

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Tuesday, January 22, 2019
Hailey City Hall
5:30 p.m.

Call to Order

Public Comment for items not on the agenda

Consent Agenda

Public Hearings

PH 1 Consideration of an application submitted by Hailey Investors, LLC for an extension to a variance from the riparian setback and building site area regulations of the Flood Hazard Overlay District, section 17.04J. The variance was granted on August 20, 2004 and approved for a ten (10) year extension on June 7, 2010. The variance was granted for the purpose of constructing a residence encroaching approximately thirty-three (33) feet into the one hundred (100) foot riparian setback. The property is located on Lot 1, Block 8, Della View Subdivision (921 War Eagle Dr). The applicant is requesting an additional ten (10) years. **ACTION ITEM**

PH 2 Consideration of a Design Review Application by Sweetwater Communities, LLC, represented by Errin Bliss of Bliss Architecture, for construction of Sweetwater Duplexes, to be located at Parcel B2, Block 4 (vacant lot on the corner of Shenandoah Drive and Maple Leaf Drive). This project consists of thirteen (13), three-story duplex units, each unit comprising of approximately 2,796 square feet. This property is subject to a PUD Development Agreement dated January 10, 2005 and Amendments to the Development Agreement dated December 12, 2009, December 20, 2010 and November 6, 2012. **ACTION ITEM**

Staff Reports and Discussion

- SR 1** Discussion of current building activity, upcoming projects, and zoning code changes.
(no documents)
- SR 2** Discussion of the next Planning and Zoning meeting: **Monday, February 4, 2019.**
(no documents)

Return to Agenda

STAFF REPORT

TO: Hailey Planning & Zoning Commission
FROM: Lisa Horowitz Director
RE: Richard Nelson – Request for Variance Extension
HEARING: January 22, 2019

Applicant: Hailey Investors LLC (Richard C. Nelson)
Request: Fourth Extension of Variance
Location: Lot 1, Block 8, Della View Subdivision (921 War Eagle Drive)
Zoning: Limited Residential (LR) and Flood Hazard Overlay District

Notice

Notice for the public hearing was published in the Idaho Mountain Express on January 3, 2019, and the notice was mailed to property owners within 300 feet on January 2, 2019.

Application

Richard Nelson submitted a request for an extension of a variance from the riparian setback and building site area regulations of the Flood Hazard Overlay District, as set forth in Hailey Municipal Code Section 17.04, Article J.

This will be the fourth extension of the variance on this lot. History is as follows:

1. A variance was originally granted to the previous property owner, Richard Morgan, on August 20, 2004, for the purpose of constructing a residence approximately 33 feet into the 100 foot riparian setback resulting in a setback of 67 feet from the mean high water mark to the most westerly corner of the building site.
2. A three (3) year extension was approved on June 4, 2007 and the Findings of Fact were signed on June 18, 2007.
3. A 10-year extension was approved on May 17, 2010 and the Findings of Fact were signed on June 8, 2010.

In 2004 and 2007, three years was considered an adequate time period to enable the owner to construct a residence. The attached letter from the applicant explains why the owner has not been able to build on the property. The owner requests another ten (10) year extension.

A portion of Section 17.05.040, District Use Matrix, Bulk Requirements, Note 4 states:

Where the application of the one hundred foot (100') Riparian Setback and other applicable setbacks will result in a building site of one thousand

(1000) square feet or less, the Riparian Setback may be reduced to such an extent that the building site is one thousand (1000) square feet; provided however, the Riparian Setback shall not be less than fifty feet (50’).

The analysis of the 100-foot-wide riparian setback on this lot conducted in 2010 resulted in a footprint that is 1,109 square feet; however, the shape of the footprint is irregular. See the attached site plan. A rectangular building area of 2,500 square feet was granted by the variance. Note that the 2004 drawing (used again in 2010) showed a 30’ front yard setback. The setback in this zone district is 25’. However, CC & R’s for Della View have a more restrictive 30’ setback.

The 2010 variance extension was subject to the following conditions of approval:

- a. The applicant shall be permitted to encroach into the riparian setback up to 67 feet from the mean high water mark of the Big Wood River.
- b. All provisions set forth in the Zoning Ordinance with respect to the riparian setback shall apply to all other areas on the applicants’ property.
- c. All decks, patios, overhangs, non-native landscape features, and all improved and architectural features, and all construction staging and disturbance area, shall be contained within the building envelope of 2,500 square feet as identified in the application.
- d. A Flood Hazard Development Permit shall be requested concurrently with a Building Permit and demonstrate that all criteria in effect at the time of submittal shall be met.
- e. This variance extension shall be valid for a ten (10) year time period. A building permit shall be acquired within ten (10) years from the date of the adoption of this Decision. If a Building Permit is not submitted within ten (10) years from the date of this Decision the variance shall be null and void.

The Commission found in 2010 that the facts of the case will not change over time, therefore, the length of time the extension is granted was not found at that time to be substantive. Other more long-term mechanisms, such as a plat amendment, were researched however, the various provisions of the Zoning and Subdivision Codes lead to a variance as the only mechanism to address the particulars of this property.

While no technical, practical or legal issues with a ten (10) year extension have been identified in staff’s analysis, the river and its affects on this neighborhood changed dramatically as a result of the 2017 flood. Significant flood waters were observed in, on and around this property, and the adjacent homes on the west side of War Eagle Drive and other houses in the area, totaling 40, could not be occupied for over 30 days due to flood waters. Houses were without power and heat. The City closed streets in the Della View neighborhood, including War Eagle Drive. The course of the river has changed, exacerbating the 2017 flood. The record high of 7.93 feet was set on May 30, 1983, and the second-highest crest on record was 7.92 feet on May 21, 2006. On May 8, 2017, the river crested at 7.82 feet. Residents also grappled with rising groundwater even when the river itself has dropped, with water rising inside the Della View subdivision that wasn’t reflected in the hydrograph of the Big Wood River at Hailey. Any structure built on this property will be subject to, and potentially aggravate, the same flood risk.

In addition, the 2017 changes to the river may have resulted in changes to the mean high mark

location. The applicant has based his request on a diagram by Galena Engineering, Inc., dated June 6, 2004. In order to evaluate this request, the City should require a depiction of current conditions, including mean high water mark, 100-foot riparian setback, requested riparian setback locations and building envelope boundaries, produced and stamped by a State-licensed surveyor or civil engineer.

Standards of Evaluation

Idaho law and Hailey's Zoning Ordinance allow an area or dimensional variance provided certain criteria are met. Under Idaho law, "[a] variance shall not be considered a right or special privilege, but may be granted to an applicant only upon a showing of undue hardship because of characteristics of the site and that the variance is not in conflict with the public interest."

General Provisions

Hailey's current Zoning Ordinance provides the following general provisions for a variance:

17.12.010.A Authority

The Commission or Hearing Examiner may authorize in specific cases a variance from the terms of this Ordinance as will not be contrary to the public interest, where, owing to unique physical and topographical conditions such as steepness of slope or other conditions applying to a lot or building, the strict application of the zoning regulations will deprive the property of privileges enjoyed by other properties in the vicinity and under the same zoning classification. A variance is a modification of the requirements of the Ordinance as to lot size, lot coverage, width, depth, front, side, and rear yard setbacks, parking spaces, height of buildings, or other ordinance provisions affecting the size or shape of a structure or the placement of the structure upon lots, or the size of lots.

The "unique physical and topographical condition" in this instance is the location of the river and Mean High Water mark within the lot. The original variance was granted because the Commission found that "the strict application of the zoning regulations will deprive the property of privileges enjoyed by other properties in the vicinity and under the same zoning classification."

17.12.010.B Permitted, Nonconforming Uses Not Considered: Permitted or non-conforming use of neighboring lands, structures or buildings in other districts shall not be considered grounds for issuance of a variance.

The property is located in the Limited Residential District with Flood Hazard Overlay. The original variance did not consider uses or buildings in other districts.

17.12.010.C Issuance Not Precedent: The issuance of a variance shall not be considered a precedent for the issuance of other variances.

The extension requested is for the same variance.

17.12.010.D Convenience, Right Or Privilege Not Consideration: Variances shall not be granted on the grounds of convenience and shall not be considered a right or special privilege.

This section of the Ordinance suggests that the Commission should consider carefully the actual standards of evaluation for each variance request.

17.12.010.E Variance is not transferable from one (1) parcel of land to another.

No transfer to another parcel is requested.

Criteria for Review

Section 17.12.040 of the Zoning Ordinance sets forth criteria for review of a variance application. Before any variance can be granted, the Commission must make all of the following findings:

A. That the variance, when granted, will not conflict with, or cause or allow any situation which is in conflict with, the Hailey Comprehensive Plan.

The Commission considered the following sections of the Comprehensive Plan (in effect at the time):

Section 1.0, Natural Resources, Sub-Section 1.1, Bigwood River and other Watercourses, Goal: Retain, preserve and protect the natural state of watercourses and wetlands in and around Hailey.

Policy 3: Preserve and protect watercourses in and around Hailey as natural, scenic and wildlife resources.

The riparian setback, as defined in 17.04.J.020 of the Hailey Zoning Ordinance states: “Riparian Setback. The distance measured at right angles from the mean high water mark of a waterway, between the mean high water mark and an imaginary line parallel to the mean high water mark, defining an area between such lines within which no building or other applicable structure may be placed, and whereby any existing vegetation shall remain undisturbed.”

The previous variance granted allows an encroachment of approximately 33 feet into the riparian setback.

Section 2.5, Flood Hazard, Policy 2: Discourage development along watercourses, including drainage areas, especially in known flood prone areas.

The property lies within the Flood Hazard Overlay District. Through the City’s Floodplain Development Permit process, no permit for construction of any kind within the floodplain would be allowed without insuring that no flood waters would be diverted so that they would damage other properties.

This is a legally platted lot upon which the owner’s property rights should be recognized.

B. That the variance, when granted, will not conflict with, or cause or allow any situation which is in conflict with, any existing Federal, State, or local law, or which may result in injury to the public.

The property lies wholly within the 100-year floodplain. Under FEMA regulations, construction is permitted within the floodplain but not within the floodway. The proposed footprint is not in the floodway. A Flood Hazard Development Permit must be acquired by the City prior to commencement of any construction within the floodplain. No other permitting by public agencies (Army Corps of Engineers and Idaho Department of Water Resources) is required.

C. That the variance, when granted, will not effect a change in zoning.

No zoning change would occur.

D. That the variance, when granted, will not cause damage or significant negative impact to the property of others.

No plans for a residence were submitted as part of this application. Through the City's Floodplain Development Permit process, a permit for construction of any kind within the floodplain cannot be granted unless it is shown that no flood waters would be diverted so that they would damage other properties.

E. That without the variance, the property owner shall suffer undue hardship and will be substantially deprived, by ordinance, of the privileges legally enjoyed by property owners of property within the vicinity of the subject property.

The original applicant, Mr. Morgan, noted that his property was the only property affected by the amendment to the Zoning Ordinance whereby the riparian setback was increased from 25 feet to 100 feet wide; that amendment was passed after Mr. Morgan had purchased the property. Mr. Morgan further noted that other property owners in the vicinity of his property and adjacent to the river have been able to construct homes with a much larger footprint than 1,000 square feet.

In addition, the 2017 changes to title 17.04.J Flood Hazard Overlay District contain the following criteria:

17.04J.050.E.3: In passing upon variances, the authorizing body shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this article, and:

a. The danger that materials may be swept onto other lands to the injury of others;

The entirety of the subject property is located in the floodplain, and most of it is within the 100-foot riparian setback. During the 2017 flooding, the entire property was under about two (2) feet of fast-moving water. Without a variance, the property could be developed with a residence with a footprint of approximately 1,000 square feet, and with an extension of this variance, the building envelope would be increased to 2,500 square feet. This increases the potential for installation of materials that could be caught up in future floodwaters to the detriment of downstream properties. The applicant should provide documentation on how he intends to address this standard, and any approval hereof to be so conditioned.

b. The danger to life and property due to flooding or erosion damage;

The risks of development on this property are real and considerable, as exhibited by the conditions of the 2017 and 2018 flooding. The riparian setback's purpose is to allow native riparian vegetation to establish and perform the functions of bank stabilization, flood mitigation and provision of wildlife habitat. While the current code specifically allows development outside of the 100-foot riparian setback, intrusion of development into that setback increases flood risk and opportunity for erosion at the subject property and for the surrounding area. The applicant should provide documentation on how he intends to address this standard.

c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

The risks of development on this property are real and considerable, as exhibited by the conditions of the 2017 and 2018 flooding. The riparian setback's purpose is to allow native riparian vegetation to establish and perform the functions of bank stabilization, flood mitigation

and provision of wildlife habitat. While the current code specifically allows development outside of the 100 foot riparian setback, granting additional buildable area has the effect of putting additional potential development at risk of flood damage. The applicant should provide documentation on how he intends to address this standard. The drainage swale currently being studied by City staff could pose a reduction of the risk contemplated by this criterion.

d. The importance of the services provided by the proposed facility to the community;

Construction of an additional, larger, single family residence would have limited importance to the community, whereas additional undeveloped area along the river would have the potential for minor beneficial impact in its floodplain capacity performance.

e. The necessity to the facility of a waterfront location as defined under section [17.04J.020](#), "Definitions", of this article as a functionally dependent facility, where applicable;

A single family residence is not a functionally dependent facility.

f. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;

There is no area on the subject property that is not subject to flooding and/or erosion damage, but granting of an extension to this variance will subject additional potential development to such damages. The applicant should provide documentation on how he intends to address this standard.

g. The compatibility of the proposed use with existing and anticipated development;

A single family home within a 2,500 sf building envelope would be compatible with existing homes in the neighborhood to the west, across War Eagle Drive, and to the south.

h. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

The proposed single family use is compatible with the comprehensive plan and, if built to the requirements of the Hailey Municipal Code, Section 17.04J, it would be in compliance with the City's floodplain management program.

i. The safety of access to the property in times of flood for ordinary and emergency vehicles;

The area surrounding the property was inundated with about two feet of swift flowing floodwaters during the 2017 flooding. It was not accessible to any type of vehicle. The applicant should provide documentation on how he intends to address this standard.

j. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and

The 2017 flood event should serve as an example of the type of conditions to be expected at the site in the case of heavy spring run-off. The applicant should address what actions he intends to take to mitigate for such expected events.

k. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.

The 2017 flood event was costly to the City in terms of actions taken during the actual flood and

in repairs in the immediate vicinity of the subject property following the flooding. Additional development in the area will increase the City's liability in future flooding events. The applicant should provide documentation on how he intends to address this standard.

Summary

The Commission shall review the request for the extension of the variance from riparian setbacks as set forth in Section 17.12.040 and 17.04.J.050 of the Hailey Municipal Code and shall grant, conditionally grant, or refuse to grant the extension, or may grant an extension of a different period of time. Suggested conditions of approval:

- a. Prior to approval of this variance request, the applicant shall submit a site plan showing current conditions, including mean high water mark, 100-foot riparian setback, requested riparian setback locations and building envelope boundaries, produced and stamped by a State- licensed surveyor or civil engineer. Staff should evaluate said plan, and the Planning and Zoning Commission should consider it and make recommendation to the City Council per the applicable variance procedures.
- b. Prior to approval of this variance request, the applicant shall provide documentation explaining how he intends to address standards 17.04J.050.E.3. a, b, c, f, I, j and k above. Staff should evaluate said responses, and the Planning and Zoning Commission should consider them and make recommendation to the City Council per the applicable variance procedures.
- c. If the applicant has satisfied items a and b directly above, the applicant shall be permitted to encroach into the riparian setback up to 67 feet (as depicted on the 2004 diagram from Galena Engineering, Inc.) from the mean high water mark of the Big Wood River.
- d. All provisions set forth in the Zoning Ordinance with respect to the riparian setback shall apply to all areas on the applicants' property within the 100-foot riparian setback and outside of the building area granted by this variance.
- e. If the applicant has satisfied items a and b directly above, all decks, patios, overhangs, non-native landscape features, and all improved and architectural features, and all construction staging and disturbance area, shall be contained within the building envelope of 2,500 square feet as identified in the application.
- f. A Flood Hazard Development Permit shall be requested concurrently with a Building Permit and demonstrate that all criteria in effect at the time of submittal shall be met.
- g. If the applicant has satisfied items a and b directly above, this variance extension shall be valid for a ten (10) year time period. A building permit shall be acquired within ten (10) years from the date of the adoption of this Decision. If a Building Permit is not submitted within ten (10) years from the date of this Decision the variance shall be null and void.
- h. The property owner is hereby put on notice of past episodes and future potential of severe flooding at the subject property. As a condition of approval, any future construction on the site shall meet or exceed the requirements of the City of Hailey's Municipal Code, Section 17.04J. Flood Hazard Overlay District. Specifically, any building foundation shall be engineered to withstand the floodwater forces and depth as exhibited in the spring 2017 flooding and as documented in the City's Flood Insurance Study. Building on piers is highly recommended to accommodate the high

rate of flow that has occurred at the site, as is elevating the lowest floor well above two feet above the 2017 water depth and the Base Flood Elevation.

