

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, September 8th, 2014
Hailey City Hall
5:30 p.m.

Call to Order

Public Comment for items not on the agenda

Consent Agenda

[CA 1](#) Motion to approve minutes of August 11th, 2014

[CA 2](#) Motion to approve Development Impact Fee Committee minutes of August 11th, 2014

[CA 3](#) Motion to approve Findings of Fact and Conclusions of Law for an application for Preliminary Plat proposal for Sunburst Hills, a Cottage Townhouse Development, to be located at Lots 7-9, Block 62, within Woodside Sub #15 (2541, 2621, 2641 Winterhaven Drive) comprising of 1.78 acres. Current zoning of the property is General Residential. Proposed Preliminary Plat indicates a reconfiguration of existing Lots 7-9 to Lots 1-12, Sunburst Hills Subdivision.

New Business and Public Hearings

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 Discussion of current building activity and upcoming projects

SR 2 Discussion of the next Planning and Zoning meeting: Tuesday, October 14th, 2014 (Columbus Day is Monday, October 13th)
(no documents)

Adjourn

**MINUTES OF THE
HAILEY PLANNING & ZONING COMMISSION
Monday, August 11th, 2014
Hailey City Hall
5:30 p.m.**

Present: Jay Cone, Owen Scanlon, Dan Smith
Absent: Regina Korby, Janet Fugate
Staff: Micah Austin, Kristine Hilt, Ned Williamson

Call to Order

5:31:50 PM Chair Cone called the meeting to order.

Public Comment for items not on the agenda
None.

Consent Agenda

CA 1 *Motion to approve minutes of July 14th, 2014*

CA 2 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review Exemption application by Intermountain Gas Company, represented by David Nelson, for the addition of an exterior shed, located at 220 South River Street (Lots 14-16, Block 29, Croy Street Condos) within the Hailey Townsite (HT) and Business Districts (B).*

CA 3 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review application by Sun Valley Roasters LLC, represented by Jolyon H Sawrey, for Design Review of an addition to an existing commercial building, located at Hailey Townsite, Block 29, Lots 10 (219 South Main Street), within the Business (B) and Townsite Overlay (TO) Zoning Districts.*

5:32:36 PM Owen Scanlon moved to pull CA 3. Dan Smith pointed out an error for spelling of an owner for an application. He noted that Hailey Coffee was owned by Carey Morgridge. **Dan Smith then motioned to approve CA 1 and CA 2. Owen Scanlon seconded and the motion carried.** Owen inquired about the snow storage requirements for CA 3. Discussion between the Commission and staff indicated that the minutes reflected that the excessive snow would be removed off site. Commission decided to conditionally approve the application if all snow is to be removed off site. Micah Austin notified the Commissioners of public comment received on the historic tree to be removed located on the property. **5:37:20 PM** Ned Williamson notified the Commission that public comment was inappropriate at this point in the process. **5:38:08 PM** Chair Cone moved to approve CA 3 and Owen Scanlon seconded. Motion passed.

New Business and Public Hearings

NB 1 *Consideration of a Design Review application by John Johnston, represented by Carter Ramsay, for Design Review of an addition to an existing single family residence, located at Hailey Townsite, Block 72, Lots 16, 17, FR Lot 18 TL 7421 (648 N. 3rd Avenue), within the Limited Residential-1 (LR-1) and Townsite Overlay (TO) Zoning Districts.
(Applicant pulled application. No documents.)*

5:39:08 PM Chair Cone notified the public that the application has been pulled by the applicants.

NB 2 *Consideration of an application for Preliminary Plat proposal for Sunburst Hills, a Cottage Townhouse Development, to be located at Lots 7-9, Block 62, within Woodside Sub #15 (2541, 2621, 2641 Winterhaven Drive) comprising of 1.78 acres. Current zoning of the*

property is General Residential. Proposed Preliminary Plat indicates a reconfiguration of existing Lots 7-9 to Lots 1-12, Sunburst Hills Subdivision.

