8.4', based on 15% of 56 foot wide lot.</i> o <i>Structure is 9' from the north property line</i> o <i>Structure is 16' 9" from south property line</i> - <i>Alley Setback: 6'</i> <ul style="list-style-type: none"> o <i>Structure is setback 10' from alley</i> - <i>Maximum Lot coverage: 30% in GR for a two-story dwelling with a garage</i> <ul style="list-style-type: none"> o <i>Total coverage is 1,584. Total allowed is 2,041. Proposed lot coverage is 23.2%.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.7 (A) Required Street Improvements Required	Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.
			Staff Comments	<ul style="list-style-type: none"> - <i>7 foot (5') sidewalk will be installed the length of the lot along River Street</i> - <i>All drainage is retained on site, as shown on the drainage plans. Arrows indicated direction of flow for all storm drainage.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.7 (B) Required Water System Improvements	In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, 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.
			Staff Comments	<ul style="list-style-type: none"> - <i>Developer is responsible for insulating all water lines that are buried less than 6 feet.</i>
Title 18: Mobility Design Ordinance Requirements				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18.06.010 Street Classifications, Types, and Designations	
			Staff Comments	<ul style="list-style-type: none"> - <i>This section of River Street is designated as a Residential Collector.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18.06.012 Street Design and Guideline Standards	
			Staff Comments	<ul style="list-style-type: none"> - <i>A 7' wide sidewalk is required along the length of River Street on Lot 15A. This is the minimum requirement for the pedestrian zone on this street</i>

			<i>classification.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.06.016 Traffic Calming <i>Staff Comments</i> - No traffic calming is required at this location.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18.06.022 Pedestrian Facility Design Guidelines and Standards <i>Staff Comments</i> - A 7' sidewalk will be installed the length of Lot 15A along River Street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.06.024 Bicycle Facility Design Guidelines and Standards <i>Staff Comments</i> - No bicycle facilities are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.06.026 Street Tree Guidelines and Standards <i>Staff Comments</i> - No Street trees are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.06.028 Streetscape Elements Guidelines and Standards <i>Staff Comments</i> - No streetscape elements are proposed

Design Review Guidelines for Residential Buildings in the Townsite Overlay District (TO): 6A.9

1. Site Planning: 6A.9.C.1

Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.1	The pattern created by the Old Hailey town grid should be respected in all site planning decisions. <i>Staff Comments</i> <ul style="list-style-type: none"> Lot is configured in a grid pattern and is a reconfiguration of two Old Hailey Lots.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.1	Site planning for new development and redevelopment shall address the following: <ul style="list-style-type: none"> scale and massing of new buildings consistent with the surrounding neighborhood; building orientation that respects the established grid pattern of Old Hailey; clearly visible front entrances; use of alleys as the preferred access for secondary uses and automobile access; adequate storage for recreational vehicles; yards and open spaces; solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines; snow storage appropriate for the property; underground utilities for new dwelling units.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> Two-story home is broken up by roof lines between the garage and the main structure. Front porch also breaks up the mass of the building. This style is seen in the neighborhood and on River Street. The proposed site plan and development is consistent with the required site planning guidelines. All utilities will be located underground as shown on the site plan

				<ul style="list-style-type: none"> • Front entry is defined by a front porch and with a pedestrian sidewalk to the street sidewalk. • All vehicular access is off the alley and to the garage • 260 square foot storage area is called out for RVs, snow mobiles, etc. • House is positioned towards the northern most portion of the lot to maximize solar gain. • Snow Storage: 656 square feet of impermeable surfaces are on the site. 164 square feet is required. 348 square feet of snow storage is provided on two separate snow storage sites: <ul style="list-style-type: none"> ○ Site dimensions <ul style="list-style-type: none"> ▪ Site A: 240 square feet ▪ Site B: 108 square feet
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.1	<p>The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • The structures are designed to maximize solar exposure to the south with more windows oriented on the south side • Photovoltaic panels are proposed for the roof

2. Bulk Requirements (Mass and Scale, Height, Setbacks): 6A.9.C.2

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"/>	6A.9.C.2	<p>The perceived mass of larger buildings shall be diminished by the design.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • The proposed structures will be consistent in size and mass to the surrounding structures and with the surrounding neighborhood.

3. Architectural Character: 6A.9.C.3

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"/>	6A.9.C.3.a	<p>General: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • Architectural style is a two-story bungalow with themes currently found in Old Hailey.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.b	<p>Building Orientation: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • A pedestrian entrance faces the adjacent street and is visible • Unrestricted pedestrian access is provided to the front door.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.b	<p>Building Orientation: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • Structure on Lot 15A faces River Street and is oriented consistent with the Lot.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.c	<p>Building Form: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the</p>