Motion Language:

Approval:

Motion to approve the request for the extension of the variance to the riparian setback granted on the property located at Lot 1, Block 8, Della View Subdivision (921 War Eagle Drive), finding that the general provisions of the Hailey Zoning Ordinance Section 17.12.040.A-E have been met; subject to conditions (a) through (f).

Denial:

Motion to deny the request for the extension of the variance to the riparian setback granted on the property located at Lot 1, Block 8, Della View Subdivision (921 War Eagle Drive), finding that _____ [the Commission should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing upon the request for the extension of the variance to the riparian setback granted on the property located at Lot 1, Block 8, Della View Subdivision (921 War Eagle Drive) to _____ [the Commission should specify a date].

Richard G. Nelson
515 Aliso Avenue
Newport Beach, CA 92663
Phone: 949-721-6984 Fax: 949-721-6035
E-mail: RNelson@capstonecp.com

December 26, 2018

Lisa Horowitz
Community Development Director
City of Hailey
115 Main St. South
Hailey, ID 83333

Re: 921 War Eagle Drive (Lot 1, Block 8, Della View Subdivision)
Variance Extension

Dear Lisa:

We are the owner of the above referenced property. This property is held by our family in Hailey Investors, LLC. We are requesting a ten (10) year extension to the building variance approved by the Hailey Planning and Zoning Commission on May 17, 2010, and which had its Findings of Fact signed on June 7, 2010. The current variance expires on June 7, 2020.

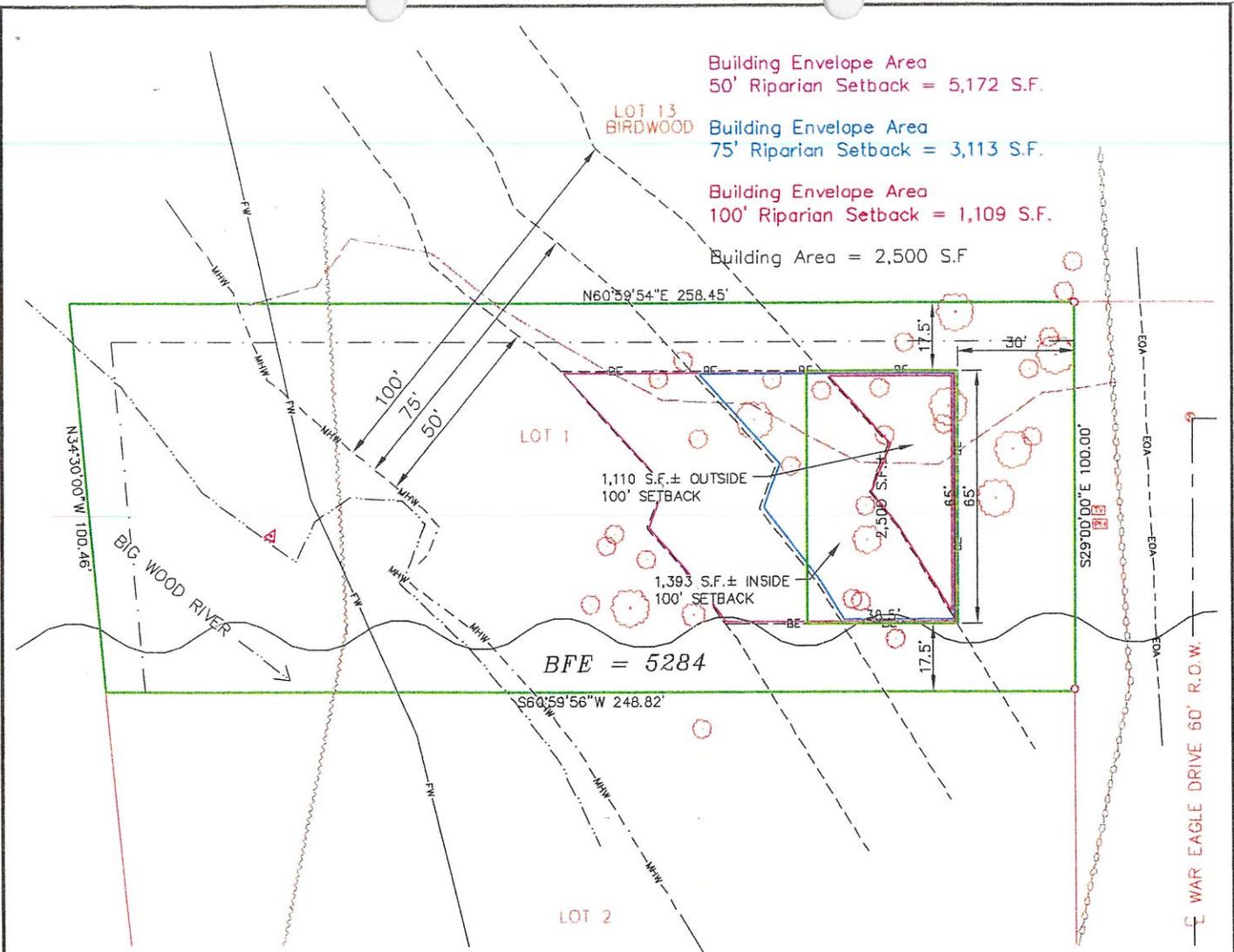
We are making this request because we are not in a position to obtain a permit to build at this time. Due to rapidly rising construction costs and our personal financial situation, we are prevented from proceeding. We need ten more years to allow us sufficient time to work through these issues so that we can proceed ahead.

Thank you for considering our request. We really need this extension. We appreciate your understanding of the difficult situation we are in. If you have any questions about this please call me at 949-721-6984.

Sincerely,



Richard G. Nelson



Building Envelope Area
50' Riparian Setback = 5,172 S.F.

Building Envelope Area
75' Riparian Setback = 3,113 S.F.

Building Envelope Area
100' Riparian Setback = 1,109 S.F.

Building Area = 2,500 S.F.

LOT 1

1,110 S.F. ± OUTSIDE
100' SETBACK

2,500 S.F. ±
100' SETBACK

1,393 S.F. ± INSIDE
100' SETBACK

BFE = 5284

LEGEND

- Property Line
- - - 10' Wide Drainage, Public Utilities, and Irrigation Easement
- - - Trail
- - - Centerline Road
- - - Edge of Water—Nov., 1999
- - - MHW— Mean High Water—Nov., 1999
- Blue Avalanche Line per Alpine Enterprises Inc.
- Red Avalanche Line per Alpine Enterprises Inc.
- - - EOA— Edge of Asphalt
- BFE=Base Flood Elevation (per FEMA 1997)
- FW— Floodway (per FEMA 1997)
- Found 1/2" Rebar
- △ Survey Control Point
- Deciduous Tree
- Fire Hydrant
- Cable TV Riser
- Telephone Riser
- Sewer Manhole

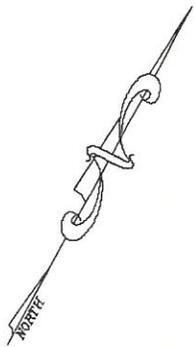
NOTES

- 1). FLOODPLAIN INFORMATION FROM ARMY CORPS OF ENGINEERS 1995 WORK MAP. THIS INFORMATION HAS BEEN CHECKED AGAINST FIRM PANEL 060022 0664 D, DATED MARCH 17, 1997. ENTIRE LOT IS SHOWN WITHIN THE LIMITS OF THE 100 YEAR FLOODPLAIN. FLOODPLAIN LINE LIES EASTERLY OF THE SUBJECT PROPERTY BEYOND RED ELEPHANT DRIVE.
- 2). PROJECT BENCHMARK IS RMB-664 AS SHOWN ON FIRM PANEL. MONUMENT IS NEAR TWIN COTTONWOOD TREES AT HEAGLE PARK, AND IS A C.O.E. ALUMINUM CAP STAMPED 9339-211.
- 3). AVALANCHE INFORMATION IS FROM 1999 STUDY BY ALPINE ENTERPRISES INC., KETCHUM, IDAHO.

REUSE OF DRAWINGS

These drawings, or any portion thereof, shall not be used on any Project or extension of this Project except by agreement in writing with Delene Engineering, Inc.

SCALE: 1" = 40'



<p>Galena Engineering Inc.</p>	<p>Civil Engineers & Land Surveyors 800 Second Avenue North P.O. Box 425 Ketchum, Idaho 83340 (208) 726-4729 (208) 726-4783 fax email galena@galena-engineering.com</p>	<p>A SITE MAP SHOWING LOT 1, BLOCK 8, DELLA VIEW SUBDIVISION WITHIN S16. T.2N., R.17E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO PREPARED FOR DENNIS HANGGI</p>	<p>SHT 1 OF 1</p>
	<p>PROJECT INFORMATION R:\SDSKPROJ\4471-01\dwg\447101site_060704.dwg 6/7/2004 11:52:37 AM MDT</p>		



WOOD RIVER LAND TRUST
Draper Wood River Preserve
Cedar Road, Michigan





Return to Agenda



STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of January 22, 2019

TO: Hailey Planning and Zoning Commission

FROM: Robyn Davis, Community Development City Planner

OVERVIEW: Consideration of a Design Review Application by Sweetwater Communities, LLC, represented by Errin Bliss of Bliss Architecture, for construction of Sweetwater Duplexes, to be located at Parcel B2, Block 4 (vacant lot on the corner of Shenandoah Drive and Maple Leaf Drive). This project consists of thirteen (13), three-story duplex buildings (26 units in total), each unit comprising of approximately 2,796 square feet. This property is subject to a PUD Development Agreement dated August 14, 2006 and Amendments to the Development Agreement dated December 18, 2009, December 27, 2010 and November 6, 2012.

HEARING: January 22, 2019

Applicant: Sweetwater Communities, LLC, represented by Errin Bliss of Bliss Architecture

Request: Design Review approval of thirteen (13), three-story duplex buildings (26 units in total), each unit comprising of 2,796 square feet

Location: Lot B2, Block 4, Sweetwater PUD Townhouses (corner of Shenandoah Drive and Maple Leaf Drive (address TBD))

Zoning: Limited Business (LB)

Notice:

Notice for the public hearing was published in the Idaho Mountain Express on January 2, 2019 and mailed to property owners within 300 feet on January 2, 2019.

Application:

Sweetwater Communities, LLC, represented by Errin Bliss of Bliss Architecture, has submitted a Design Review Application for thirteen (13), three-story duplex units, to be located on the corner of Shenandoah Drive and Maple Leaf Drive (Lot B2, Block 4, Sweetwater PUD Townhouses). The project will be similar to the existing Sweetwater Development. The lot area of B2 is 1.84 acres or 79,279 square feet. The 72,696 square foot project will consist of:

- 104 Onsite Parking Spaces (located below grade or at basement levels)

- Thirteen (13), three-story duplex units, each comprising of:
 - A two-car garage
 - Storage space
 - Three (3) bedrooms
 - Two and one-half (2 ½) bathrooms
- PUD Amenities include:
 - 1.6-acre (69,696 square feet) Park
 - 5,200 square foot Amenity Building, which includes exercise rooms and fitness equipment, hobby and craft rooms, lounge and kitchen
 - Tot Lot
 - Bike Path Connection and Public Transit Facilities

As noted, this property is subject to a PUD Development Agreement dated August 14, 2006 and Amendments to the Development Agreement dated December 18, 2009, December 27, 2010 and November 6, 2012. The following report further describes any and all relevant amendments made to the original PUD Development Agreement, as well as subsequent amendments thereafter.

Procedural History:

The Application was submitted on December 20, 2018 and certified complete on January 9, 2019. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on January 22, 2019, in the Hailey City Council Chambers.

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	<p>Engineering:</p> <p>Life/Safety: <i>No comments</i></p> <p>Water and Sewer: <i>The Public Works Department recommends the following items to be resolved prior to Building Permit submittal:</i></p> <ol style="list-style-type: none"> 1. <i>Any new or relocated drywells shall be 25' from water mains and services. Catch basins and piping shall be 10'. This has been made a Condition of Approval.</i> 2. <i>Meter vaults should already be installed, but shall be located and exposed. This has been made a Condition of Approval.</i> 3. <i>Any unused water services shall be abandoned at the water main. This has been made a Condition of Approval.</i> 4. <i>Any meter vaults or water infrastructure that is damped or cannot be located shall be repaired or replaced per City Standards. This has been made a Condition of Approval.</i> 5. <i>Any meter vaults located in driveways or in asphalt shall have a heavy traffic rated lid over the vault. This has been made a Condition of Approval.</i>

			<ol style="list-style-type: none"> 6. Any water services that are moved shall be inspected by the City and shall be installed per City Standards. This has been made a Condition of Approval. 7. In the event that Shenandoah Drive needs to be repaved, all sewer and water services shall be installed prior to said repave. This has been made a Condition of Approval. 8. The project will require an 8" main line from the manhole in front of D-6B to the intersection of Mapleleaf and Shenandoah Drive with a new manhole at the intersection to City standards. 9. Sewer services should run perpendicular to the main line to the center of each individual unit, with no sewer services connected at manholes.
			<p>Building: No comments</p>
			<p>Streets: The Streets Department recommends the following items to be resolved prior to Building Permit submittal:</p> <ol style="list-style-type: none"> 1. The ADA ramp, located on the southwest side of Maple Leaf Drive, seems to go nowhere. Will an ADA ramp be installed on the northwest side of Maple Leaf Drive? 2. The existing fire hydrant located on Shenandoah Drive, mid-block, shall be relocated to the outside of the sidewalk. This has been made a Condition of Approval. 3. There are nine (9) roadcuts on Shenandoah Drive. The area of each roadcut shall be determined. More than 25% of the road in cuts will trigger a repave of Shenandoah Drive. This has been made a Condition of Approval. 4. A more detailed set of Civil Drawings shall be submitted to better understand drainage. This has been made a Condition of Approval. 5. What will parking off of Shenandoah Drive look like? Will it be similar to offsite parking on Countryside Boulevard? 6. All signage, including 'No Parking' signs, shall be located outside of the project sidewalks. This has been made a Condition of Approval. 7. Additional 'No Parking' signs shall be installed along the sidewalk of Shenandoah Drive. This has been made a Condition of Approval. 8. Street lights on Shenandoah Drive shall be located outside of the curb line. This has been made a Condition of Approval. 9. The proposed snow storage area at the north end of Windmill Way may block emergency access. 10. Construction parking shall be on private property and not within the City Right-of-Way or edge of the road. This has been made a Condition of Approval. 11. A Traffic Control Plan shall be submitted prior to issuance of a Building Permit. This has been made a Condition of Approval.
			<p>City Arborist: The City Arborist recommends that the Applicant incorporate additional street trees, Maple trees are preferred, along Shenandoah Drive and Maple Leaf Drive. If the Applicant chooses to add something other than Maple trees, the new specie type, size and space between trees will be subject review by the City Arborist.</p> <p>Specifically, the City Arborist would like to see a more robust line of trees, similar to those street trees along Woodside Boulevard, and as depicted along Shenandoah Drive, in the original submittal below.</p>

				 <p>The City Arborist suggests that particular species, such as Mountain Ash and Crabapple, be avoided. This has been made a Condition of Approval.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08A Signs	<p>17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.</p>
			Staff Comments	<p>No signage is proposed at this time; however, any signage exceeding four square feet will need to be accompanied by a Sign Permit Application and be approved prior to installation.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	<p>See Section 17.09.040 for applicable code.</p>
			Staff Comments	<p>Per the Hailey Municipal Code, Multi-Family Dwellings are required to provide at least 1.5 onsite parking spaces. Thirteen (13) Duplex Buildings (26 units in total) are proposed; therefore, 39 onsite parking spaces are required. The site plan shows a total of 104 onsite parking spaces: a two (2) car garage per unit and two (2) driveway spaces per unit. The project exceeds the number of parking spaces required by City Code.</p> <p>That said and as agreed upon in the original PUD Agreement dated August 14, 2006, below grade parking and/or parking stalls at basement levels are encouraged. Over 70% of all parking stalls are located within the structure (two-car garage) and all driveways are oriented toward internal alleys or private drives, so as not to negatively affect the quality of the pedestrian environment.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040.06: Excess of Permitted Parking	<p>A. Approval Required: No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.</p>
			Staff Comments	<p>The parking requested above City Requirements is in excess of 200%. 104 spaces are proposed; 39 spaces are required. That said, the layout of the parking is not excessive: a two-car garage with two (2) spaces behind the garage is a common layout. No other parking exists onsite.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>17.08C.040 General Standards</p> <p>a. All exterior lighting shall be designed, located and lamped in order to prevent:</p> <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass;