[5:40:01 PM](#) Micah Austin introduced the additional materials to the Commission that had been received since the previous meeting held on July 14th, 2014. He included information about sidewalks, private street name, reconfiguration of lots, relocation of the flag lot within the subdivision, and civil engineer comments and approval. [5:45:11 PM](#) Micah then briefed the Commissioners on the in lieu fees to be paid in place of sidewalks on the East side of Sun Break Lane (proposed private road). Micah read the section of City code that clarified in lieu fees for the application and project for the Commission. [5:48:46 PM](#) Brian Yeager introduced the revised preliminary plat to the Commission and clarified details of all proposed changes and plan for in lieu fees for sidewalks on the East side of Day Break Lane. Brian added concern of the applicant and community members in regards to required sidewalks for development in the City. He added that required sidewalks may be excessive and may negatively impact the driveway and property availability for the five houses to be located on the private drive within the Sunburst Hills Subdivision. Discussion between the Commission and Brian included setbacks, easements, and drainage. [5:56:34 PM](#) Discussion continued to include plans for drainage mitigation, drywell installation, and final grading. Owen Scanlon inquired about how the required sidewalk affects drainage for the applicant. Brian notified the Commission of previous plans and how those have changed in order to properly accommodate drainage and satisfy City standards. [6:00:47 PM](#) Chair Cone called for public comment. Sharon Browder, Winterhaven Drive, thanked the applicant for addressing drainage but commented how her concerns about density had been ignored. Sharon commented on a loop hole in public comment that she believes exists based on the lack of public noticing for the Parks & Lands Board meeting that was held without noticing the 300 foot property ad joiners. Sharon added that she felt that green space was both necessary and important to all the neighborhood residents. [6:07:35 PM](#) Sharon Browder handed out copies of her July 22nd correspondence for the Commissioners and staff for review then pointed out on a map included in the correspondence where she thought a green space should be added. Sharon commented that she and her neighbors would have like to comment and the Parks & Lands Board meeting and encouraged the Commission to consider requiring green space. [6:12:40 PM](#) Katya Kassen, stood and commented that she supported Sharon's comments and ideas about a proposed green space. [6:13:40 PM](#) Brian Yeager, Galena Engineering, stood and commented on the previous public comments on green space that were voiced. He added that large parcels dedicated to parks were more successful and beneficial more so than small pockets of parks throughout various subdivision. Brian added that the project would fail if part of it were to be required for green space. He added that the applicant was asking for approval for a project that is currently compliant with all Zoning standards and requirements. [6:17:58 PM](#) Chair Cone inquired about in lieu fees for parks and sidewalks. Discussion between staff and Commission included park and green space requirements, options for the applicant, and procedure of recommendations to Council. [6:21:16 PM](#) Ned Williamson addressed Sharon Browder's comments about the public noticing process for the Parks & Lands Board meeting and notified her that there was currently no procedural defect. [6:22:15 PM](#) Brian Yeager stood and pointed out that the proposed lots were less dense than the neighboring existing lots. Sharon Browder voiced her concerns again and discussion between her and the Commission continued. [6:27:46 PM](#) Dan Smith inquired about green space requirements and Micah Austin clarified the Code and added examples for clarification. The Commission discussed utilization of a "mini park" and the Parks & Lands Board's recommendation and Chair Cone added his support for passing the recommendation onto Council. He added that he was impressed with the revised drainage and parking plans. Owen Scanlon added his support for the revisions and the project as a whole. Dan Smith inquired about the noticing requirements for the Parks & Lands Board meeting. Ned Williamson notified the Commission of the due process for noticing and public hearings. [6:38:39 PM](#) Chair Cone reiterated the Commission's role and purview and noted that public's concerns may not always be considered based on the role of the Commission. [6:39:38 PM](#) **Owen Scanlon motioned to approve the Preliminary Plat for Sunburst Hills Subdivision , submitted by Tanner Investments LLC and represented by Brant Tanner and Brian Yeager, finding that the application meets City Standards. Dan Smith seconded and the motion passed unanimously.**

NB 3 Consideration of a City of Hailey initiated text amendment to Ordinance 532, the Zoning Ordinance, by amending section 8.1.1 and 8.1.2 to clarify the General Provisions and

Specific Standards for regulating fences, by amending 8.2.2 to revise the definition of Animated Sign and add a definition for Electronic Message Display, by amending 8.2.6 to prohibit Electronic Message Display Signs, by amending 8.2.7 to revise Design Guidelines and Standards for all signs, and by amending 8.2.8 with the addition of a Sign Matrix.