				design.
			Staff Comments	<ul style="list-style-type: none"> • Building broken up into three masses: Dwelling, garage, and mud/laundry connector. • Porch roofs and a gabled roof over garage is proposed. This is consistent with styles and forms found in Old Hailey
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.d	Roof Form: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.
			Staff Comments	<ul style="list-style-type: none"> • A proposed hip roof with columns defines the entrance to the house.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.d	Roof Form: Roof pitch and style shall be designed to meet snow storage needs for the site. <ul style="list-style-type: none"> • Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas. • Designs should avoid locating drip lines over key pedestrian routes. • Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.
			Staff Comments	<ul style="list-style-type: none"> • Roof materials: Asphalt shingles, designed to retain the snow. • Roof Pitch: 8/12 on primary roof (main roof pitch and garage roof); 4/12 (on secondary roofs, including the porch and mud/laundry connector) • Snow clips are proposed for porch roof over the front entry, over the side entry, and over the garage entry.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.d	Roof Form: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.
			Staff Comments	<ul style="list-style-type: none"> • The following forms are currently found in the neighborhood: <ul style="list-style-type: none"> ○ Architectural asphalt shingles ○ gable end roofs ○ Shed dormers. ○ Hip porch roof • The application is consistent with the neighborhood in regards to roof forms and materials • The roof is broken into three sections: Main, mud/laundry, garage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.d	Roof Form: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.
			Staff Comments	<ul style="list-style-type: none"> • Roof pitch is varied. The following is found on the structure: <ul style="list-style-type: none"> ○ 8/12 (Main roof pitch and garage) ○ 4/12 (porch roof and mud/laundry connection)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.e	Wall Planes: Primary wall planes should be parallel to the front lot line.
			Staff Comments	<ul style="list-style-type: none"> • Primary wall planes are sited parallel to the front lot line.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.e	Wall Planes: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.
			Staff Comments	<ul style="list-style-type: none"> • Proposed structure utilizes a porch roof along the street elevation to break up the wall. • Along the north and south elevations, the wall planes are broken up by the varied grade, the patio on the south, and a belly band on the north side. • The two story mass is also broken up by the three different roof forms.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.e	Wall Planes: The use of pop-outs to break up longer wall planes is encouraged.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • <i>Pop-outs are not used on this structure.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.f	Windows: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - <i>Windows facing street are a mix of traditional and modern with 9 windows taller than they are wide.</i> -
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.f	Windows: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • <i>Lot 15A has no immediate neighbors, however the windows appear to be designed for privacy in the event the lots adjacent are developed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.g	Decks and Balconies: Decks and balconies shall be in scale with the building and the neighborhood.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • <i>No decks or balconies are proposed. The front porch is in scale with the building.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.3.g	Decks and Balconies: Decks and balconies should be designed with the privacy of neighbors in mind when possible.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • <i>No decks or balconies proposed</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.h	Building Materials and Finishes: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged. Building Materials and Finishes: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - <i>Wall Materials: 6' exposed lap siding (Hardy Board), Shake shingle (Hardy Board), painted Rock Port Gray by Benjamin Moore</i> - <i>Facia: painted 2"X6"cedar (color: copely gray)</i> - <i>Roof Material: Asphalt Shingle, architectural</i> - <i>Wainscoting: N/A</i> - <i>Flashing: Dark bronze metal</i> - <i>Window casing: Bronze, metal clad windows</i> - <i>Columns and Beams: painted wood color</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.h	Building Materials and Finishes: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - <i>Hardy board siding and hard shake shingles are used to break up the walls on all sides.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.i	Ornamentation and Architectural Detailing: Architectural detailing shall be incorporated into the front wall plane of buildings.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • <i>A gable end vent and belly band is used to break up the front wall plane</i> • <i>Trim contrasts against the window cladding (Trim color is different gray from base color).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.i	Ornamentation and Architectural Detailing: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • <i>Proposed front porch is consistent with the styles of Old Hailey.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.i	Ornamentation and Architectural Detailing: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • <i>See above notes.</i>

4. Circulation and Parking: 6A.9.C.4				
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"/>	6A.9.C.4	<p>Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> • Adequate parking has been provided and pedestrian access off the adjacent streets is provided and does not interfere with traffic from the streets.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.4	<p>Guideline: The visual impacts of on-site parking visible from the street shall be minimized.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> • A one car garage will house and screen a vehicle from the street. All other parking areas are screened from River Street by their location on the alley.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.4	<p>Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> • Garage and all onsite parking is accessed from the alley.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.4	<p>Guideline: Detached garages accessed from alleys are strongly encouraged.</p> <p><i>Staff Comments</i></p> <p>- Proposed garage is attached and accessed from the alley.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.4	<p>Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> • N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.4	<p>Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> • Garage is located off the alley.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.4	<p>Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> • RV/trailer parking is provided on the site plan shown as "Storage"
5. Alleys: 6A.9.C.5				
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"/>	6A.9.C.5	<p>Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.</p> <p><i>Staff Comments</i></p> <p>- Alley has been retained and is utilized.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.5	<p>Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> • All utilities are accessed from the alley and are underground.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.5	<p>Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.</p>

			Staff Comments	<ul style="list-style-type: none"> Alley is paved and maintained by the City of Hailey
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.5	Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.
			Staff Comments	- No landscaping is proposed on the alley side.

6. Accessory Structures: 6A.9.C.6

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"/>	6A.9.C.6	Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.
			Staff Comments	- No accessory structures are planned.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.6	Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.
			Staff Comments	- No accessory structures are planned.