			<p>5. Skyglow.</p> <p>b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.</p> <p>c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.</p> <p>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</p> <p>e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.</p>
			<p><i>Staff Comments</i></p> <p>The Applicant will install Dark Sky compliant, downcast and low wattage fixtures. A fixture sample has been submitted.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Bulk Requirements</p> <p>Limited Business (LB) Zoning District:</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> - Building Height: <ul style="list-style-type: none"> o Required Building Height: 37' (see PUD below) o Proposed Building Height: <ul style="list-style-type: none"> ▪ 37' from finished grade at alley (Windmill Way) ▪ 28' from first floor o Required Setbacks (see PUD below): o Front Yard (West): 8' o Side Yard (North): 5' o Side Yard (South): 5' o Rear Yard (East): 3' - Proposed Setbacks: <ul style="list-style-type: none"> o Front Yard (along Shenandoah Drive – Units D1-D7): 17' o Side Yards: 10' o Rear Yard (Units D8-D13): 20' o Typical Setback between each Unit: 14'-9" - Proposed Density: 14 units (sublots) per acre <p>The original PUD Agreement addresses the following waivers, which were granted in August 14, 2006:</p> <ul style="list-style-type: none"> - Building Height: <ul style="list-style-type: none"> o The maximum building height shall see an increase to 37 feet from 35 feet - Setbacks: <ul style="list-style-type: none"> o The minimum front yard setback shall be reduced from 20 feet to eight (8) feet for residential units o The minimum side yard setbacks shall be reduced from ten (10) feet to five (5) feet o The minimum rear yard setback shall be reduced from ten (10) feet to three (3) feet - Maximum Density: <ul style="list-style-type: none"> o Townhouse sublot density shall increase from 12 sublots per acre to 24 sublots per acre <p>All setback, building height and density requirements have been met.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(A)1 Street Improvements Required	Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.
			<i>Staff Comments</i>	<p><i>A new 5'-wide sidewalk is shown along the western and northern property lines of the proposed project. This sidewalk will run parallel to Shenandoah Drive, approximately 440' in length, before curving to the east, running parallel to Maple Leaf Drive. At approximately 177' in length, this proposed sidewalk will connect to the existing sidewalk, which is northwest of the park space and amenity building.</i></p> <p><i>To safely access each unit, new 4'-wide sidewalks are also proposed.</i></p> <p><i>Regarding the Grading and Drainage Plan, the Streets Department suggested that the following:</i></p> <ul style="list-style-type: none"> <i>a) The existing fire hydrant located on Shenandoah Drive, mid-block, shall be relocated to the outside of the sidewalk.</i> <i>b) There are nine (9) roadcuts on Shenandoah Drive. The area of each roadcut shall be determined prior to issuance of a Building Permit.</i> <i>c) A more detailed set of Civil Drawings shall be submitted prior to issuance of a Building Permit.</i> <i>d) All signage, including 'No Parking' signs, shall be located outside of the project sidewalks.</i> <i>e) Additional 'No Parking' signs shall be installed along the sidewalk of Shenandoah Drive.</i> <i>f) Street lights on Shenandoah Drive shall be located outside of the curb line.</i> <i>g) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road.</i> <i>h) A Traffic Control Plan shall be submitted prior to issuance of a Building Permit.</i> <p><i>These have been made Conditions of Approval.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.070(B) Required Water System Improvements	In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.
			<i>Staff Comments</i>	<i>N/A, as this project is not within the Townsite Overlay (TO) Zone District.</i>

**Design Review Requirements for Non-Residential, Multifamily,
and/or Mixed-Use Buildings within the City of Hailey**

1. Site Planning: 17.06.080(A)1, items (a) thru (n)

Compliant	Standards and Staff Comments
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Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1a	<p>a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings</p> <p><i>Staff Comments</i> The proposed units are oriented north/south. The units closest to Shenandoah Drive will see morning sun in the front of the building; the units closest to the existing park space and amenity building will see evening sun in the front of the building.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1b	<p>b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.</p> <p><i>Staff Comments</i> A Landscape Plan has been prepared (Sheets L-100 and L-101), which show trees to be relocated to proposed tree locations, as well as a Plant Material List for proposed landscaping. The Plant Material List includes:</p> <ul style="list-style-type: none"> - 15 Crabapple 'Prairie Fire' trees at a 4" caliper - 14 Red Maple trees at a 4" caliper - 60 Wintercreeper shrubs at 5 gallons each - 57 Redtwig Dogwood shrubs at - 88 Nest Spruce shrubs at - 42 Pink Princess Cinquefoil at - 76 Mugo Pin shrubs at 1 gallon each - 18 Creeping Mahonia at 1 gallon each <p>The project is proposing a total of 29 trees, all of at least a 4" caliper. Per Section 17.06.080(4)d, all newly landscaped areas having more than ten (10) trees, a minimum of ten percent (10%) of the trees shall be at least four-inch (4") caliper, twenty percent (20%) of the trees shall be at least three-inch (3") caliper, and twenty percent (20%) of the trees shall be at least two and one-half inch (2 ½") caliper. The Applicant is proposing that all 29 trees be a minimum of four-inch (4") caliper, which exceeds the minimum requirement of ten percent (10%) of the trees shall be at least four-inch (4") caliper.</p> <p>With regard to street trees, the City Arborist recommends that the Applicant incorporate additional street trees, Maple trees are preferred, along Shenandoah Drive and Maple Leaf Drive. If the Applicant chooses to add something other than Maple trees, the new specie type, size and space between trees will be subject review by the City Arborist.</p> <p>Specifically, the City Arborist would like to see a more robust line of trees, similar to those street trees along Woodside Boulevard, and as depicted along Shenandoah Drive, in the original submittal below.</p>

				
				<p>The City Arborist suggests that particular species, such as Mountain Ash and Crabapple, be avoided. This has been made a Condition of Approval.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1c	<p>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</p>
			<i>Staff Comments</i>	<p>Site circulation has been designed to keep vehicular access and parking to the private road, Windmill Way, and public streets. A 5'-wide sidewalk is shown along the perimeter of the project, where pedestrian traffic can safely navigate the site, visit neighbors and utilize development amenities. To safely access each unit, 4'-wide sidewalks are also shown.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1d	<p>d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.</p>
			<i>Staff Comments</i>	<p>Trash receptacles and recycling bins will be in each units' garage and shall not interfere with snow storage.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1e	<p>e. Where alleys exist, or are planned, they shall be utilized for building services.</p>
			<i>Staff Comments</i>	<p>The private drive, Windmill Way, shall be utilized for building services.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1f	<p>f. Vending machines located on the exterior of a building shall not be visible from any street.</p>
			<i>Staff Comments</i>	<p>N/A</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1g	<p>g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)</p> <ul style="list-style-type: none"> i. Parking areas located within the SCI zoning district may be located at the side or rear of the building. ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.
			<i>Staff Comments</i>	<p>Onsite parking is located off of the private drive, Windmill Way. Access to Windmill Way can be achieved from Maple Leaf Drive or Heartland Way (private drive). This parking is screened from the street, buffered by buildings, landscaping and/or sidewalks.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1h	h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.
			<i>Staff Comments</i>	<i>The site is serviced by a private drive, Windmill Way, and two public streets, Shenandoah Drive and Maple Leaf Drive. Onsite parking can be accessed from Windmill Way or Heartland Way. Primary pedestrian access can be achieved from the two public streets.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1i	i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.
			<i>Staff Comments</i>	<i>The site plan proposes 20,110 square feet of parking, hardscape and pedestrian circulation. 25% of 20,110 square feet is approximately 5,028 square feet. 5,130 square feet for snow storage is provided. This is shown on the plans.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1j	j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.
			<i>Staff Comments</i>	<i>See Standard (i) above.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
			<i>Staff Comments</i>	<i>The proposed snow storage area is greater than 10'-wide.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.
			<i>Staff Comments</i>	<i>Snow may need to be hauled from the proposed private street, Windmill Way; however, at this time, the site and proposed snow storage areas appear to be adequate for the storing of snow.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			<i>Staff Comments</i>	<i>Snow storage areas do not impede parking or pedestrian areas.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			<i>Staff Comments</i>	<i>Snow storage areas are shown in grass landscape areas.</i>

2. Building Design: 17.06.080(A)2, items (a) thru (m)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2a	a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.
			<i>Staff Comments</i>	<i>The proposal is for a multi-family building in the Limited Business (LB) Zone District, where a variety of homes, single-family and multi-family, exist. The proposed building design incorporates a variety of features, such as porches, pop-outs, varied exterior materials, and pitched roofs, which will complement the design and layout of the buildings in the surrounding area. The proportion, size, shape, colors and rooflines of the proposed units will match that of the existing Sweetwater Development.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2b	b. Standardized corporate building designs are prohibited.
			<i>Staff Comments</i>	<i>N/A, as the project is not a corporate design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2c	c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.

			Staff Comments	<i>The building features street-level material changes. The proposed duplex units are designed with individual entryways, accompanied by a front porch, windows and fiberglass doors, which help to break up the mass of the buildings and encourage human interaction.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2d	d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.
			Staff Comments	<i>The front façade of each unit either faces Shenandoah Drive or the existing park space and amenity building. Porches, pop-outs and a variety of windows and exterior materials emphasize human scale and break up the large building surface. The scale and design components complement the surrounding area nicely.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2e	e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.
			Staff Comments	<i>No plans for future additions or renovations are planned.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2f	f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.
			Staff Comments	<i>A variety of materials will be used on the exterior of the buildings and will match that of the existing Sweetwater Development. The new units will see wood trim and fascia, lap, batten and shake siding, asphalt shingle roofs, fiberglass doors, vinyl windows and steel guardrails. A Materials Sample Board has been submitted.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2g	g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.
			Staff Comments	<i>Building colors have been categorized into four (4) color schemes, which include: Nature’s Reflection, Spiced Pumpkin, Morgan Hill Gold and Bedford Blue. These colors match those of the existing Sweetwater Development. Colors and materials are broken on various elements to minimize mass and create a cohesive whole.</i>
				

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2h	<p>h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.</p>
			<i>Staff Comments</i>	<i>N/A, as no flat-roofed buildings are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2i	<p>i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:</p> <p>i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building’s wall plane shall be oriented within 30 degrees of true south.</p> <p>ii) South facing windows with eave coverage. At least 40% of the building’s total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.</p> <p>iii) Double glazed windows.</p> <p>iv) Windows with Low Emissivity glazing.</p> <p>v) Earth berming against exterior walls</p> <p>vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.</p> <p>vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.</p>
			<i>Staff Comments</i>	<p><i>The Applicant has stated that they plan to minimize energy consumption by incorporating/utilizing the following:</i></p> <ul style="list-style-type: none"> - <i>Solar Orientation: the long wall planes of each unit are placed on an east/west axis (within 30 degrees of true south)</i> - <i>Double Glazed Windows</i> - <i>Low Emissivity Glazing</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2j	<p>j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.</p>
			<i>Staff Comments</i>	<p><i>Snow clips are proposed over all entries and pedestrian walkways. Downspouts and gutters, as stated by the Applicant, will be provided on each unit. The submitted plans to do not show downspouts and gutters at this time. The Applicant will show these items on the Building Permit set.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2k	<p>k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.</p>
			<i>Staff Comments</i>	<p><i>Downspouts and drains will be located within landscaped areas and shall not create any pedestrian hazards.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2l	<p>l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).</p>
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2m	<p>m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.</p>
			<i>Staff Comments</i>	<p><i>N/A, as no signage is proposed at this time; therefore, a Master Sign Plan is not required at this time.</i></p>

3. Accessory Structures, Fences and Equipment/Utilities: 17.06.080(A)3, items (a) thru (i)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3a	a. Accessory structures shall be designed to be compatible with the principal building(s). <i>Staff Comments</i> N/A, as no accessory structures are planned.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3b	b. Accessory structures shall be located at the rear of the property. <i>Staff Comments</i> N/A, as no accessory structures are planned. Trash receptacles and recycling bins will be stored in each unit's garage and will not interfere with snow storage.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site. <i>Staff Comments</i> An existing fence will be removed. No walls or additional fences are shown.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3d	d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact. <i>Staff Comments</i> N/A, as walls and fencing are not proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3e	e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties. <i>Staff Comments</i> No roof projects are proposed at this time. All furnaces will be installed in the garage of each unit.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3f	f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings. <i>Staff Comments</i> N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building. <i>Staff Comments</i> Heating and trash/recycling will be interior. Unless separately purchased by the individual owner, AC units are not provided. If purchased by an individual owner, AC units will be ground-mounted near the garage doors. All AC units shall be screened from view of the surrounding properties. This has been made a Condition of Approval.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	i. All service lines into the subject property shall be installed underground. <i>Staff Comments</i> All services lines will be underground.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3i	j. Additional appurtenances shall not be located on existing utility poles. <i>Staff Comments</i> No appurtenances will be permitted on poles.

4. Landscaping: 17.06.080(A)4, items (a) thru (n)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4a	a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative. <i>Staff Comments</i> It appears that plant materials will be appropriate for the environment.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4b	b. All plant species shall be hardy to the Zone 4 environment. <i>Staff Comments</i> The Applicant shall confirm that all proposed plant materials be hardy to Zone 4.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4c	c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought

				<p>tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.</p> <p><i>Staff Comments</i> <i>An Irrigation Plan has not been submitted. The Irrigation Plan to be reviewed at final design.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4d	<p>d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.</p> <p><i>Staff Comments</i> <i>The proposed Landscaping Plan incorporates a combination of trees, shrubs and grasses. Crabapple and Red Maple trees are proposed, as well as a variety of shrub species: Wintercreeper, Redtwig Dogwood, Nest Spruce, Prink Princess Cinquefoil, Mugo Pin and Creeping Mahonia.</i></p> <p><i>Refer to Section 17.06.080(A)1b for details and recommendations by the City Arborist.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4e	<p>e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.</p> <p><i>Staff Comments</i> <i>N/A, as the proposed project is located within the Limited Business (LB) Zone District.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4f	<p>f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.</p> <p><i>Staff Comments</i> <i>Proposed landscaping is varied, as shown in the Landscape Plans (L-100 and L-101). See Section 17.06.080(A)1b for details and recommendations by the City Arborist.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4g	<p>g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.</p> <p><i>Staff Comments</i> <i>A Drainage Plan has been submitted and storm water will be retained onsite. Runoff is within the landscaped/parking areas and is directed to drywells, as noted on the Drainage Plan.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4h	<p>h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).</p> <p><i>Staff Comments</i> <i>The Sweetwater HOA will be responsible for maintaining plant material in a healthy condition.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4i	<p>i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.</p> <p><i>Staff Comments</i> <i>N/A, as no retaining walls are proposed.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4j	<p>j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.</p> <p><i>Staff Comments</i> <i>N/A, as no retaining walls are proposed.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4k	<p>k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.</p> <p><i>Staff Comments</i> <i>N/A, as no retaining walls are proposed.</i></p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4l	l. Landscaping should be provided within or in front of extensive retaining walls.
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4n	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed.</i>