[6:43:40 PM](#) Micah Austin introduced the revisions to the Commissioners. He included details about the sign matrix and the clarification it adds to the Ordinance. Discussion continued to include examples of neon and window signs within the City for clarification. [6:51:40 PM](#) Chair Cone called for public comment. Tony Evans, Idaho Mountain Express, inquired about changes to sign standards for neon signs. Micah Austin noted that the revisions did not include neon signs. [6:53:00 PM](#) Chair Cone closed public comment. [6:53:10 PM](#) **Dan Smith motioned to recommend to the City Council the proposed amendments to Article 8, Sections 8.1 and 8.2, finding that the amendments are in accordance with the Comprehensive Plan, that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare.. Owen Scanlon seconded and the motion passed.**

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 Discussion of current building activity and upcoming projects

[6:56:16 PM](#) Kristine Hilt updated the Commissioners on the building activity for the month of July. Micah Austin added information about upcoming projects. He added that there were no upcoming projects for September 8th other than the Findings of Fact for Sunburst Hills Subdivision.

SR 2 Discussion of the next Planning and Zoning meeting: Monday, September 8th, 2014 (no documents)

Adjourn

[6:57:40 PM](#) Chair Cone motioned to adjourn. Dan Smith seconded and the motion carried.

Note:

City of Hailey Developmental Impact Fee Committee will meet following this Planning & Zoning Meeting.

AGENDA
HAILEY DEVELOPMENT IMPACT
FEE ADVISORY COMMITTEE
Annual Meeting
Hailey City Hall
Monday, August 11, 2014

Present: Jay Cone, Owen Scanlon, Dan Smith
Staff: Micah Austin, Kristine Hilt

Call to Order

7:05:22 PM Jay Cone called the meeting to order.

Public Comment

None.

Consent Agenda

New Business and Public Hearings

CA 1 Discussion and Public Hearing on the proposed 2014/2015 City Capital Budget and its Development Impact Fee Component to form recommendations regarding the proposed budget for the Hailey City Council's consideration.

7:06:29 PM Micah Austin introduced Impact fees and gave a background to the Committee for clarification and procedural requirements. He added information about timeline for utilizing developmental impact fees within the City of Hailey, capital improvement plan, role of the Committee, and recommendations. 7:11:13 PM Dan Smith inquired about percentages and amounts of money within the plan. Discussion included details of the plan, goals of the plan, and specific examples. Dan Smith inquired about proposed lights for the skate park. Micah Austin clarified and answered that the lights may be justified by new growth in the Community and additional skaters utilizing the park. The Committee inquired about funds not allocated in the plan and percentages of numbers within the goal. Discussion continued to include line items on the budget in hopes of understanding, justification, and clarification. Micah Austin notified the Committee that developmental impact fees may not be used on replacing equipment. 7:19:53 PM Deliberation continued about allocation of the funds. Committee notified staff that funds allocated for public safety facility design should be moved to public safety equipment like Hailey Fire Department needs or streets. Committee also suggested that the remaining funds not allocated should be spent. Committee inquired about possible needs for remaining funds to be allocated. Micah Austin recommended that the Committee consider the parcel used for the "Welcome to Hailey" sign as a "Welcome Park" and noted that the welcome park would be eligible for DIF funds. Dan Smith and Owen Scanlon recommended that cleaning up that area would be appropriate. 7:37:03 PM Staff recaptured the Committee's concerns and made sure that all concerns were covered and noted.

CA 2 Discuss the following items per Idaho Code §§67-8205 and 67-8206:

- Assist the City of Hailey in adopting land use assumptions;*
- Review the capital improvements plan, and proposed amendments, and file written comments;*
- Monitor and evaluate implementation of the capital improvements plan;*
- If necessary, file periodic reports with respect to the capital improvements plan and report to the governmental entity any perceived inequities in implementing the plan or imposing the development impact fees; and*

- *Advise the City of Hailey of the need to update or revise land use assumptions, capital improvements plan and development impact fees.*

[7:40:52 PM](#) Committee inquired about role and procedure for revising or updating land use. Staff clarified. [7:42:00 PM](#) Owen Scanlon moved to recommend the Capital Improvement Budget with the suggested line item amendments. Dan Smith seconded and the motion carried.