7. Snow Storage: 6A.9.C.7

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"/>	6A.9.C.7	Guideline: All projects shall be required to provide 25% snow storage on the site.
			Staff Comments	<ul style="list-style-type: none"> Snow Storage: 656 square feet of impermeable surfaces are on the site. 164 square feet is required for snow storage. 359 square feet of snow storage is provided on two separate snow storage sites: <ul style="list-style-type: none"> Site dimensions <ul style="list-style-type: none"> Site A: ~20' X 13" (240 square feet) Site B: ~10' X 13" (119 square feet) No dimension of the two snow storage sites is less than ten feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.7	Guideline: A snow storage plan shall be developed for every project showing: <ul style="list-style-type: none"> Where snow is stored, key pedestrian routes and clear vision triangles. Consideration given to the impacts on adjacent properties when planning snow storage areas.
			Staff Comments	<ul style="list-style-type: none"> Snow storage areas do not restrict pedestrian access. Pedestrian access must be unrestricted and visible from the adjacent streets.

8. Existing Mature Trees and Landscaping: 6A.9.C.8

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"/>	6A.9.C.8	Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			Staff Comments	- No mature trees exist on the lot.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.8	Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features

				shall be shown on the site plan and be incorporated into the site plan where feasible.
			<i>Staff Comments</i>	- No significant landscape features exist on this lot.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.8	Guideline: Noxious weeds shall be controlled according to State Law.
			<i>Staff Comments</i>	- Noxious weeds are present on the site. Developer plans to scrape the two lots bare before beginning construction.

9. Fences and Walls: 6A.9.C.9

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"/>	6A.9.C.9	Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			<i>Staff Comments</i>	- No fences are proposed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.9	Guideline: Retaining walls shall be in scale to the streetscape.
			<i>Staff Comments</i>	- On retaining wall is proposed and will be used as a planter/garden. ○ Retaining wall is two-tiered and will be used for terraced plantings.

11. Historic Structures: 6A.9.C.11 (NOTE: Applicable only to structures built prior to 1940)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.10	General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines: <ul style="list-style-type: none"> • The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance. • The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.
			<i>Staff Comments</i>	- Structure is not historic.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.9	Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines: <ul style="list-style-type: none"> • The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure. • New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure: <ul style="list-style-type: none"> ○ The addition should not destroy or obscure important architectural features of the original building and/or the primary façade; ○ Exterior materials that are compatible with the original building materials should be selected; ○ The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building; ○ The visual impact of the addition should be minimized from the street;

			<ul style="list-style-type: none"> ○ The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building; ○ The roof form and slope of the roof on the addition should be in character with the original building; <p>The relationship of wall planes to the street and to interior lots should be preserved with new additions.</p>
		<i>Staff Comments</i>	- <i>Structure is not historic.</i>

6A.6 Criteria.

- A. The Commission or Hearing Examiner shall determine the following before approval is given:**
1. The project does not jeopardize the health, safety or welfare of the public.
 2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Ordinance, and City Standards.
- B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:**
1. Ensure compliance with applicable standards and guidelines.
 2. Require conformity to approved plans and specifications.
 3. Require security for compliance with the terms of the approval.
 4. Minimize adverse impact on other development.
 5. Control the sequence, timing and duration of development.
 6. Assure that development and landscaping are maintained properly.
 7. Require more restrictive standards than those generally found in the Zoning Ordinance.

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

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey’s Zoning Ordinance at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the

applicant's sole expense include, but will not be limited to, the following requirements and improvements:

- d) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- e) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
- f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- g) This Design Review approval is for plans approved the date of the public hearing. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
- h) All utilities will be located underground, consistent with 6A.9.C.1.

C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.

- 1. **If any extension of the one year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.**
- 2. **In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.**

Motion Language

Approval:

Motion to approve the design review application submitted by Russell and Dana Marino, represented by Jolyon H Sawrey, for Design Review of a new single family dwelling, located at Hailey Townsite, Block 5, Lot 15A (630 South River Street) finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, and City Standards, provided conditions (a) through (h).

Denial:

Motion to deny the design review application finding that _____ [the Commission 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 to _____ [Commission should specify a date].

Design Review
Ritzau Residence
412 N. Second Street
Addition to an existing Single Family Home

ENERGY REQUIREMENTS:

Water Conservation: All faucets, showerheads and toilets will use 20% less water than standard fixtures or be labeled by the WaterSense Program.

Air Quality: Must meet minimum indoor air ventilation requirements, specified in the 2009 IMC.