**Additional Design Review Requirements for
 Non-Residential Buildings Located within B, LB, or TN**

1. Site Planning: 17.06.080(B)1, items (a) thru (b)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)1a	a. The site shall support pedestrian circulation and provide pedestrian amenities. Sidewalks shall be provided along building fronts.
			<i>Staff Comments</i>	<i>A new 5'-wide sidewalk is shown along the western and northern property lines of the proposed project. This sidewalk will run parallel to Shenandoah Drive, approximately 440' in length, before curving to the east, running parallel to Maple Leaf Drive. At approximately 177' in length, this proposed sidewalk will connect to the existing sidewalk, which is northwest of the park space and amenity building. Pedestrian connections are also shown within the development, encouraging safe and easy access to and from other residential units, park space and the amenity building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)1b	b. Wider sidewalks are encouraged to provide additional amenities such as seating areas and bicycle racks.
			<i>Staff Comments</i>	<p><i>Wider sidewalks are not currently proposed along the length of Maple Leaf Drive or Shenandoah Drive, nor was a wider sidewalk required by the PUD Agreement in this area.</i></p> <p><i>Per the original PUD Agreement, sidewalks were required to be installed prior to the completion of each Phasing Plan and were to be located:</i></p> <ul style="list-style-type: none"> - <i>Along Maple Leaf Drive (both sides of the road)</i> - <i>On the east side of the road between Heartland Way and Maple Leaf Drive (abutting the park space and amenity building)</i> - <i>On the west side of the road between Heartland Way and Maple Leaf Drive (running parallel with Shenandoah Drive)</i> <p><i>Per the Second Amendment to the PUD Agreement, dated December 27, 2010:</i></p> <ul style="list-style-type: none"> - <i>All roads, alleys and infrastructure necessary to serve a given building within the project, shall be installed prior to completion of the building, without regard to phasing or time restrictions associated with any prior Phasing Plan</i> <p><i>No other revisions to the sidewalks, specific to this project, were made in the subsequent amendments to the original PUD Agreement.</i></p>

				<i>The Commission could discuss whether wider sidewalks are most desirable in this location.</i>
2. Building Design: 17.06.080(B)2, items (a) thru (c)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2a	<p>a. The main facade shall be oriented to the street. The main entrance(s) to the building shall be located on the street side of the building. If the building is located on a corner, entrances shall be provided on both street frontages. If the design includes a courtyard, the main entrance may be located through the courtyard. Buildings with more than one retail space on the ground floor are encouraged to have separate entrances for each unit.</p> <p><i>Staff Comments</i> Seven (7) of the thirteen (13), three-story duplex units have front facades that are oriented to the public street, Shenandoah Drive. The remaining six (6), three-story duplex units have front facades that face the existing park space and amenity building. To better accommodate for parking and vehicular access, and to keep parking screened from view of the surrounding public streets, the private drive, Windmill Way, bisects the lot.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2b	<p>b. Multi-unit structures shall emphasize the individuality of units or provide visual interest by variations in roof lines or walls or other human scale elements. Breaking the facades and roofs of buildings softens the institutional image which may often accompany large buildings.</p> <p><i>Staff Comments</i> N/A</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2c	<p>c. Building designs shall maximize the human scale of buildings and enhance the small town “sense of place”. This can be achieved by utilizing voids and masses, as well as details, textures, and colors on building facades. Human scale can also be achieved by incorporating structural elements such as colonnades and covered walkways, overhangs, canopies, entries, and landscaping. Particular attention should be paid to creating interest at the street level.</p> <p><i>Staff Comments</i> The proposed duplex units are designed with individual entryways, accompanied by a front porch, a variety of windows and fiberglass doors, which help to break up the mass of the buildings and encourage human interaction.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2d	<p>d. Buildings that exceed 30 feet in height, the entire roof surface shall not project to the highest point of the roof. The Commission shall review building height relative to the other dimensions of width and depth combined with detailing of parapets, cornices, roof, and other architectural elements.</p> <p><i>Staff Comments</i> From finished grade at the alley, the proposed building exceeds 30 feet in height. From the first floor, the proposed building is approximately 28 feet in height. Various elements, such as front porches, back patios, pop-outs and a variety of windows, and exterior materials and colors break up the large building surface.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2e	<p>e. Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged.</p> <p><i>Staff Comments</i> Front porches and upper patios are shown to create livable outdoor spaces.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2f	<p>f. Fire department staging areas shall be incorporated into the design elements of the building.</p> <p><i>Staff Comments</i> The proposed buildings are within 150’ of the surrounding streets.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2g	<p>g. New buildings adjacent to residential areas shall be designed to ensure that building massing and scale provide a transition to adjoining residential</p>

				<p>neighborhoods. Possible mitigation techniques include, but are not limited to the following:</p> <ul style="list-style-type: none"> i. Locating open space and preserving existing vegetation on the edge of the site to further separate the building from less intensive uses; ii. Stepping down the massing of the building along the site's edge; and iii. Limiting the length of or articulating building facades to reflect adjacent residential patterns
			<i>Staff Comments</i>	<i>N/A, as the proposed building is located within and surrounded by the Limited Business (LB) Zone District.</i>

3. Landscaping: 17.06.080(B)3

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)3	<p>a. When abutting the LR, GR or TN zoning districts, a landscape buffer between the project and the residential property shall be provided. The buffer shall be at least eight-foot-wide to create a year-round visual screen of at least 6 feet in height. The buffer shall be designed to avoid the appearance of a straight line or wall of uniform plant material and shall be wide enough to accommodate the planted species when mature.</p>
			<i>Staff Comments</i>	<i>N/A, as the lot and proposed project abuts another Limited Business (LB) Zone District.</i>

Additional Design Review Requirements for Multi-Family within the City of Hailey

1. Site Planning: 17.06.080(D)1, items (a) thru (c)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1a	<p>a. The location of the buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.</p>
			<i>Staff Comments</i>	<i>The proposed buildings complement the surrounding area, open space and adjacent uses nicely. The surrounding area and adjacent uses are multi-family in nature and are amenable to the construction of the proposed Sweetwater Development.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1b	<p>b. Site plans shall include a convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.</p>
			<i>Staff Comments</i>	<i>Interior and perimeter sidewalks are existing and/or are proposed to connect and reinforce pedestrian circulation within the site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1c	<p>c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering places.</p>
			<i>Staff Comments</i>	<i>Buildings have been organized to maximize efficient site circulation. Site circulation has been designed to keep vehicular access and parking to the private road, Windmill Way, and public streets. A 5'-wide sidewalk is shown along the</i>

				<i>perimeter or the project, where pedestrian traffic can safely navigate the site, visit neighbors and utilize development amenities. To safely access each unit, 4'-wide sidewalks are also shown.</i>
2. Building Design: 17.06.080(D)2, items (a) thru (b)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)2a	<p>a. Buildings shall incorporate massing, group lines and character that responds to single-family homes. Buildings may also include the use of varying materials, textures and colors to break up the bulk and mass of large multi-family buildings. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.</p> <p><i>Staff Comments</i> Refer to Section 17.06.080(A)2, items (a) thru (m) for further details.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)2b	<p>b. At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.</p> <p><i>Staff Comments</i> Refer to Section 17.06.080(A)2, items (a) thru (m) for further details.</p>

17.06.060 Criteria.

- A. The Commission or Hearing Examiner shall determine the following before approval is given:**
1. The project does not jeopardize the health, safety or welfare of the public.
 2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Title, and City Standards.
- B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:**
1. Ensure compliance with applicable standards and guidelines.
 2. Require conformity to approved plans and specifications.
 3. Require security for compliance with the terms of the approval.
 4. Minimize adverse impact on other development.
 5. Control the sequence, timing and duration of development.
 6. Assure that development and landscaping are maintained properly.
 7. Require more restrictive standards than those generally found in the Zoning Title.
- C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.**

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

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

- a) All conditions of the Planned Unit Development approval shall be met.
- b) All applicable Fire Department and Building Department requirements shall be met.
- c) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
- d) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and improvements:
 - Right-of-way, road, sidewalk and parking improvements as required in the PUD approval.
 - Any new or relocated drywells shall be 25' from water mains and services. Catch basins and piping shall be 10'.
 - Meter vaults should already be installed, but shall be located and exposed.
 - Any unused water services shall be abandoned at the water main.
 - Any meter vaults or water infrastructure that is damped or cannot be located shall be repaired or replaced per City Standards.
 - Any meter vaults located in driveways or in asphalt shall have a heavy traffic rated lid over the vault.
 - Any water services that are moved shall be inspected by the City and shall be installed per City Standards.
 - In the event that Shenandoah Drive needs to be repaved, all sewer and water services shall be installed prior to said repave.
 - The project will require an 8" main line from the manhole in front of D-6B to the intersection of Mapleleaf and Shenandoah Drive with a new manhole at the intersection to City standards.
 - Sewer services should run perpendicular to the main line to the center of each individual unit, with no sewer services connected at manholes.
- e) The street, Windmill Way, shall be a private street maintained by the HOA. Alternately, the

street should be designed to meet City Right-of-Way Standards.

- f) The existing fire hydrant located on Shenandoah Drive, mid-block, shall be relocated to the outside of the sidewalk.
- g) There are nine (9) roadcuts on Shenandoah Drive. The area of each roadcut shall be determined prior to issuance of a Building Permit. More than 25% of the road in cuts will trigger a repave of Shenandoah Drive.
- h) A more detailed set of Civil Drawings shall be submitted prior to issuance of a Building Permit.
- i) All signage, including 'No Parking' signs, shall be located outside of the project sidewalks.
- j) Additional 'No Parking' signs shall be installed along the sidewalk of Shenandoah Drive.
- k) Street lights on Shenandoah Drive shall be located outside of the curb line.
- l) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road.
- m) A Traffic Control Plan shall be submitted prior to issuance of a Building Permit.
- n) All sidewalks, interior and perimeter, shall be maintained year-round by the HOA.
- o) Any and all ground-mounted equipment shall be screened from view of surrounding properties.
- p) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
- q) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- r) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to and for the duration of a valid Building Permit.
- s) The recommended landscape/street tree changes from the City Arborist shall be incorporated into the Building Permit submittal.

Motion Language

Approval:

Motion to approve the Design Review Application by Sweetwater Communities, LLC, represented by Errin Bliss of Bliss Architecture, for construction of thirteen (13), three-story duplex buildings (26 units in total), to be located at Parcel B2, Block 4 (vacant lot on the corner of Shenandoah Drive and Maple Leaf Drive), finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (s) are met.

Denial:

Motion to deny the Design Review Application by Sweetwater Communities, LLC, represented by Errin Bliss of Bliss Architecture, for construction of thirteen (13), three-story duplex units, to be located at Parcel B2, Block 4 (vacant lot on the corner of Shenandoah Drive and Maple Leaf Drive), finding that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

Continuation:

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

ABBREVIATIONS

@	AT	LAM	LAMINATE
AB	ANCHOR BOLT	MAT	MATERIAL
ABC	AGGREGATE BASE COURSE	MAX	MAXIMUM
AF	ABOVE FINISH FLOOR	MIN	MINIMUM
AFG	ABOVE FINISH GRADE	MISC	MISCELLANEOUS
ALT	ALTERNATE	MTL	METAL
ALUM	ALUMINUM		
BD	BOARD	NIC	NOT IN CONTRACT
BLDG	BUILDING	NO	NUMBER
BO	BOTTOM OF	NOM	NOMINAL
BOD	BOTTOM OF DECK	N	NORTH
		NTS	NOT TO SCALE
CC	CENTER TO CENTER	OC	ON CENTER
CIP	CAST IN PLACE	OH	OVERHEAD
CL	CENTER LINE	OPP	OPPOSITE
CLNG	CEILING	OSB	ORIENTED STRAND BOARD
CJ	CONTROL JOINT	PL	PLATE
CMU	CONCRETE MASONRY UNIT	COL	COLUMN
CONC	CONCRETE	CONC	CONCRETE
CONT	CONTINUOUS		
		RA	RETURN AIR
DET	DETAIL	RAD	RADIUS
DIM	DIMENSION	RCP	REFLECTED CEILING PLAN
DN	DOWN	REF	REFERENCE
DWG	DRAWING	REQ'D	REQUIRED
		REV	REVISION
EA	EACH	RO	ROUGH OPENING
ELEC	ELECTRICAL	ROW	RIGHT OF WAY
ELEV	ELEVATION		
EQ	EQUAL	SC	SOLID CORE
EQUIP	EQUIPMENT	SCH	SCHEDULE
EXT	EXTERIOR	SF	SQUARE FEET
EXST	EXISTING	SHT	SHEET
		SIM	SIMILAR
FA	FIRE ALARM	STL	STEEL
FACP	FIRE ALARM CONTROL PANEL	STRUC	STRUCTURAL
FD	FLOOR DRAIN		
FEC	FIRE EXTINGUISHER CABINET	T&G	TONGUE & GROOVE
FF	FINISHED FLOOR ELEVATION	TO	TOP OF
FIN	FINISH	TOB	TOP OF BEAM
FLR	FLOOR	TOM	TOP OF MASONRY
FT	FOOT OR FEET	TOW	TOP OF WALL
FV	FIELD VERIFY	Typ	TYPICAL
GA	GAUGE	UL	UNDERWRITERS LABORATORIES
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GLB	GLUE LAMINATED BEAM		
GSP	GROSS SQUARE FEET	VERT	VERTICAL
GYP	GYPSUM		
		WC	WATER CLOSET
HB	HOSE BIBB	WD	WOOD
HDWR	HARDWARE	WI	WITH
HR	HOUR	W/O	WITHOUT
INSUL	INSULATION		
INT	INTERIOR		
JNT	JOINT		

DRAWING SYMBOLS

BUILDING SECTION CUT	
WALL SECTION CUT	
DETAIL SECTION CUT	
DETAIL REFERENCE	
ROOM NAME	ROOM NAME
DOOR TYPE	
WINDOW TYPE	
WALL TYPE	
ELEVATION INDICATOR	Name Elevation
INTERIOR ELEVATION	

PROJECT TEAM

OWNER:
SWEETWATER COMMUNITIES, LLC
MIKE BRADSHAW
801-361-3262
10421 SOUTH JORDAN GATEWAY,
SUITE 200
SOUTH JORDAN, UTAH 84095

GENERAL CONTRACTOR:
MAGLEBY CONSTRUCTION
208-906-1399
PO BOX 494
SUN VALLEY, IDAHO 83353

ARCHITECT:
BLISS ARCHITECTURE
ERRIN BLISS, AIA, LEED AP
208-721-7424
126 SOUTH MAIN STREET, SUITE B1
HAILEY, IDAHO 83333

CIVIL ENGINEER:
M2 CIVIL PLANNING & ENGINEERING
MATT WATSON
801-316-3264
10421 SOUTH JORDAN GATEWAY, SUITE 200
SOUTH JORDAN, UTAH 84095

LANDSCAPE ARCHITECT:
M2 CIVIL PLANNING & ENGINEERING
MATT WATSON
801-316-3264
10421 SOUTH JORDAN GATEWAY,
SUITE 200
SOUTH JORDAN, UTAH 84095

STRUCTURAL ENGINEER:
JOHN A. MARTIN & ASSOCIATES
JON TOONE, PE
208-754-7020
36 PROFESSIONAL PLAZA, SUITE 230
REXBURG, IDAHO 83440

ENERGY CODE CONSULTANT:
JOHN REUTER GREENWORKS, LLC
JOHN REUTER
208-721-2922
PO BOX 4714
KETCHUM, IDAHO 83340

PROJECT DATA

SITE ADDRESS:
NORTHEAST CORNER OF MAPLE LEAF DRIVE
AND SHENANDOAH DRIVE
HAILEY, IDAHO 83333

APPLICABLE BUILDING CODES:
2012 INTERNATIONAL RESIDENTIAL CODE WITH
CITY OF HAILEY AMENDMENTS
2012 INTERNATIONAL ENERGY CONSERVATION
CODE WITH CITY OF HAILEY AMENDMENTS

OCCUPANCY TYPE:
TWO FAMILY DWELLING UNITS

CONSTRUCTION TYPE:
V-B

SHEET INDEX

A.000	COVER SHEET
A.101	DUPLEX BASEMENT FLOOR
A.102	DUPLEX FIRST FLOOR
A.103	DUPLEX SECOND FLOOR
A.104	DUPLEX ROOF PLAN
A.201	DUPLEX FRONT & BACK ELEVATIONS
A.202	DUPLEX LEFT ELEVATION
A.203	DUPLEX RIGHT ELEVATION
P.101	COLOR VERSION #1
P.102	COLOR VERSION #2
P.103	COLOR VERSION #3
P.104	COLOR VERSION #4
P.105	PERSPECTIVE VIEW
C-000	VICINITY MAP
C-100	SITE PLAN
C-200	GRADING PLAN
C-300	WATER & SEWER PLAN
C-400	LIGHTING PLAN
C-500	CONSTRUCTION MANAGEMENT PLAN
L-100	EXIST. LANDSCAPE PLAN
L-101	PROPOSED LANDSCAPE PLAN

PROJECT DESCRIPTION

PROJECT NAME:
SWEETWATER

PROJECT DESCRIPTION
13, 3 STORY DUPLEX UNITS. EACH
INDIVIDUAL UNIT CONSIST OF A 2 CAR
GARAGE, LIVING ROOM, DINING
ROOM, KITCHEN, 3 BEDROOMS, & 2
1/2 BATHROOMS. EACH INDIVIDUAL
UNIT IS 2,796 S.F.