Old Business

Committee Reports and Discussion

Staff Reports and Discussion

Adjourn

[7:42:40 PM](#) Owen Scanlon motioned to adjourn. Dan Smith seconded and the motion carried.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

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

FINDINGS OF FACT

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

Notice

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

Application

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

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

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

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

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

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

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

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

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

4.3 Alleys and Easements

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

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

				ground utilities, such as transformers.
			<i>Findings of Fact</i>	- A 10' wide snow storage easement along the length of Daybreak Lane is provided.
4.4 Blocks				
Compliant			Standards and Findings of Fact	
Yes	No	N/A	City Code	City Standards and <i>Findings of Fact</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>Findings of Fact</i>	- The subdivision is comprised of two blocks with all lots appropriately sited to maximize the density and buildable lot size.
4.5 Lots				
Compliant			Standards and Findings of Fact	
Yes	No	N/A	City Code	City Standards and <i>Findings of Fact</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.5.1	All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half acre (21,780 square feet). In the event a single-family residential lot greater than one-half acre is platted, irrigation shall be restricted to not more than one-half acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Ordinance.
			<i>Findings of Fact</i>	- All lots in Sunburst Subdivision are Townhouse Cottage Sub-lots, which do not have a minimum lot size but are required to meet the density requirements of the zone, - General Residential (GR) has a maximum density of 10 lots per acre, or 0.10 acre per lot. All lots are equal to or larger than 0.10 acre. - The smallest lot is 0.10 acre (Lot 2) and the largest lot is 0.21 acre (Lot 7).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.5.1.1	If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future resubdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.
			<i>Findings of Fact</i>	- Lots are not more than double the minimum size.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.5.2	Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).
			<i>Findings of Fact</i>	- No double frontage lots are proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.5.3	No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as "parcels" on the plat. Green Space shall be clearly designated as such on the plat.

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

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

4.7 Perimeter Walls, Gates and Berms

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

4.8 Cuts, Fills, Grading and Drainage.

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.2.4	Where cuts, fills or other excavation are necessary, the following development standards shall apply:
			<i>Findings of Fact</i>	- The submitted grading plan is in compliance with the standards listed below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.4.1	Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.
			<i>Findings of Fact</i>	- The submitted grading plan complies with this standard, although an on-site inspection by the City Engineer is recommended to verify the standard.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.2.4.2	Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM).
			<i>Findings of Fact</i>	- The submitted grading plan complies with this standard, although an on-site inspection by the City Engineer is recommended to verify the standard.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.2.4.3	Cut slopes shall be no steeper than two horizontal to one vertical. Subsurface drainage shall be provided as necessary for stability.
			<i>Findings of Fact</i>	- The submitted grading plan complies with this standard, although an on-site inspection by the City Engineer is recommended to verify the standard.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.2.4.4	Fill slopes shall be no steeper than three horizontal to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope.
			<i>Findings of Fact</i>	- The submitted grading plan complies with this standard, although an on-site inspection by the City Engineer is recommended to verify the standard.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.2.4.5	Top and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures.
			<i>Findings of Fact</i>	- The submitted grading plan complies with this standard, although an on-site inspection by the City Engineer is recommended to verify the standard.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8.2.5	The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State and local regulations. The Developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by Planning Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Stormwater Discharge from Construction Activity" for all construction activity affecting more than one acre.
			<i>Findings of Fact</i>	- All storm drainage for the subdivision will be contained by three proposed dry wells located on-site. - The applicant has not submitted copies of the DEQ permits for these drywells but they are required prior to final plat approval.
4.9 Overlay Districts				
Compliant			Standards and Findings of Fact	
Yes	No	N/A	City Code	City Standards and <i>Findings of Fact</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.1	Flood Hazard Overlay District
			<i>Findings of Fact</i>	- Project is not located in a Flood Hazard Overlay District
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.1.1	Subdivisions or portions of subdivision located within the Flood Hazard Overlay District

				shall comply with all provisions of Section 4.10 of the Zoning Ordinance.
			<i>Findings of Fact</i>	- Project is not located in a Flood Hazard Overlay District
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.1.2	Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.
			<i>Findings of Fact</i>	- Project is not located in a Flood Hazard Overlay District
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.1.3	Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.
			<i>Findings of Fact</i>	- Project is not located adjacent to the Big Wood River or any of its tributaries.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.2	Hillside Overlay District
			<i>Findings of Fact</i>	- Project is not located in the Hillside Overlay District.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.2.1	Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance.
			<i>Findings of Fact</i>	- Project is not located in the Hillside Overlay District.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.2.2	Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.
			<i>Findings of Fact</i>	- Project is not located in the Hillside Overlay District.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.9.2.3	All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.
			<i>Findings of Fact</i>	- The developer shall obtain a Site Alteration Permit prior to any development occurring.