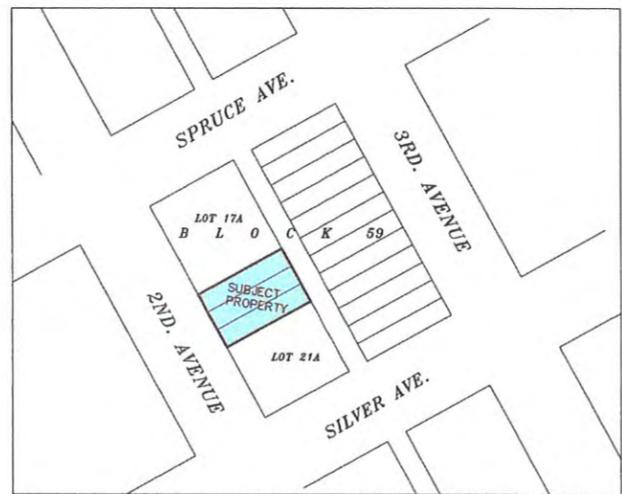
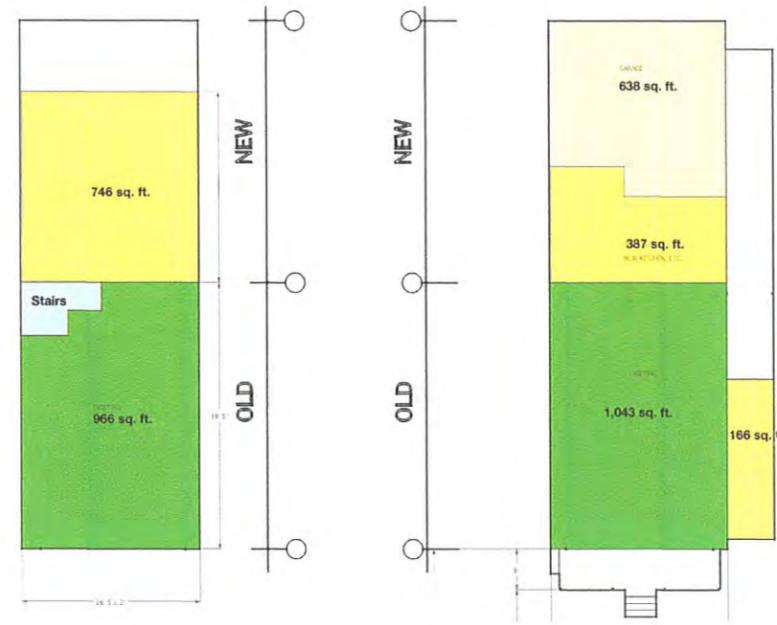
Construction Waste: Receptacles for cardboard and clean wood must be on-site.

Durability and Assurance: details and specification outlined by the building dept. shall be shown on the plans, drawings, or in a packet form and sign a declaration form stating that the outlined best practices were achieved.

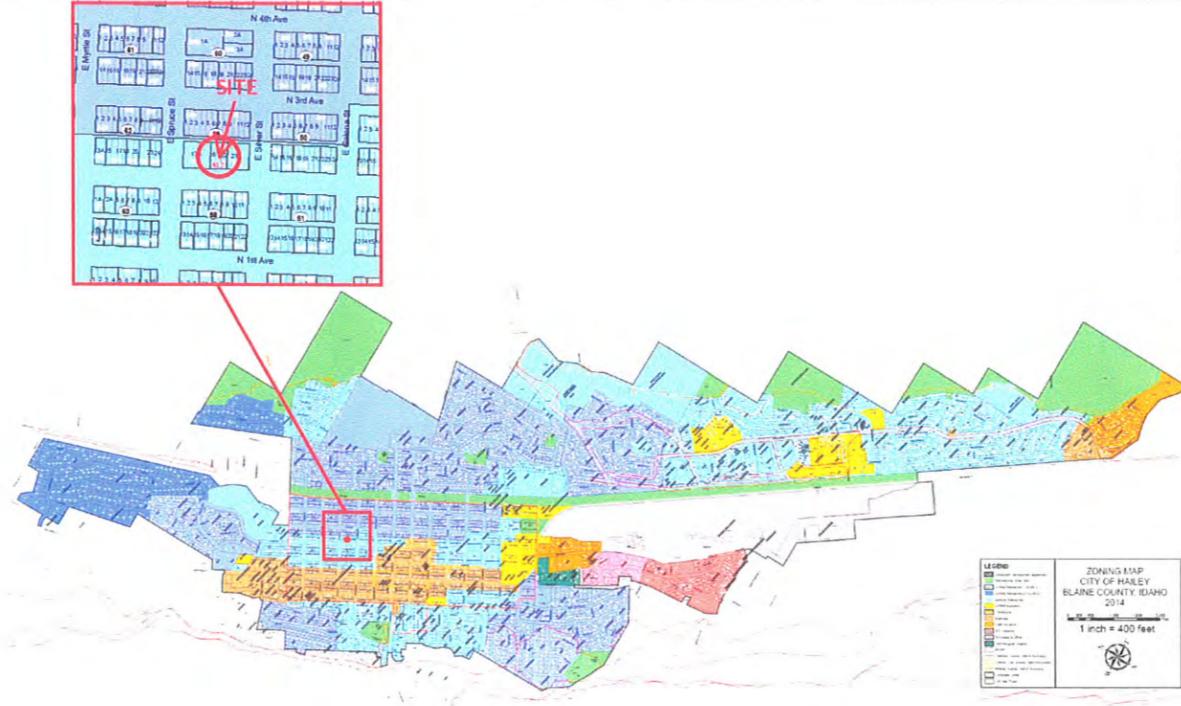
RITZAU RESIDENCE 412 N. SECOND AVE.