VICINITY MAP

SCALE: N.T.S.

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The drawings are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors, and utility personnel only in accordance with this notice.



Sweetwater Communities, LLC
Sweetwater Duplexes, Parcel B2
Northeast corner of Maple Leaf Drive & Shenandoah Drive

SWEETWATER, HAILEY IDAHO DUPLEXES, PARCEL B2



DATE: 12/20/18

DESIGN DEVELOPMENT
City of Hailey Design Review Submittal

DRAWN BY: Author

CHECKED BY: Checker

REVISION:

REVISION	DATE

APPROVED:
Approver

SHEET
COVER SHEET

A.000

SCALE: 1/2" = 1'-0"

The design shown and described herein including all technical drawings, graphics representation & models thereof, are proprietary & can not be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from Hagley Construction.

The drawings are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors, and other personnel only in accordance with this notice.



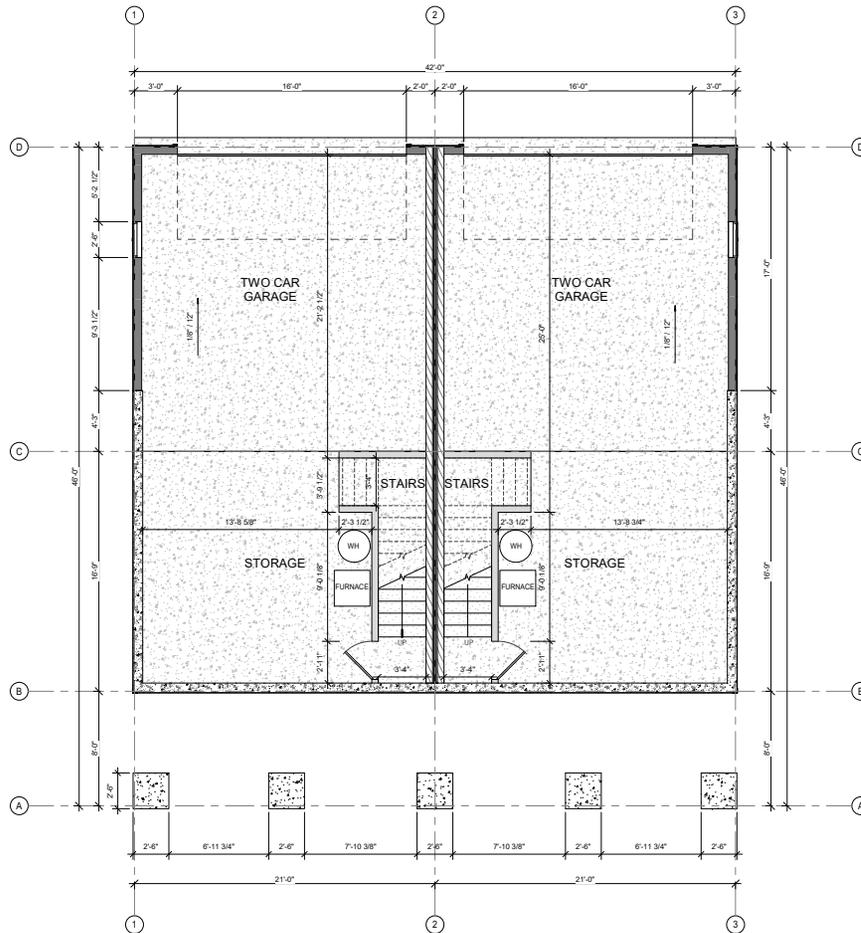
BLISS
ARCHITECTURE



Sweetwater Communities, LLC

Sweetwater Duplexes, Parcel B2

Northeast corner of Maple Leaf Drive
& Shendoah Drive



1 DUPLEX BASEMENT
1/4" = 1'-0"

DATE
12/20/18

DESIGN DEVELOPMENT
City of Hailey Design Review Submittal

DRAWN BY
Author

CHECKED BY
Checker

REVISION

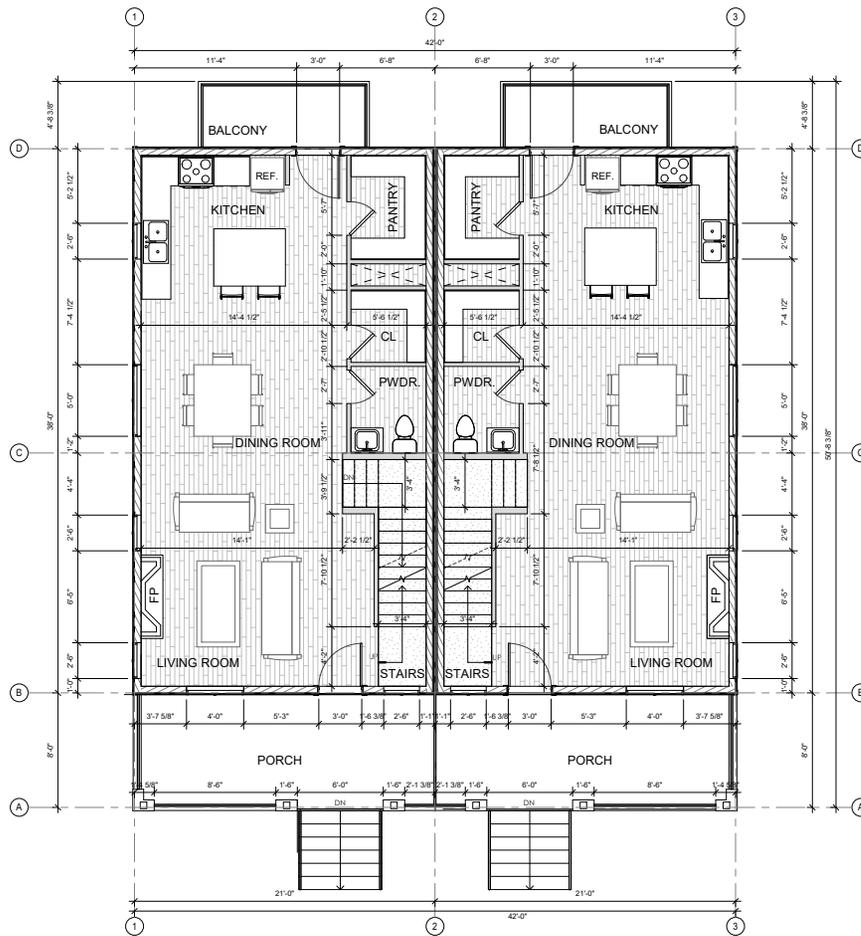
REVISION	DATE

APPROVED
Approver

SHEET
BASEMENT FLOOR PLAN

A.101

SCALE
1/4" = 1'-0"



1 DUPLEX FIRST FLOOR
 1/4" = 1'-0"

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BLISS
 ARCHITECTURE



Sweetwater Communities, LLC

Sweetwater Duplexes, Parcel B2

Northeast corner of Maple Leaf Drive & Shendoah Drive

DATE: 12/20/18
 DESIGN DEVELOPMENT: City of Hailey Design Review Submittal
 DRAWN BY: Author
 CHECKED BY: Checker
 REVISION:

REVISION	DATE

APPROVED: Approver

SHEET: FIRST FLOOR PLAN

A.102

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

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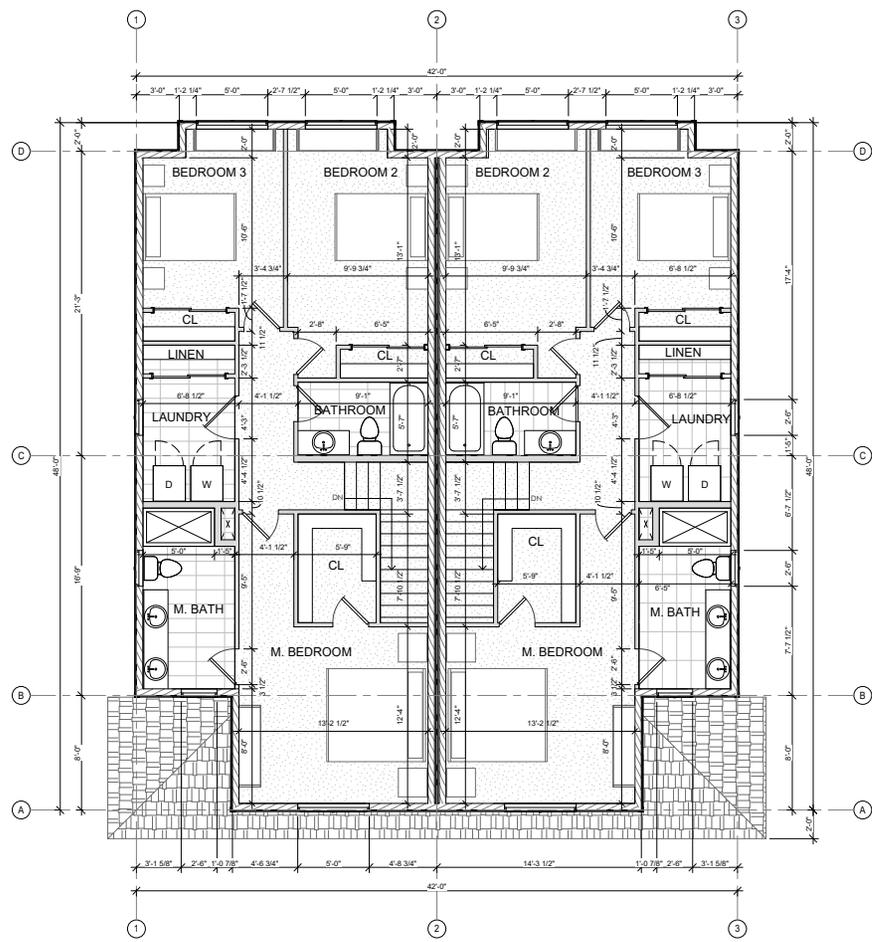
BLISS
ARCHITECTURE



Sweetwater Communities, LLC

Sweetwater Duplexes, Parcel B2

Northeast corner of Maple Leaf Drive & Shendoah Drive



1 DUPLEX SECOND FLOOR
1/4" = 1'-0"

DATE
12/20/18

DESIGN DEVELOPMENT
City of Hailey Design Review Submittal

DRAWN BY
Author

CHECKED BY
Checker

REVISION

REVISION	DATE

APPROVED
Approver

SHEET
SECOND FLOOR PLAN

A.103

SCALE
1/4" = 1'-0"

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Sweetwater Communities, LLC
 Sweetwater Duplexes, Parcel B2
 Northeast corner of Maple Leaf Drive & Shendoah Drive

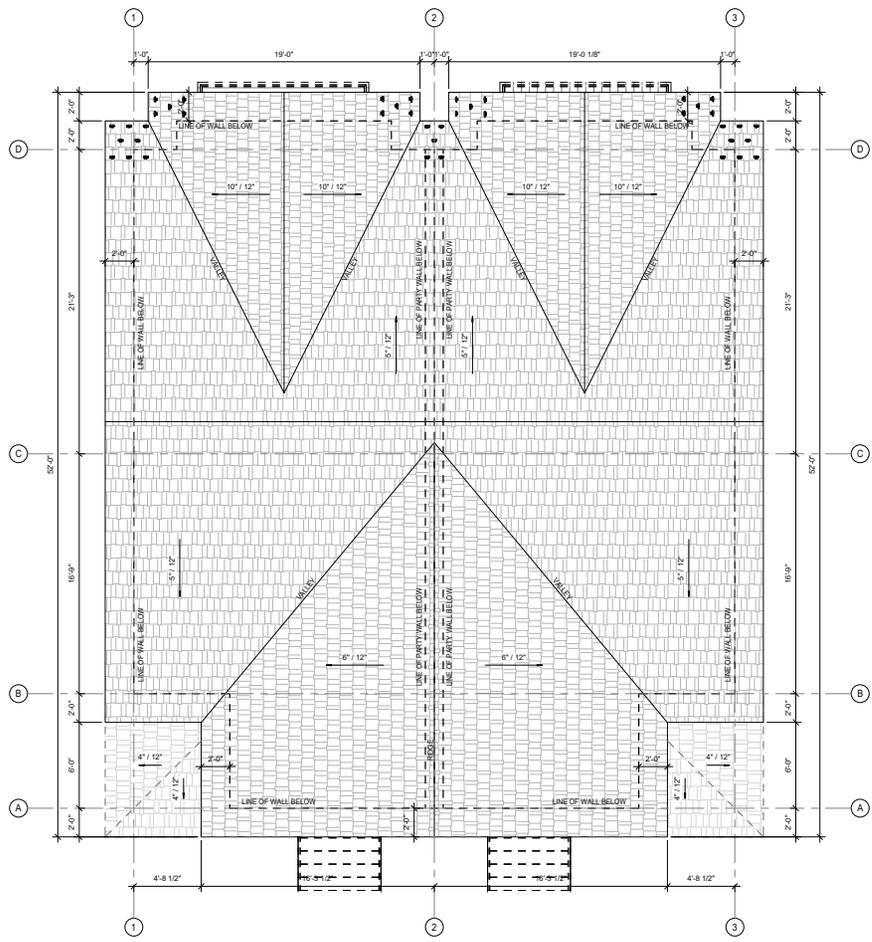
DATE: 12/20/18
 DESIGN DEVELOPMENT
 City of Hailey Design Review Submittal
 DRAWN BY: Author
 CHECKED BY: Checker
 REVISION:

REVISION	DATE

APPROVED:
 Approver
 SHEET
 ROOF PLAN

A.104

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



1 DUPLEX ROOF PLAN
 1/4" = 1'-0"

MATERIAL SCHEDULE

<p>WP-1: WOOD POST MANUF. - STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT</p> <p>WT-1: 1X6 WOOD TRIM MANUF. - STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT</p> <p>WT-2: 1X4 WOOD TRIM MANUF. - STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT</p> <p>WT-3: 1X4 WOOD TRIM MANUF. - STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: ACCENT COLOR</p> <p>WF-1: WOOD FASCIA MANUF. - STYLE: 1X6" TRIM COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT</p>	<p>SD-1: LAP SIDING MANUF: TRUWOOD STYLE: 5" COTTAGE LAP COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT</p> <p>SD-2: BATTEN BOARD SIDING MANUF: TRUWOOD STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT</p> <p>SD-3: SHAKE SIDING MANUF: TRUWOOD STYLE: 10 1/2" BEVEL KING CEDAR SHAKE COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT</p> <p>AS-1: ASPHALT SHINGLE ROOF MANUF: IKO STYLE: CAMBRIDGE COLLECTION COLOR: SEE COLOR SCHEME SCHED. NOTES: -</p>	<p>D-1: FIBERGLASS DOORS MANUF: THERMA TRU STYLE: S4810 COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT, CLEAR, LOW-E, DUAL PANE GLASS</p> <p>D-2: OVERHEAD DOOR MANUF: OVERHEAD DOOR CO. STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: -</p> <p>VW-1: VINYL WINDOWS MANUF: AMSCO STYLE: STUDIO SERIES COLOR: SEE COLOR SCHEME SCHED. NOTES: CLEAR, LOW-E, DUAL PANE GLASS</p>	<p>SG-1: STEEL GUARDRAIL MANUF: - STYLE: 3" X 3" STEEL MESH COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT</p> <p>SC-1: SNOW CLIPS MANUF: - STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: -</p> <p>LF-1: LIGHT FIXTURE MANUF: SPI LIGHTING STYLE: SPI 49-01 CO COLOR: GUN METAL NOTES: WALL MOUNTED</p>
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COLOR SCHEME SCHEDULE