4.10 Parks, Pathways and Other Green Spaces.

Compliant			Standards and Findings of Fact	
Yes	No	N/A	City Code	City Standards and Findings of Fact
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.10.1	Parks and Pathways. Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.
			<i>Findings of Fact</i>	The applicant is requesting to pay a fee in lieu of park land dedication, which is addressed in Section 4.10.8 below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.10.1.1	<p>Parks. The Developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:</p> <p style="text-align: center;">P = x 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),</p>

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

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

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

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

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

				standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.
			<i>Findings of Fact</i>	<i>- The plat shows the minimum requirements will be constructed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.1.1	Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.
			<i>Findings of Fact</i>	<i>- Upon approval, six (6) copies of all plans will be filed with the City Engineer. All other requirements of this section will be enforced by the City Engineer or designee.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.1.2	Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.
			<i>Findings of Fact</i>	<i>- Pre-construction meetings will be scheduled prior to an construction by the City Engineer or designee.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.1.3	The Developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City Engineer, except that parks shall be guaranteed and maintained by the Developer for a period of two years.
			<i>Findings of Fact</i>	<i>- The developer is hereby required to guarantee all improvement pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City Engineer.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.2	The Developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City Engineer as shown upon approved plans and profiles. The Developer shall pave all streets and alleys with an asphalt plant-mix, and shall chip-seal streets and alleys within one year of construction.
			<i>Findings of Fact</i>	<i>- The developer is hereby advised that all infrastructures shall be constructed according to City Standards and is subject to inspection by the City of Hailey at any time. - If any infrastructures are deemed insufficient, the Developer shall replace and/or repair them solely at their own cost to meet City Standards.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.2.1	Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year.
			<i>Findings of Fact</i>	<i>- Two street cuts are required to provide sewer service to Sunburst Hills Subdivision. These street cuts shall meet City Standards and are subject to inspection by the City of Hailey at any time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.2.2	Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall

				thereafter be maintained by the City.
			<i>Findings of Fact</i>	- Street signs shall be constructed according to City Standards and shall be subject to inspection at any time by the City of Hailey
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.2.3	Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIII B of the Hailey Zoning Ordinance.
			<i>Findings of Fact</i>	- Sunburst Hills is located in the General Residential zoning district, therefore not streetlights are required. - No street lights are proposed Sunburst Hills Subdivision.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.3	The Developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The Developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City Engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.
			<i>Findings of Fact</i>	- All 12 lots have sewer service dedicated for the dwelling unit. - Sewer plans have been reviewed by the Wastewater Superintendent and have been approved.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.4	The Developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards, or other equipment as may be approved by the City Engineer, for each and every developable lot within the development. The Developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City Engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.
			<i>Findings of Fact</i>	- All 12 lots have separate water service connections dedicated for the dwelling unit. - All water infrastructure plans have been reviewed by the Water Superintendent and the Fire Chief. These plans have been approved.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.4.1	Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.
			<i>Findings of Fact</i>	- Project is not within the Townsite Overlay
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.5	The Developer shall provide drainage areas of adequate size and number to meet the approval of the Street Superintendent and the City Engineer or his authorized representative.
			<i>Findings of Fact</i>	- All storm drainage for the subdivision will be contained by three proposed dry wells located on-site and meet City Standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.6	The Developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.