HAILEY TOWNSITE LOTS 18,19 & 20, BLOCK 59
CITY OF HAILEY

BUILDING INFORMATION
 ZONING: GENERAL RESIDENTIAL (GR)



VICINITY MAP - NOT TO SCALE



HAILEY ZONING MAP

SHEET INDEX

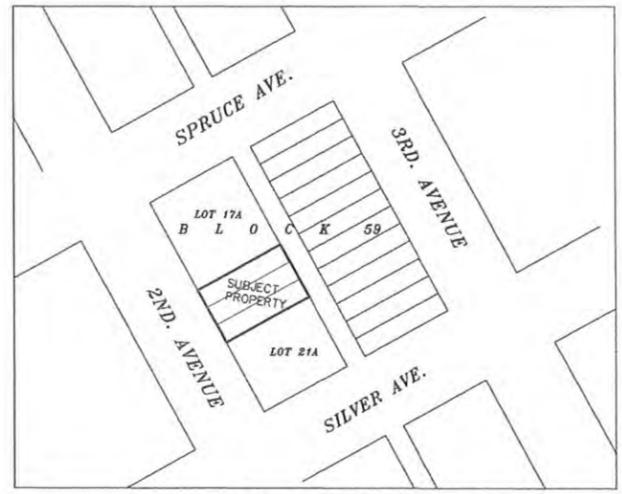
- ARCHITECTURAL**
- A - 1.0 COVER SHEET / BUILDING INFORMATION
 - A - 1.1 SURVEY PLAN BY SURVOYR
 - A - 1.2 3-D CAD RENDERING
 - A - 2.0 EXCISTING HOUSE SURVEY PLANS
 - A - 2.1 NEW ADDITION PLAN UPPER & LOWER FLR.
 - A - 6.1 EXTERIOR ELEVATIONS
 - A - 6.2 EXTERIOR ELEVATIONS

STRUCTURAL

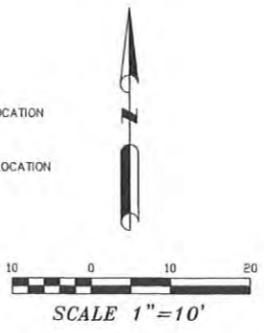
3RD PARTY ENERGY COMPLIANCE

RITZAU RESIDENCE
412 NORTH 2ND AVE.
 HAILEY TOWNSITE, LOTS 18, 19 & 20, BLOCK 59, CITY OF HAILEY, ID
 LICENSED ARCHITECT APR-2041

 Eddy Sridgal / ARCHITECTS A.I.A.
 ARCHITECTS & PLANNERS
 KETCHUM, IDAHO 208-726-1014
 P.O. BOX 4750
 Sheet No. **A-1.0**
 Date Printed Oct. 15, '14



- LEGEND**
- PROPERTY BOUNDARY
 - FOUND 1/2" REBAR LS3621 UNLESS NOTED
 - 40' DECIDUOUS TREE—APPROXIMATE TRUNK SIZE/LOCATION
 - 30' CONIFEROUS TREE—APPROXIMATE TRUNK SIZE/LOCATION



- NOTES:**
1. THE PURPOSE OF THIS LIMITED SITE MAP IS TO SHOW THE LOCATION OF THE EXISTING HOUSE, GARAGE AND MAJOR TREES AS THEY EXISTED ON THE DATE OF THE SURVEY, WHICH WAS 9/25/14.
 2. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT.
 3. BASIS OF BEARINGS IS NAD'83 IDAHO CENTRAL ZONE.
 4. A TITLE REPORT WAS NOT FURNISHED BY THE CLIENT, CERTAIN ITEMS WITHIN A CURRENT TITLE REPORT MAY EXIST AND MAY AFFECT ITEMS SHOWN ON THIS MAP.
 5. BUILDING WALLS SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 6. UTILITIES AND DRAIN PIPES SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
 7. THE LOTS SHOWN HEREON ARE GENERALLY FLAT.
 8. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY APPLICABLE TO THE SUBJECT OF REAL ESTATE, EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR ANY OTHER LAND-USE REGULATIONS.



SHEET NO. A-1.1

REVISED 9/25/14 TO SHOW APPROXIMATE SEWER/WATER AND DIMENSIONS FROM HOUSE TO PROPERTY LINES

PREPARED BY:
ORION SURVEYING PLLC
 SURVEYING AND MAPPING
 P.O. BOX 695
 BELLEVUE, IDAHO 83313
 (208) 721-3849

HAILEY TOWNSITE LOTS 18,19&20 BLOCK 59 SECTION 9, T2N, R18E, B.M. CITY OF HAILEY, BLAINE COUNTY, IDAHO. CLIENT: KIRSTEN RITZAU/EDDY SVIDGAL		
JOB NO. 14016	DWG BY: SWS	SHEET 1 OF 1
SITE MAP	DATE OF SURVEY: 9/24/2014	