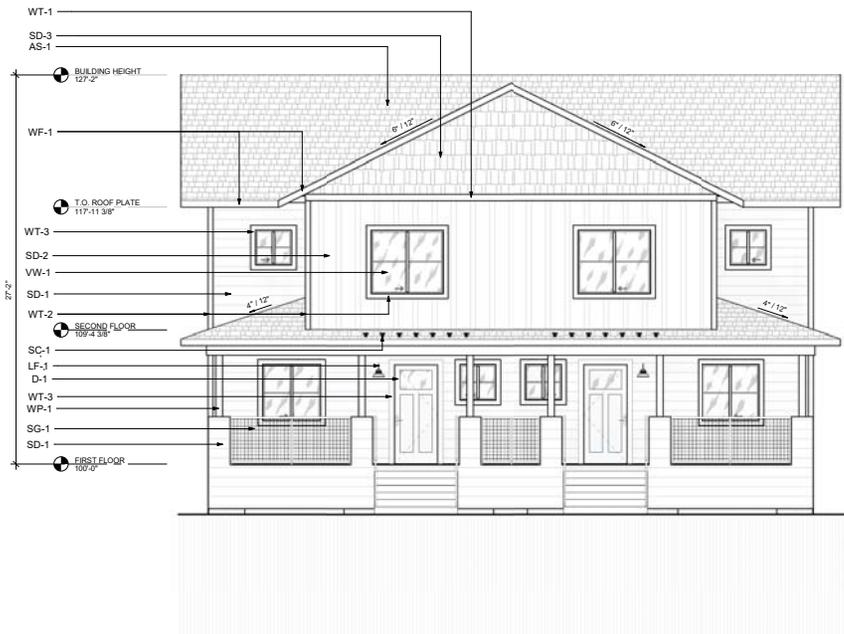
MATERIAL	COLOR SCHEME #1	COLOR SCHEME #2	COLOR SCHEME #3	COLOR SCHEME #4
WP-1	BENJAMIN MOORE: NATURE'S REFLECTION 004	BENJAMIN MOORE: SPICED PUMPKIN 034	BENJAMIN MOORE: MORGAN HILL GOLD 189	BENJAMIN MOORE: BEDFORD BLUE 1679
WT-1	BENJAMIN MOORE: BLOND WOOD: 1067	BENJAMIN MOORE: BLOND WOOD: 1067	BENJAMIN MOORE: BLOND WOOD: 1067	BENJAMIN MOORE: BLOND WOOD: 1067
WT-2	BENJAMIN MOORE: BLOND WOOD: 1067	BENJAMIN MOORE: SPICED PUMPKIN 034	BENJAMIN MOORE: MORGAN HILL GOLD 189	BENJAMIN MOORE: BEDFORD BLUE: 1679
WT-3	BENJAMIN MOORE: NATURE'S REFLECTION 004	BENJAMIN MOORE: SPICED PUMPKIN 034	BENJAMIN MOORE: MORGAN HILL GOLD 189	BENJAMIN MOORE: BEDFORD BLUE: 1679
WF-1	BENJAMIN MOORE: BLOND WOOD: 1067	BENJAMIN MOORE: BLOND WOOD: 1067	BENJAMIN MOORE: BLOND WOOD: 1067	BENJAMIN MOORE: BLOND WOOD: 1067
SD-1	BENJAMIN MOORE: BLOND WOOD: 1067	BENJAMIN MOORE: BLOND WOOD: 1067	BENJAMIN MOORE: BLOND WOOD: 1067	BENJAMIN MOORE: BLOND WOOD: 1067
SD-2	BENJAMIN MOORE: NATURE'S REFLECTION 004	BENJAMIN MOORE: SPICED PUMPKIN 034	BENJAMIN MOORE: MORGAN HILL GOLD 189	BENJAMIN MOORE: BEDFORD BLUE: 1679
SD-3	BENJAMIN MOORE: NATURE'S REFLECTION 004	BENJAMIN MOORE: SPICED PUMPKIN 034	BENJAMIN MOORE: MORGAN HILL GOLD 189	BENJAMIN MOORE: BEDFORD BLUE: 1679
AS-1	BLACK	BLACK	BLACK	BLACK
D-1	BENJAMIN MOORE: NATURE'S REFLECTION 004	BENJAMIN MOORE: SPICED PUMPKIN 034	BENJAMIN MOORE: MORGAN HILL GOLD 189	BENJAMIN MOORE: BEDFORD BLUE: 1679
D-2	BENJAMIN MOORE: NATURE'S REFLECTION 004	BENJAMIN MOORE: SPICED PUMPKIN 034	BENJAMIN MOORE: MORGAN HILL GOLD 189	BENJAMIN MOORE: BEDFORD BLUE: 1679
VW-1	WHITE	WHITE	WHITE	WHITE
SG-1	BENJAMIN MOORE: NATURE'S REFLECTION 004	BENJAMIN MOORE: SPICED PUMPKIN 034	BENJAMIN MOORE: MORGAN HILL GOLD 189	BENJAMIN MOORE: BEDFORD BLUE: 1679
SC-1	BLACK	BLACK	BLACK	BLACK

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BLISS
ARCHITECTURE



1 DUPLEX FRONT ELEVATION
A.201 1/4" = 1'-0"



2 DUPLEX BACK ELEVATION
A.201 1/4" = 1'-0"

Sweetwater Communities, LLC
Sweetwater Duplexes, Parcel B2
Northeast corner of Maple Leaf Drive & Shenandoah Drive

DATE: 12/20/18
DESIGN DEVELOPMENT
City of Halley Design Review Submittal
DRAWN BY: Author
CHECKED BY: Checker
REVISION:

REVISION	DATE

APPROVED:
Approver

SHEET
BUILDING ELEVATIONS

A.201

SCALE
As indicated

MATERIAL SCHEDULE

<p>WP-1: WOOD POST MANUF: - STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT</p> <p>WT-1: 1X6 WOOD TRIM MANUF: - STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT</p> <p>WT-2: 1X4 WOOD TRIM MANUF: - STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT</p> <p>WT-3: 1X4 WOOD TRIM MANUF: - STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: ACCENT COLOR</p> <p>WF-1: WOOD FASCIA MANUF: - STYLE: 1X6" TRIM COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT</p>	<p>SD-1: LAP SIDING MANUF: TRUWOOD STYLE: 5" COTTAGE LAP COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT</p> <p>SD-2: BATTEN BOARD SIDING MANUF: TRUWOOD STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT</p> <p>SD-3: SHAKE SIDING MANUF: TRUWOOD STYLE: 10 1/2" BEVEL KING CEDAR SHAKE COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT</p> <p>AS-1: ASPHALT SHINGLE ROOF MANUF: IKO STYLE: CAMBRIDGE COLLECTION COLOR: SEE COLOR SCHEME SCHED. NOTES: -</p>	<p>D-1: FIBERGLASS DOORS MANUF: THERMA TRU STYLE: S4810 COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT, CLEAR, LOW-E, DUAL PANE GLASS</p> <p>D-2: OVERHEAD DOOR MANUF: OVERHEAD DOOR CO. STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: -</p> <p>VW-1: VINYL WINDOWS MANUF: JAMSCO STYLE: STUDIO SERIES COLOR: SEE COLOR SCHEME SCHED. NOTES: CLEAR, LOW-E, DUAL PANE GLASS</p>	<p>SG-1: STEEL GUARDRAIL MANUF: - STYLE: 3" X 3" STEEL MESH COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT</p> <p>SC-1: SNOW CLIPS MANUF: - STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: -</p> <p>LF-1: LIGHT FIXTURE MANUF: SPI LIGHTING STYLE: SPI 49-01 CO COLOR: GUN METAL NOTES: WALL MOUNTED</p>
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COLOR SCHEME SCHEDULE

MATERIAL	COLOR SCHEME #1	COLOR SCHEME #2	COLOR SCHEME #3	COLOR SCHEME #4
WP-1	BENJAMIN MOORE: NATURE'S REFLECTION 204	BENJAMIN MOORE: SPICED PUMPKIN 034	BENJAMIN MOORE: MORGAN HILL GOLD 189	BENJAMIN MOORE: BEDFORD BLUE: 1679
WT-1	BENJAMIN MOORE: BLOND WOOD: 1067	BENJAMIN MOORE: BLOND WOOD: 1067	BENJAMIN MOORE: BLOND WOOD: 1067	BENJAMIN MOORE: BLOND WOOD: 1067
WT-2	BENJAMIN MOORE: BLOND WOOD: 1067	BENJAMIN MOORE: BLOND WOOD: 1067	BENJAMIN MOORE: BLOND WOOD: 1067	BENJAMIN MOORE: BLOND WOOD: 1067
WT-3	BENJAMIN MOORE: NATURE'S REFLECTION 204	BENJAMIN MOORE: SPICED PUMPKIN 034	BENJAMIN MOORE: MORGAN HILL GOLD 189	BENJAMIN MOORE: BEDFORD BLUE: 1679
WF-1	BENJAMIN MOORE: BLOND WOOD: 1067	BENJAMIN MOORE: BLOND WOOD: 1067	BENJAMIN MOORE: BLOND WOOD: 1067	BENJAMIN MOORE: BLOND WOOD: 1067
SD-1	BENJAMIN MOORE: BLOND WOOD: 1067	BENJAMIN MOORE: BLOND WOOD: 1067	BENJAMIN MOORE: BLOND WOOD: 1067	BENJAMIN MOORE: BLOND WOOD: 1067
SD-2	BENJAMIN MOORE: NATURE'S REFLECTION 204	BENJAMIN MOORE: SPICED PUMPKIN 034	BENJAMIN MOORE: MORGAN HILL GOLD 189	BENJAMIN MOORE: BEDFORD BLUE: 1679
SD-3	BENJAMIN MOORE: NATURE'S REFLECTION 204	BENJAMIN MOORE: SPICED PUMPKIN 034	BENJAMIN MOORE: MORGAN HILL GOLD 189	BENJAMIN MOORE: BEDFORD BLUE: 1679
AS-1	BLACK	BLACK	BLACK	BLACK
D-1	BENJAMIN MOORE: NATURE'S REFLECTION 204	BENJAMIN MOORE: SPICED PUMPKIN 034	BENJAMIN MOORE: MORGAN HILL GOLD 189	BENJAMIN MOORE: BEDFORD BLUE: 1679
D-2	BENJAMIN MOORE: NATURE'S REFLECTION 204	BENJAMIN MOORE: SPICED PUMPKIN 034	BENJAMIN MOORE: MORGAN HILL GOLD 189	BENJAMIN MOORE: BEDFORD BLUE: 1679
VW-1	WHITE	WHITE	WHITE	WHITE
SG-1	BENJAMIN MOORE: NATURE'S REFLECTION 204	BENJAMIN MOORE: SPICED PUMPKIN 034	BENJAMIN MOORE: MORGAN HILL GOLD 189	BENJAMIN MOORE: BEDFORD BLUE: 1679
SC-1	BLACK	BLACK	BLACK	BLACK



1 DUPLEX RIGHT ELEVATION
1/4" = 1'-0"

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Sweetwater Communities, LLC

Sweetwater Duplexes, Parcel B2

Northeast corner of Maple Leaf Drive & Shenandoah Drive

DATE: 12/20/18
DESIGN DEVELOPMENT
City of Hailey Design Review Submittal
DRAWN BY: Author
CHECKED BY: Checker
REVISION:

REVISION	DATE

APPROVED:
Approver
SHEET
BUILDING ELEVATIONS

A.203

SCALE:
As indicated



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BLISS
ARCHITECTURE



Sweetwater Communities, LLC

Sweetwater Duplexes, Parcel B2

Northeast corner of Maple Leaf Drive
& Shendoah Drive

DATE
12/20/18

DESIGN DEVELOPMENT
City of Hailey Design Review Submittal

DRAWN BY
Author

CHECKED BY
Checker

REVISION

REVISION	DATE

APPROVED
Approver

SHEET
PERSPECTIVE VIEW

P.105

SCALE



DATE	BY	CHKD	REVISIONS

**SWEETWATER
 PARCEL B2
 VICINITY MAP**

PREPARED FOR: SWEETWATER COMMUNITIES

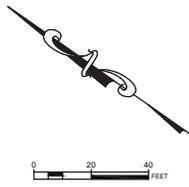
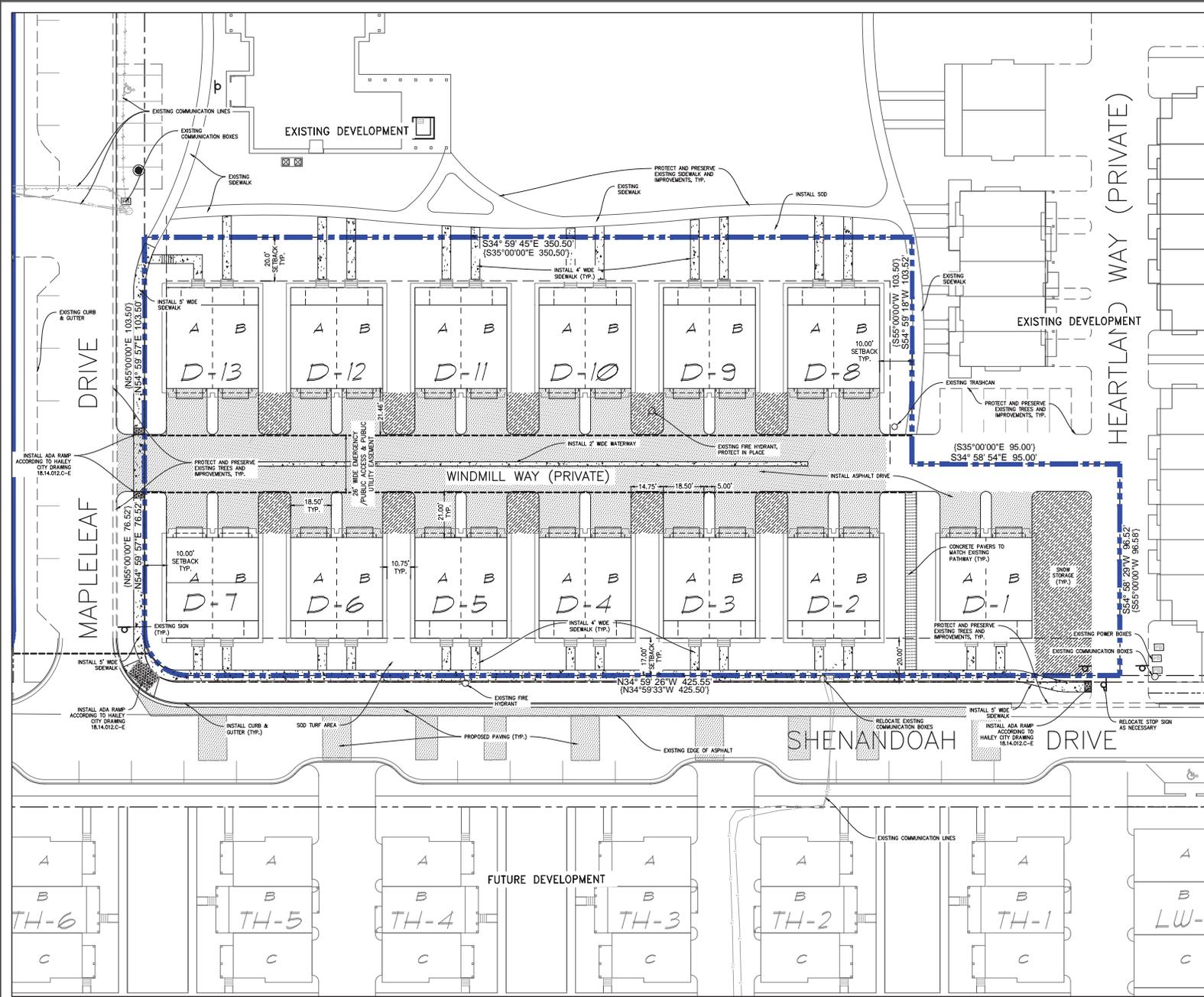
DATE SUBMITTED: 12/17/2018

10421 S. JORDAN GATEWAY,
 SUITE 200, SOUTH JORDAN,
 UTAH 84095
 801-316-3193 TEL

SHEET NUMBER C-000
SCALE HORIZONTAL: 1" = 100' VERTICAL: 1" = 1/4"
DWG NUMBER 47-0172

The engineer preparing these plans will not be responsible for or liable for any errors or omissions on these plans unless it is shown that the engineer's negligence resulted in the error or omission. The engineer's negligence shall not be approved by the professional engineer.