			<i>Findings of Fact</i>	- All service connections have been reviewed and approved.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.7	The Developer shall improve all parks and Green Space areas as presented to and approved by the Hearing Examiner or Commission and Council.
			<i>Findings of Fact</i>	- Developer is requesting to pay a fee in lieu of park land dedication.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.8	All improvements are to be installed under the specifications and inspection of the City Engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.
			<i>Findings of Fact</i>	- All improvements shall be installed according to City Standards and are subject to inspection at any time. If improvements are not satisfactory to the City Engineer or his designee, the developer will be required to repair or replace them at their own cost.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.9	Installation of all infrastructure improvements must be completed by the Developer, and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the Developer and/or contractor and conducted with the Developer and/or contractor, the City Engineer, and appropriate City departments to determine a punch list of items for final acceptance.
			<i>Findings of Fact</i>	- All improvements shall be installed according to City Standards and are subject to inspection at any time. If improvements are not satisfactory to the City Engineer or his designee, the developer will be required to repair or replace them at their own cost.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.9.1	The Developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by Developer after the final plat has been signed by City representatives.
			<i>Findings of Fact</i>	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.10	Prior to the acceptance by the City of any improvements installed by the Developer, three (3) sets of "as-built plans and specifications" certified by the Developer's engineer shall be filed with the City Engineer
			<i>Findings of Fact</i>	- Three (3) sets of "as-built plans and specifications" certified by the Developer's engineer shall be filed with the City Engineer prior to acceptance by the City of Hailey.

Section 8: Townhouses.

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

			<i>Fact</i>	<i>propose any party walls and does not require party wall agreements. - A draft Home Owner's Association (HOA) agreement has been submitted by the applicant. The agreement provides for control and maintenance of Parcel A and all other commonly held facilities, easements, and assets.</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>Findings of Fact</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. - The proposed Plat Note 5 addresses garage footprints.</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>Findings of Fact</i>	<i>- Each cottage townhouse is providing four parking spaces with two spaces in the garage and two spaces in each driveway. All required parking is located on-site and does not encroach on Parcel A.</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>Findings of Fact</i>	<i>All Cottage Townhouses shall be built according to the most currently adopted IBC, IRC, and IFC standards. The preliminary plat shows separate water, sewer, and utility services for each individual cottage townhouse.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.5	General Applicability. All other provisions of this Ordinance and all applicable ordinances, rules and regulations of the City and all other governmental entities having jurisdiction shall be complied with by townhouse developments.
			<i>Findings of Fact</i>	<i>- All provisions of this Ordinances and all other applicable standards shall be complied with by the townhouse development.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.6	Expiration. Townhouse developments which have received final plat approval shall have a period of three calendar years from the date of final plat approval by the Council to obtain a building permit. Developments which have not received a building permit, shall be null and void and the plats associated therewith shall be vacated by the Council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the Council. Further, if construction on any townhouse development or phase of any development ceases or is not diligently pursued for a period of three years without the prior consent of the Council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated.
			<i>Findings of Fact</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>Findings of Fact</i>	<i>- The project is new construction.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.8	The maximum number of Cottage Townhouse Units on any parcel shall be twelve (12), and not more than two (2) Cottage Townhouse Developments shall be constructed adjacent to each other.

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

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

CONCLUSIONS OF LAW

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

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

DECISION

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

- a) All Fire Department and Building Department requirements shall be met.
- b) All City infrastructure requirements shall be met as outlined in the Hailey Subdivision Ordinance and further detailed in the Findings of Fact as approved. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense and shall include all infrastructure improvements as identified in the Findings of Fact.
- c) The final plat shall include plat notes #1 through #9 as stated on the approved preliminary plat [with the following amendments and additions: if applicable]
- d) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 2.9 of the Subdivision Ordinance.
- e) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Sections 3.3.7 and 5.9.1 of the Subdivision Ordinance, prior to recordation of the final plat.
- f) The final plat must be submitted within one (1) calendar year from the date of approval of the preliminary plat, unless otherwise allowed for within a phasing agreement.
- g) Any subdivision inspection fees due shall be paid prior to recording the final plat.
- h) Any application development impact fees shall be paid prior to recording the final plat.
- i) All in-lieu fees as identified in the Findings of Fact and approved by this decision must be paid prior to recording the Final Plat. These in lieu include, but may not be limited to:

1. Fee of \$41,000 paid in lieu of a dedicated park as required by Section 4.10 of the Subdivision Ordinance.

2. Fee of \$7,313 paid in lieu of required sidewalks along the east side of Daybreak Lane.

j) All applicable storm water permits shall be provided before the Final Plat is approved.

k) The City Engineer shall inspect and approve all grading and drainage improvements prior to final plat approval

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

Signed this ____ day of _____, 2014.

Jay Cone, Chair

Attest:

Kristine Hilt, Community Development Coordinator

CERTIFICATE OF SERVICE

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

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

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

CITY OF HAILEY

By _____
 Kristine Hilt, Community Development Coordinator