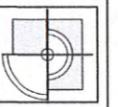


RITZAU COLOR RENDERING

NOT TO SCALE

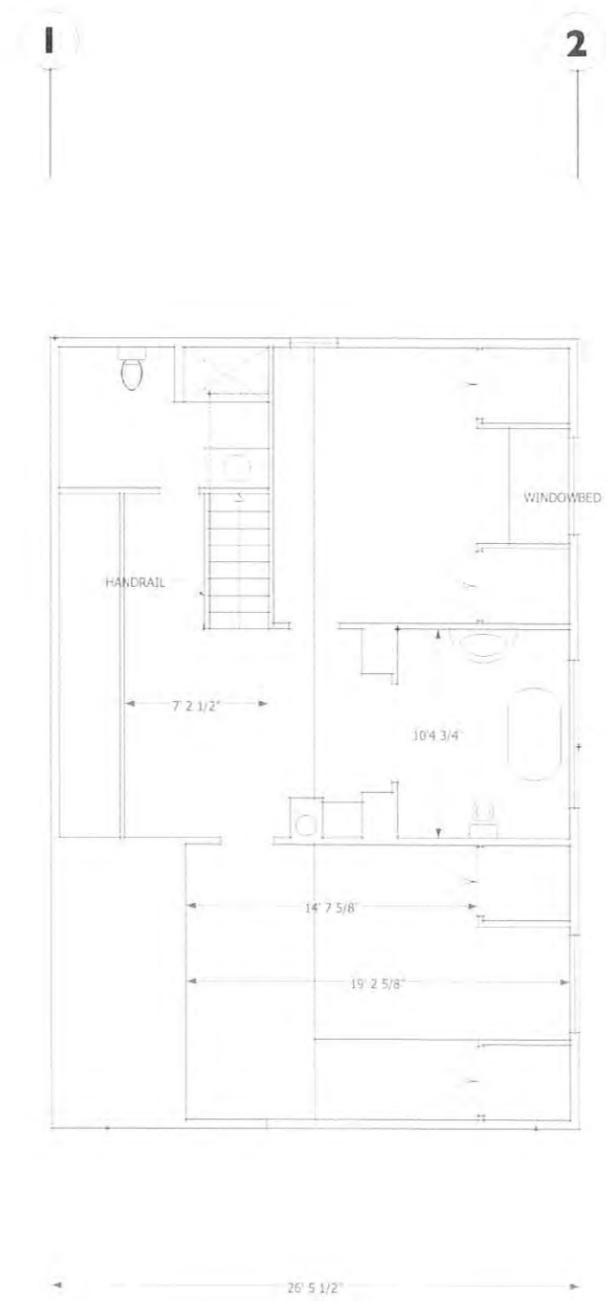
RITZAU RESIDENCE
412 NORTH 2ND AVE.