NOT FOR CONSTRUCTION



SITE DATA - PARCEL B2

SITE ADDRESS:
 NORTHEAST CORNER OF MAPLE LEAF DR. & SHENANDOAH DR.
 HAILEY, IDAHO
 PARCEL NUMBER:
 RPH035100401320
 LEGAL DESCRIPTION:
 SWEETWATER PUD TOWNHOUSES
 PARCEL B2 BLOCK 4
 FUTURE SUB LOTS
 ZONING DISTRICT:
 LB - LIMITED BUSINESS
 LOT B2 AREA:
 1.82 ACRES (79,279 S.F.)
 MIN. FRONT SETBACK:
 REQUIRED: 8'-0"
 PROVIDED: SEE SITE PLAN
 MIN. REAR SETBACK:
 REQUIRED: 3'-0"
 PROVIDED: SEE SITE PLAN
 MIN. SIDE SETBACKS:
 REQUIRED: 5'-0"
 PROVIDED: SEE SITE PLAN
 MAX. BUILDING HEIGHT:
 ALLOWED: 37'-0" FROM FINISH GRADE
 PROVIDED: 37'-0" FROM FINISH GRADE
 - SEE ARCHITECTURAL ELEVATIONS
 MULTI-FAMILY DENSITY:
 ALLOWED: 24 UNITS/SUB-LOTS PER ACRE
 PROVIDED: 14 UNITS/SUB-LOTS PER ACRE
 INDIVIDUAL UNIT GROSS AREA:
 BASEMENT FLOOR: 808 S.F.
 FIRST FLOOR: 1,034 S.F.
 SECOND FLOOR: 954 S.F.
 TOTAL: 2,796 S.F.
 ON-SITE PARKING:
 REQUIRED PER UNIT: MIN. 1.5 SPACES PER UNIT
 PROVIDED PER UNIT: 2 GARAGE SPACES
 + 2 DRIVEWAY SPACES = 4 SPACES
 TOTAL ON-SITE PARKING REQUIRED: 39 SPACES
 TOTAL ON-SITE PARKING PROVIDED: 104 SPACES

SNOW STORAGE REQUIREMENTS

	SNOW REMOVAL AREA: 20,110 SF X 25"=5,028 SF
	SNOW STORAGE PROVIDED: 5,130 SF

NO. 1	DATE	BY	REVISION

**SWEETWATER
 PARCEL B2
 SITE PLAN**

PREPARED FOR: SWEETWATER COMMUNITIES

DATE SUBMITTED: 12/17/2018



SHEET NUMBER
C-100

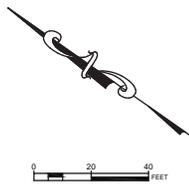
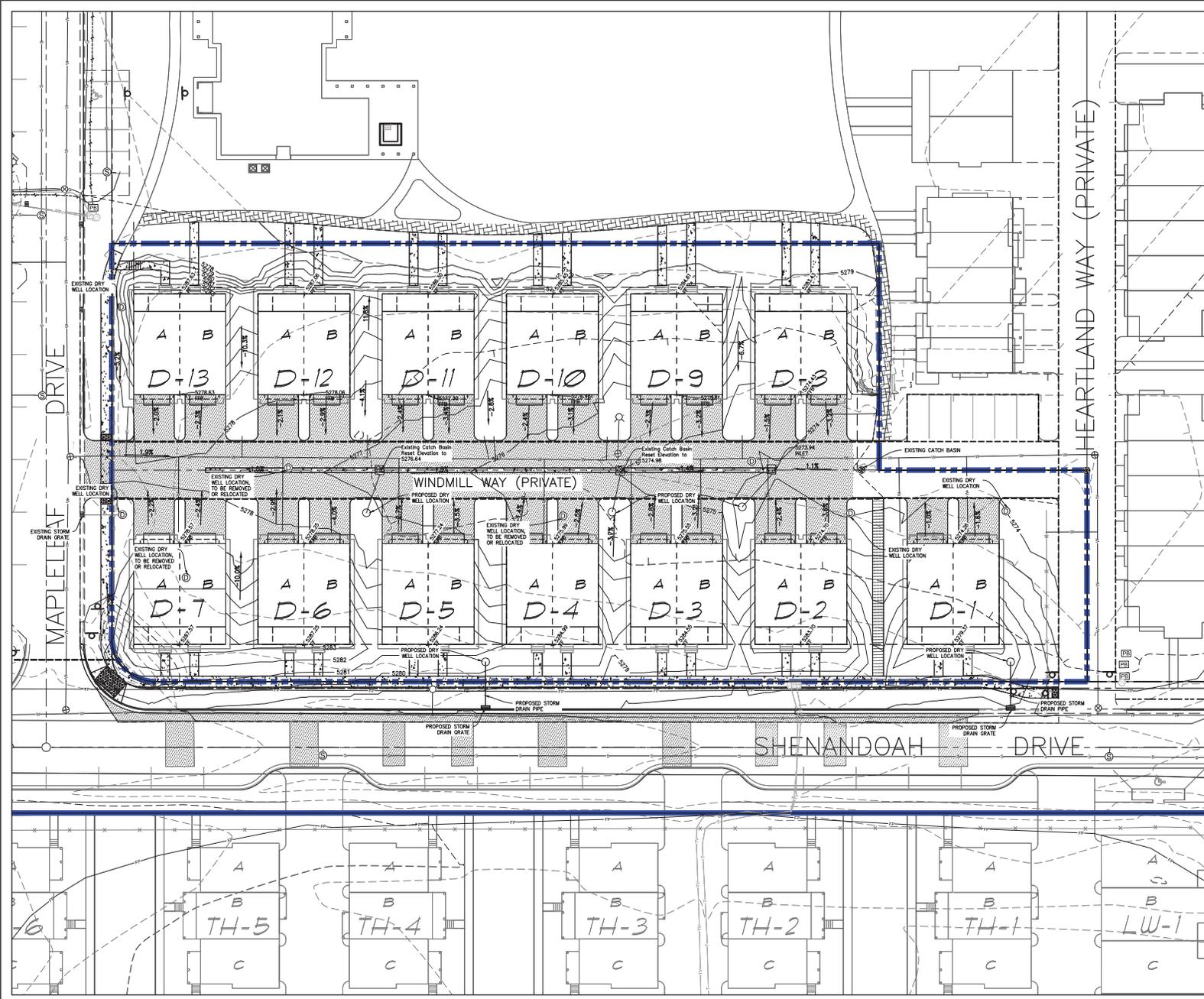
SCALE
 HORIZONTAL: 1"=25'
 VERTICAL: 1"=4'

JOB NUMBER
 47-0172

NOT FOR CONSTRUCTION

The engineer hereby certifies that these plans were prepared by the engineer or under the direct supervision and in writing and were approved by the engineer of these plans.

PROJ. MGR./MW DESIGNER: MJM
 X:\Momentum-02 Civil Team Folder\Iron\m2\civil\Projects\Momentum\Sweetwater\CAD\Improvement Plans\SWEETWATER - C200 DP.dwg - Dec 19, 2018 - 2:47pm



STORM DRAIN NOTES:
 1. ALL CONSTRUCTION SHALL COMPLY WITH HAILEY CITY AND APWA DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
 2. CONTRACTOR TO ENSURE FRAME AND GRATE TYPE ON ALL STORM DRAIN CATCH BASINS AND COMBINATION BOXES ARE CONSISTENT WITH CURB AND GUTTER TYPE.

ELEVATION ABBREVIATIONS
 BOS = BOTTOM OF STEP
 BOW = BACK OF WALK
 FOW = FRONT OF WALK
 FG = FINISHED GRADE
 FE = FINISHED FLOOR ELEVATION
 FFB = FINISHED FLOOR BASEMENT
 TBS = TOP BACK OF CURB
 TOS = TOP OF STEP
 CF = CURB FACE
 HP = HIGH POINT

NO.	DATE	REVISIONS

DATE SUBMITTED: 12/17/2018

**SWEETWATER
 PARCEL B2
 GRADING & DRAINAGE PLAN**

PREPARED FOR: SWEETWATER COMMUNITIES

M CIVIL
PLANNING ENGINEERING
 10421 S. JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095
 801-316-3193 TEL

SHEET NUMBER
C-200

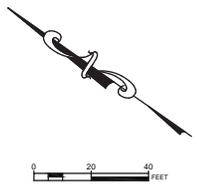
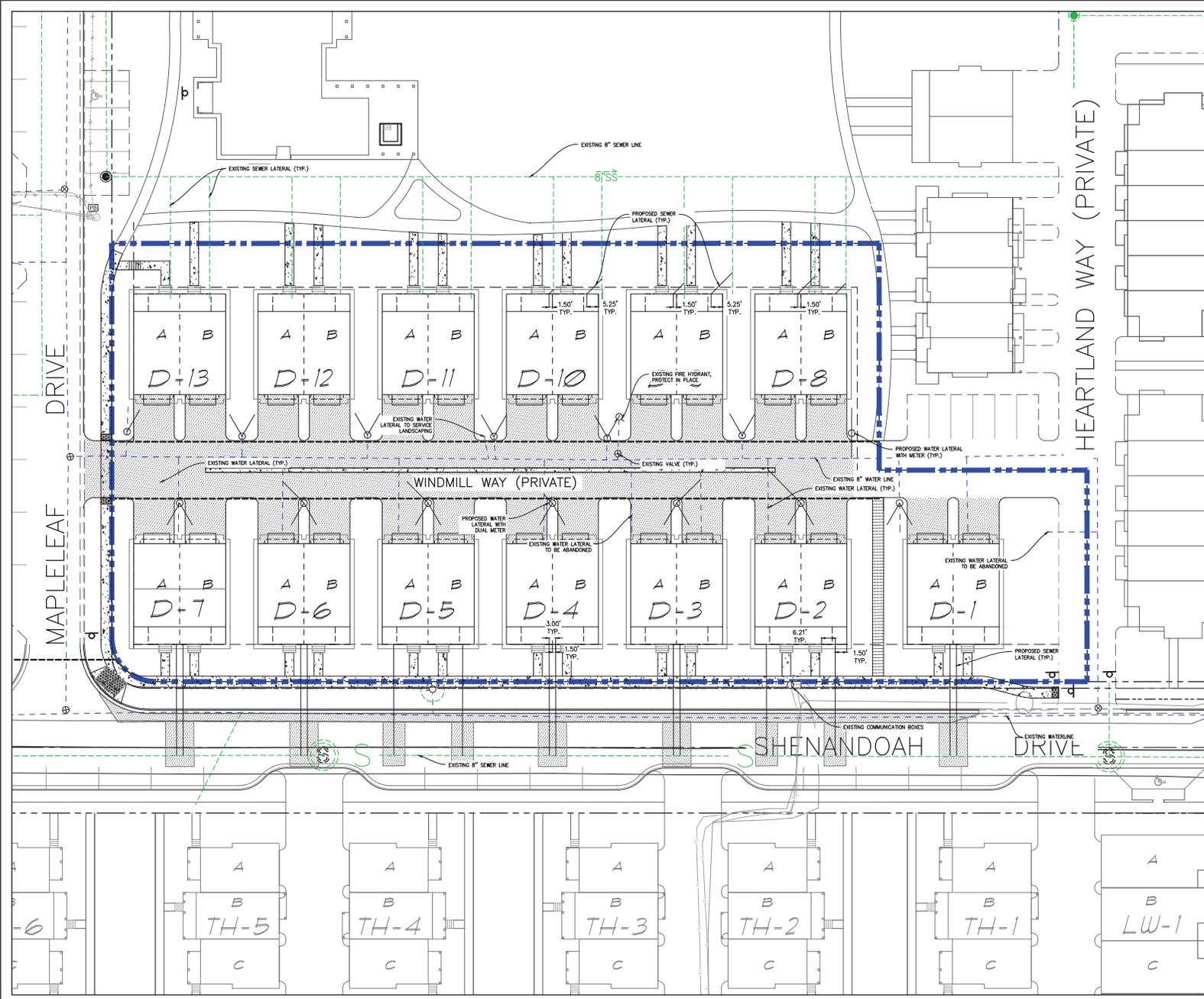
SCALE
 HORIZONTAL: 1"=20'
 VERTICAL: 1"=4'@A

DWG NUMBER
 47-0172

The engineer preparing these plans will not be responsible for or liable for any errors or omissions on these plans unless it is shown that the engineer's negligence caused the error or omission. The engineer's negligence shall not be approved by the engineer of these plans.

NOT FOR CONSTRUCTION

PROJ. MGR: MW DESIGNER: MJM
 X:\Momentum-02 Civil Team Folder\Iron\Iron2\Civil\Projects\Momentum\Sweetwater\CAD\Improvement Plans\SWEETWATER - C300 W5.dwg - Dec 19, 2018 - 2:11pm



NO. 1	DATE	BY	CHKD	REV

SWEETWATER
PARCEL B2
WATER & SEWER PLAN

DATE SUBMITTED: 12/17/2018



PLANNING ENGINEERS
 10421 S. JORDAN GATEWAY,
 SUITE 200, SOUTH JORDAN,
 UTAH 84095
 801-316-3193 TEL

SHEET NUMBER
C-300

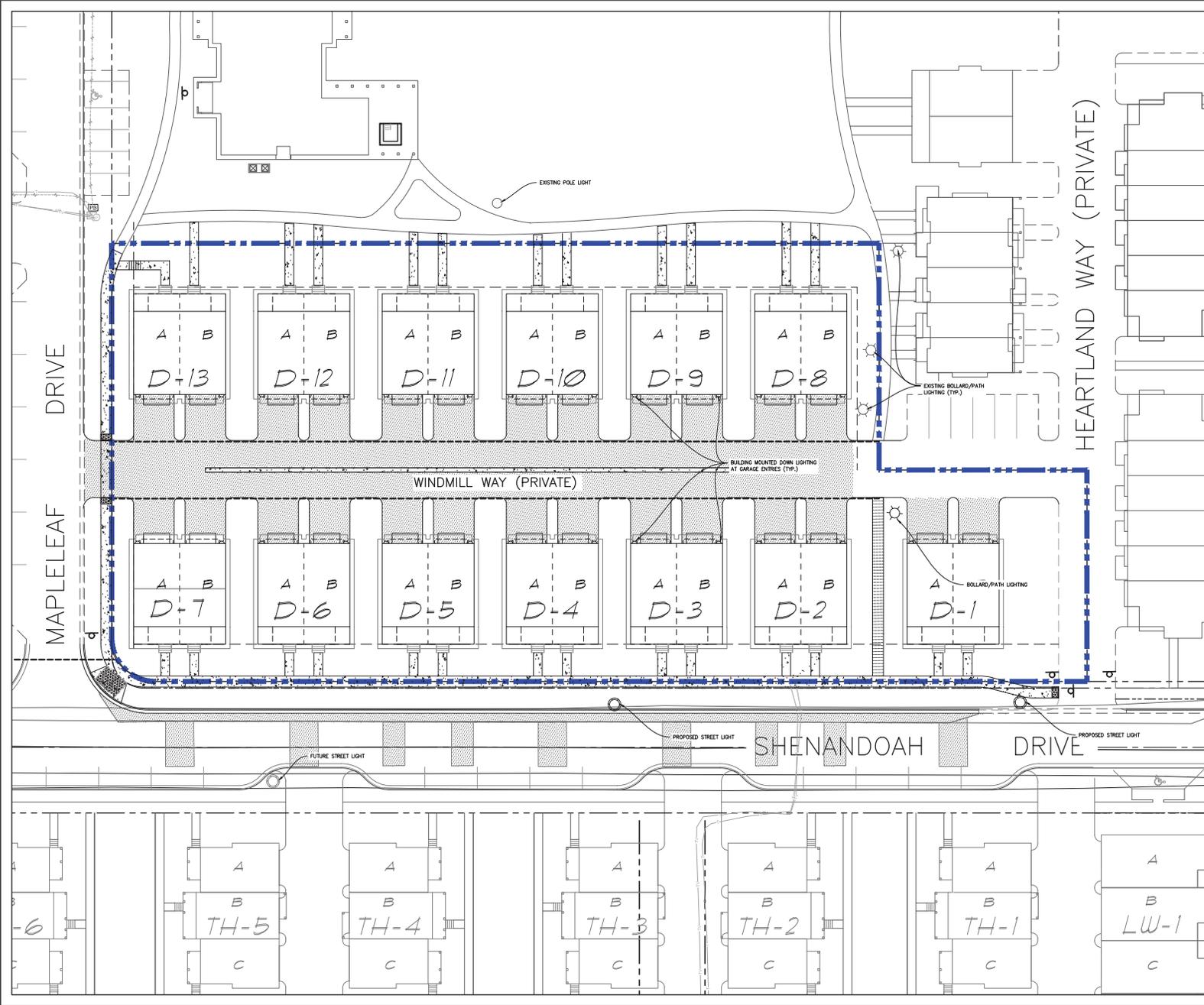
SCALE
 HORIZONTAL: 1"=20'
 VERTICAL: 1"=10'

JOB NUMBER
 47-0172

PREPARED FOR: SWEETWATER COMMUNITIES

NOT FOR CONSTRUCTION

PROJ. MGR: MW DESIGNER: MJM
 X:\Momentum-02 Civil Team Folder\Iron\Iron2\Civil\Projects\Momentum\Sweetwater\CAD\Improvement Plans\SWEETWATER - C400 T.dwg - Dec 19, 2018 - 2:22pm