HAILEY TOWNSITE, LOTS 18, 19 & 20, BLOCK 89, CITY OF HAILEY, ID

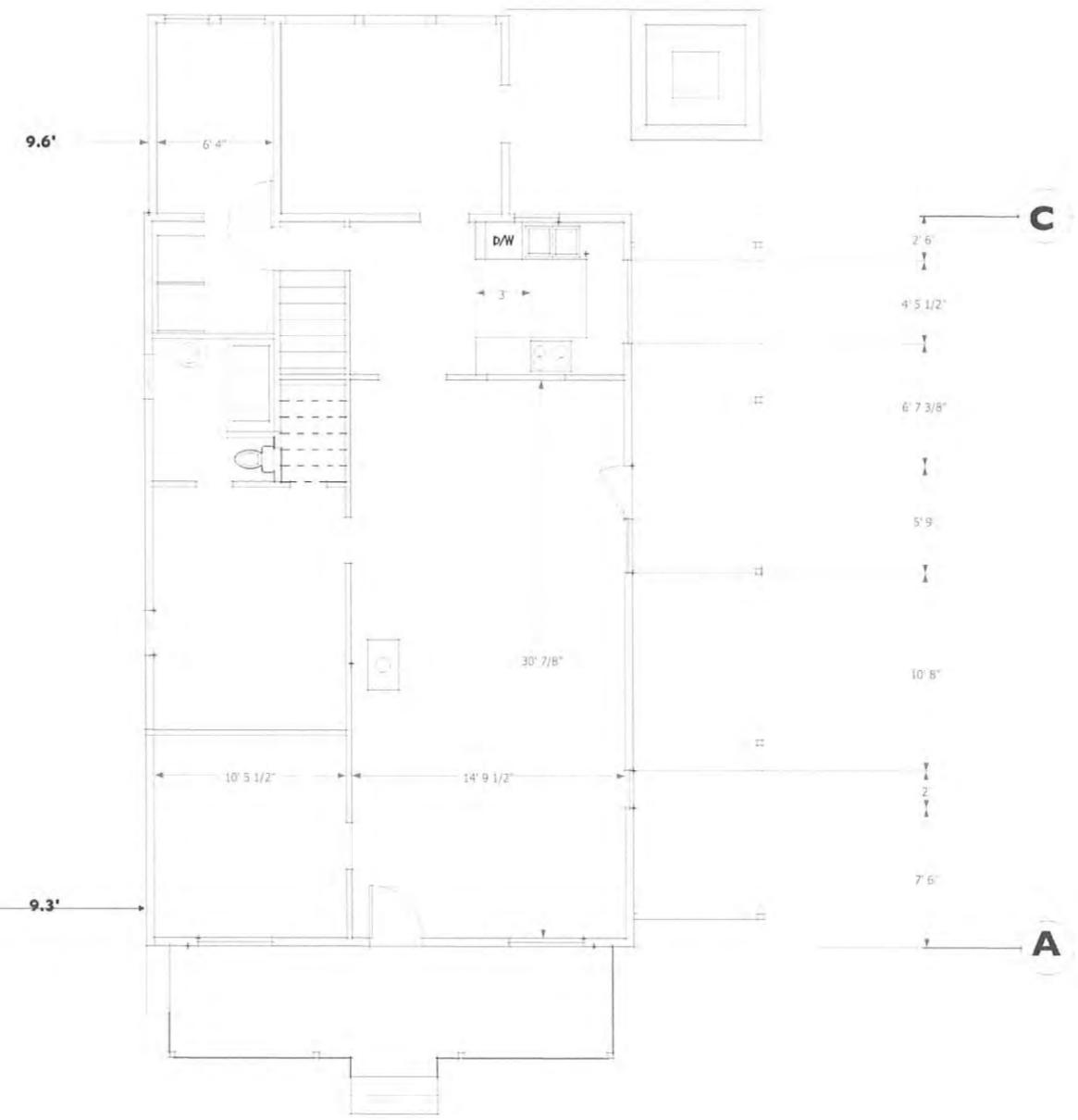


Eddy Swidgal / ARCHITECTS A.I.A.
ARCHITECTS & PLANNERS
P.O. BOX 4750 KETCHUM, IDAHO 208 - 726 - 1014

Sheet No.
A-1.2
Date Printed
Oct. 15, '14



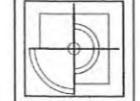
UPPER FLOOR



LOWER FLOOR

EXISTING RESIDENCE

RITZAU RESIDENCE
412 NORTH 2ND AVE.
 HAILEY TOWNSHIP, LOTS 18, 19 & 20, BLOCK 59, CITY OF HAILEY, ID



Eddy Sridgal / ARCHITECTS A.I.A.
 ARCHITECTS & PLANNERS
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Sheet No.
A-2.0
 Date Printed
 Oct. 15, '14



UPPER FLOOR

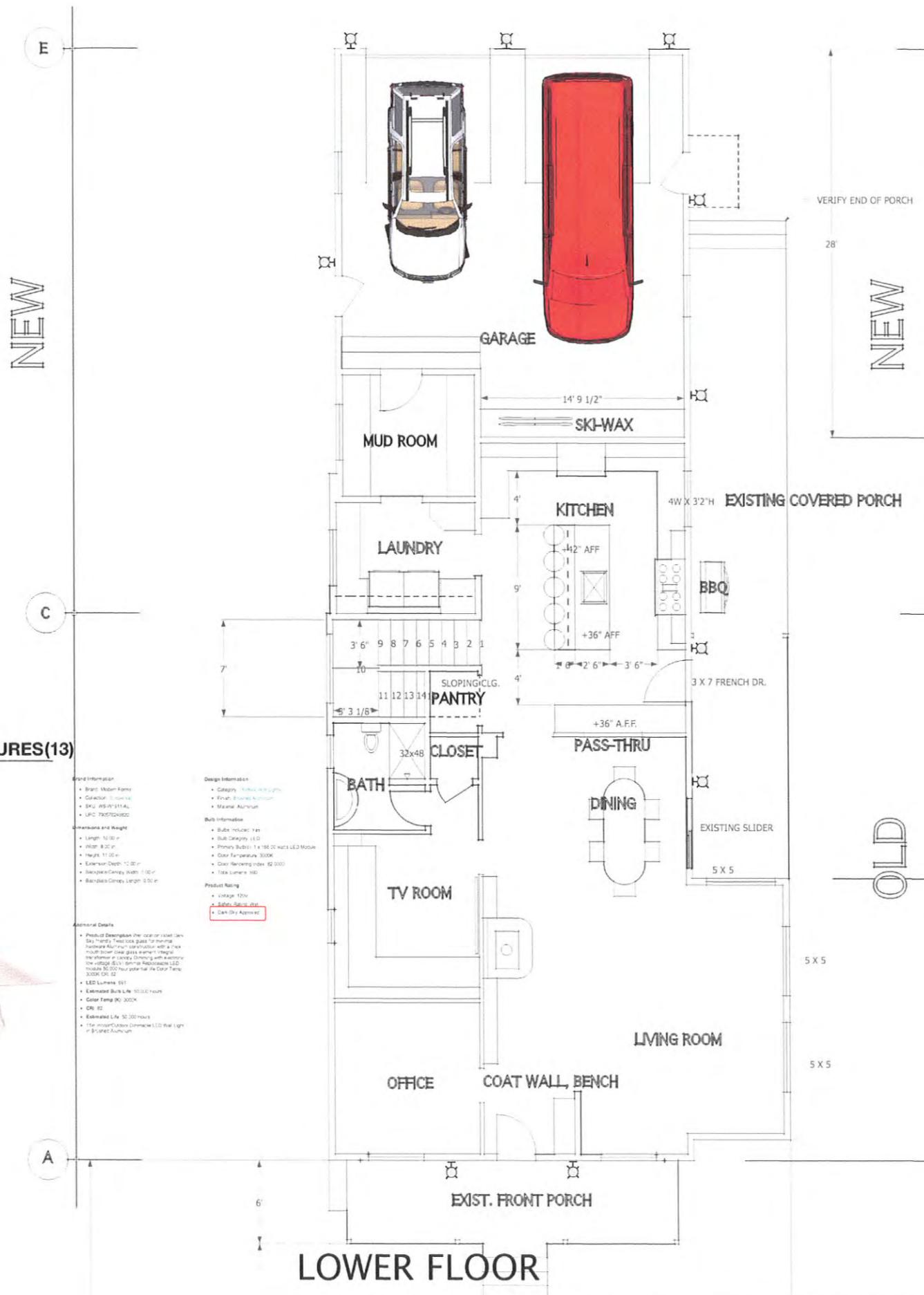
SCALE: 1/4"=1'-0"

EXTERIOR LIGHT FIXTURES (13)



- Design Information**
- Brand: Modern Forms
 - Collection: 11000-11000
 - SKU: AF-11000-11000
 - UPC: 7805242800
- Dimensions and Weight**
- Length: 16.50 in
 - Width: 8.25 in
 - Height: 11.25 in
 - Extension Depth: 12.00 in
 - Backplate Depth: 1.00 in
 - Backplate Glass Length: 0.50 in
- Additional Details**
- Product Description: The color of color can vary slightly from the actual color of the material. Hardware Aluminum construction with a black powder coat finish. Glass is made of high quality clear glass. Includes a transformer in canopy. Dimming with electronic dimmer. 800000 lumens. Replaces LED bulbs. 50,000 hour life. In Color Temp: 3000K-5000K.
 - LED Lumens: 801
 - Estimated Bulb Life: 50,000 hours
 - Color Temp: 3000K
 - CRI: 82
 - Estimated Life: 50,000 hours
 - 11000-11000-11000 LED Light in Brushed Aluminum

- Design Information**
- Category: Indoor Lighting
 - Front: Etched Aluminum
 - Material: Aluminum
- Bulb Information**
- Bulb Included: Yes
 - Bulb Category: LED
 - Primary Bulb: 1 x 16.50 Watt LED Module
 - Clear Temperature: 3000K
 - Clear Temperature: 3000K
 - Total Lumens: 800
- Product Rating**
- Voltage: 120V
 - Rating: **UL Listed**
 - UL Listed: **UL Listed**
 - UL Listed: **UL Listed**



LOWER FLOOR

SCALE: 1/4"=1'-0"

RITZAU RESIDENCE
412 NORTH 2ND AVE.
 HAILEY TOWNSHIP, LOTS 18, 19 & 20, BLOCK 89, CITY OF HAILEY, ID

LICENSED ARCHITECT
 AF-3041

Eddy Swidgal
 ARCHITECTS & PLANNERS
 P.O. BOX 4750 KETCHUM, IDAHO 208-726-1014

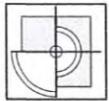
Sheet No.
A-2.1
 Date Printed
 OCT. 15, 2014



SOUTH ELEVATION 1
1/4" = 1'-0"



WEST ELEVATION 2
1/4" = 1'-0"

RITZAU RESIDENCE 412 NORTH 2ND AVE. <small>HAILEY TOWNSHIP, LOTS 18, 19 & 20, BLOCK 89, CITY OF HAILEY, ID</small>	
	
<i>Eddy Sridgal</i> / ARCHITECTS A.I.A. ARCHITECTS & PLANNERS <small>P.O. BOX 4750 KETCHUM, IDAHO 208-726-1014</small>	
Sheet No. A-6.1	Date Printed



NORTH ELEVATION

1/4" = 1'-0"

1



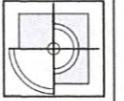
EAST ELEVATION

1/4" = 1'-0"

1

RITZAU RESIDENCE
412 NORTH 2ND AVE.

HAILEY TOWNSITE, LOTS 18, 19 & 20, BLOCK 89, CITY OF HAILEY, ID



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ARCHITECTS & PLANNERS
P.O. BOX 4750 KETCHUM, IDAHO 208-726-1014

Sheet No.
A-6.2
Date Printed

**DESIGN REVIEW
STAFF REPORT**

TO: Hailey Planning and Zoning Commission

FROM: Micah Austin, Community Development Director

RE: Design Review application submitted by Kirsten Ritzau, represented by Eddy Svigdal, for Design Review of an addition to an existing single family home, located at Lots 18, 19, & 20, Block 59, Hailey Townsite (412 North 2nd Avenue), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

HEARING: November 10, 2014

Applicant: Kirsten Ritzau, represented by Eddy Svigdal

Request: Design Review for an addition to a single-family dwelling located within the Townsite Overlay

Location: Lots 18, 19, & 20, Block 59, Hailey Townsite (412 North 2nd Avenue), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts

Zoning: General Residential (GR), within the Townsite Overlay

Notice

Notice for the public hearing was published in the Idaho Mountain Express on October 15, 2014 and mailed to adjoining property owners within 300 feet on October 15, 2015.

Application

Addition to an existing single family home in Old Hailey located at Lots 18, 19, & 20, Block 59, Hailey Townsite (412 North 2nd Avenue). The addition comprises of a 638 square feet garage and 387 square feet of living space on the main floor with 746 square feet of living space on the second floor. In addition to the new construction, 168 square feet of the existing covered porch is being converted to living space. In total, 1,301 square feet of new living space is proposed with a 638 square feet garage. The attached garage is designed for two cars. The proposed lot coverage is less than 30%.

Procedural History

Lots 1A, Block 4, Croy Addition, Hailey Townsite (206 W Croy)
Hailey Planning Zoning Commission – November 10, 2014
Design Review – Page 2 of 2

The application was submitted on October 14, 2014 and certified complete on October 14, 2014. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on November 10, 2014, at 5:30 pm in the Council Chambers.

NOTE: Staff Report not complete yet, waiting on the applicant to provide information. Please let Micah know if you need specific information from the Staff report.