- BOLLARD/PATH LIGHTING
- BUILDING MOUNTED DOWN LIGHTING AT GARAGE ENTRIES (TYP.)
- PROPOSED STREET LIGHTING LOCATION

NO.	DATE	BY	CHKD	REVISIONS

DATE SUBMITTED: 12/17/2018

**SWEETWATER
 PARCEL B2
 LIGHTING PLAN**

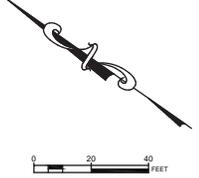
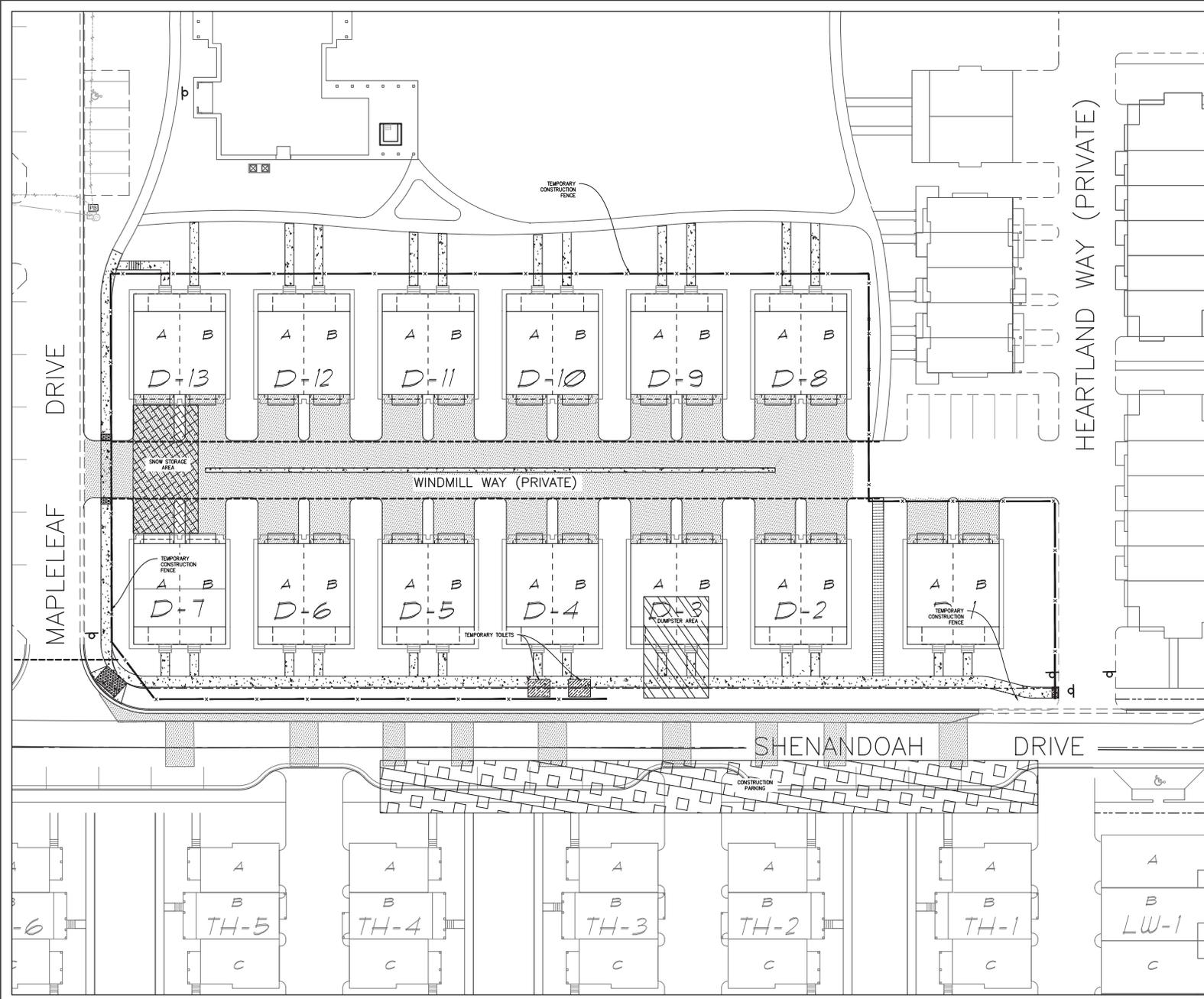


SHEET NUMBER C-400
SCALE HORIZONTAL: 1"=20' VERTICAL: 1"=10'
DWG NUMBER 47-0172

CAUTION
 The engineer preparing these plans will not be responsible for or liable for any damages or injuries resulting from the use of these plans unless they are approved by the engineer of these plans.

PREPARED FOR: SWEETWATER COMMUNITIES
 NOT FOR CONSTRUCTION

PROJ. MGR: MW DESIGNER: MJM
 X:\Momentum-02 Civil Team Folder\Iron\m2\civil\Projects\Momentum\Sweetwater\CAD\Improvement Plans\Sweetwater - C500 CO.dwg - Dec 19, 2018 - 2:26pm



- LEGEND:**
- SNOW STORAGE AREA
 - TEMPORARY TOILETS
 - DUMPSTER AREA
 - CONSTRUCTION PARKING

NO.	DATE	BY	CHKD	REVISIONS

**SWEETWATER
 PARCEL B2
 CONSTRUCTION MANAGEMENT PLAN**

PREPARED FOR: SWEETWATER COMMUNITIES

DATE SUBMITTED: 12/17/2018



SHEET NUMBER
C-500

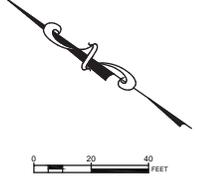
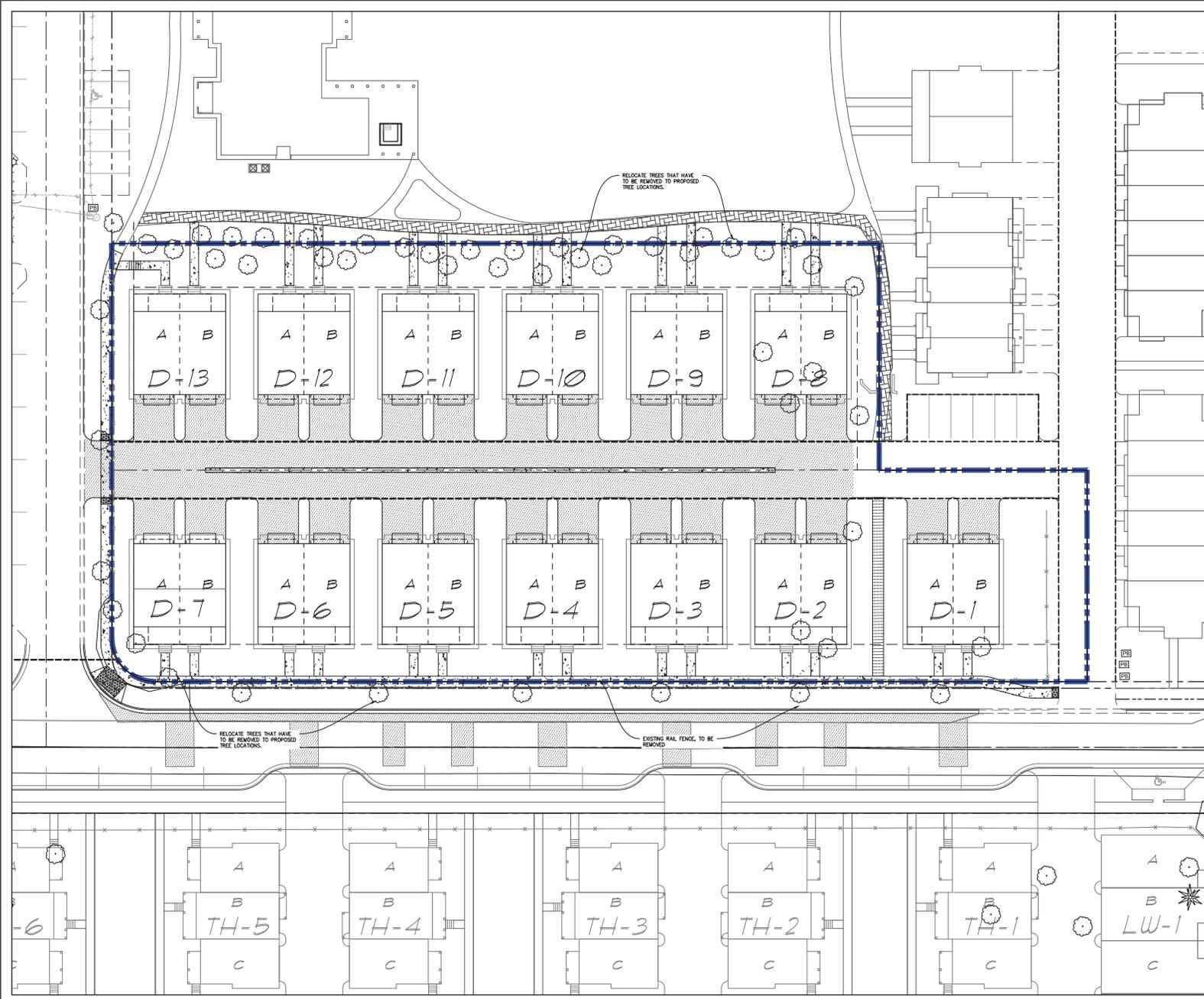
SCALE
 HORIZONTAL: 1"=20'
 VERTICAL: 1"=10'

SHEET NUMBER
47-0172

The engineer preparing these plans will not be responsible for or liable for any damages or injuries that may result from the use of these plans unless the use is approved by the engineer of these plans.

NOT FOR CONSTRUCTION

PROJ. MGR: MW DESIGNER: MJM
 X:\Momentum-02 Civil Team Folder\Iron\m2\civil\Projects\Momentum\Sweetwater\CAD\Improvement Plans\SWEETWATER - L100 L.dwg - Dec 19, 2018 - 2:59pm



DATE	DESCRIPTION

DATE SUBMITTED: 12/17/2018

**SWEETWATER
 PARCEL B2
 EXISTING LANDSCAPE PLAN**

PREPARED FOR: SWEETWATER COMMUNITIES



10421 S. JORDAN GATEWAY,
 SUITE 200, SOUTH JORDAN,
 UTAH 84095
 801-316-3193 TEL

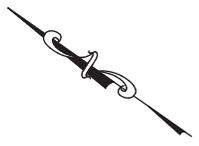
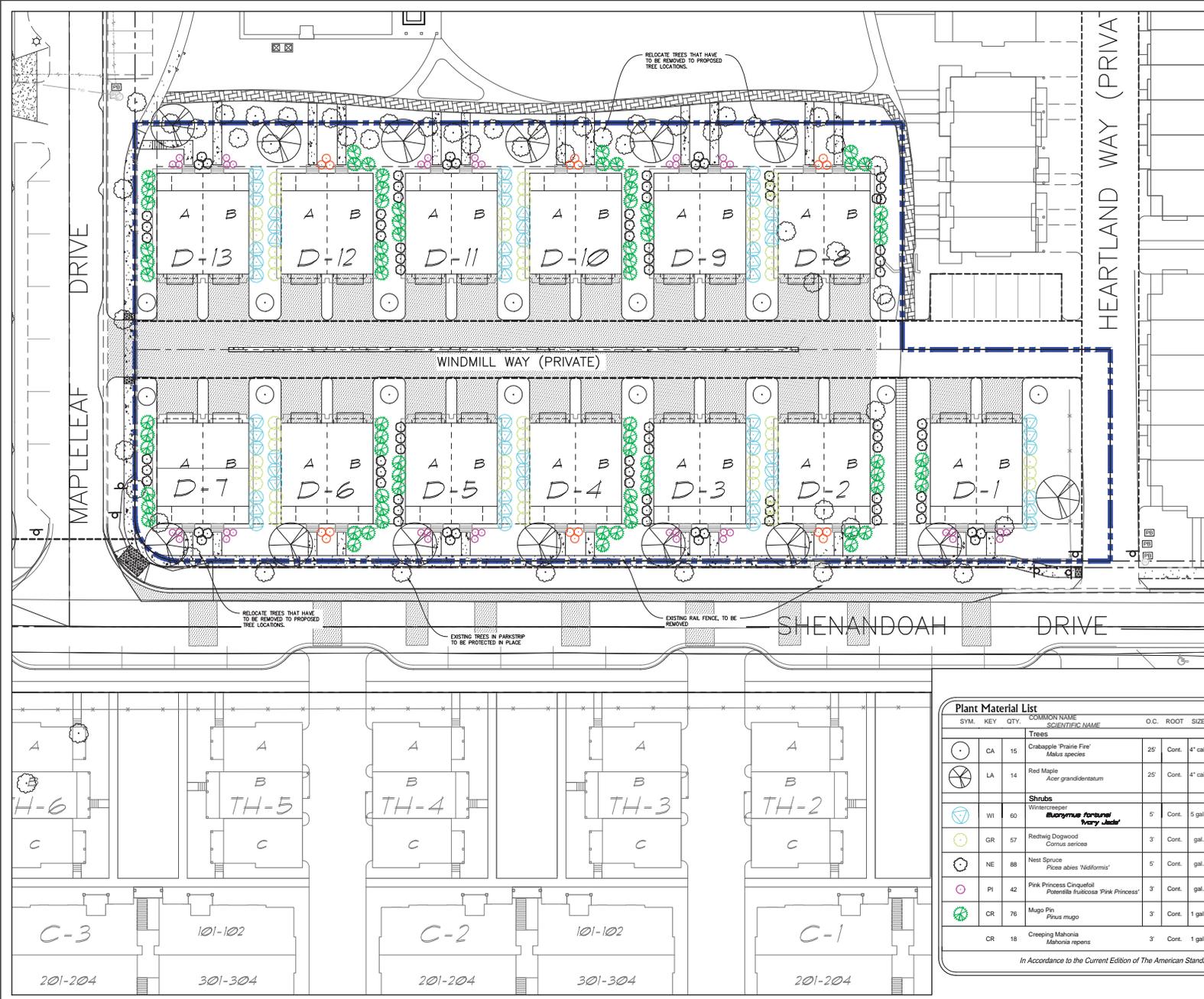
SHEET NUMBER
L-100

SCALE
 HORIZONTAL: 1"=20'
 VERTICAL: 1"=10'

DWG NUMBER
 47-0172

The engineer preparing these plans will not be responsible for or liable for any errors or omissions on these plans unless it can be proved that the engineer's negligence caused the error or omission. These plans must be approved by the engineer of these plans.

NOT FOR CONSTRUCTION



IRRIGATION NOTES:
 1. ALL IRRIGATION DESIGN TO BE DESIGNED BY OTHERS, AT A FUTURE DATE.

SYM.	KEY	QTY.	COMMON NAME SCIENTIFIC NAME	O.C.	ROOT SIZE	HEIGHT	SPREAD	COMMENT
Trees								
CA	15		Catalpa 'Paine Fine' Morus species	25'	Cont. 4" cal.	6' min.	4' min.	Full Canopy, Healthy, Good Form
LA	14		Red Maple Acer grandidentatum	25'	Cont. 4" cal.	6' min.	4' min.	Full Canopy, Healthy, Good Form
Shrubs								
WI	60		Wintercreeper Buxus fortunei "Ivory Jade"	5'	Cont. 5 gal.	4' min.	4' min.	Full Canopy, Healthy, Good Form
GR	57		Redtwig Dogwood Cornus sericea	3'	Cont. gal.	3' min.	3' min.	Full Canopy, Healthy, Good Form
NE	88		Nest Spruce Picea abies 'Nidiformis'	5'	Cont. gal.	3' min.	3' min.	Full Canopy, Healthy, Good Form
PI	42		Pink Princess Cinqfoil Potentilla fruticosa 'Pink Princess'	3'	Cont. gal.	3' min.	3' min.	Full Canopy, Healthy, Good Form
CR	76		Mugo Pin Pinus mugo	3'	Cont. 1 gal.	12' min.	12' min.	Healthy, Good Form
CR	18		Creeping Mahonia Mahonia repens	3'	Cont. 1 gal.	12' min.	12' min.	Healthy, Good Form

In Accordance to the Current Edition of The American Standard for Nursery Stock

NO.	DATE	BY	CHKD.	REVISIONS

SWEETWATER
PARCEL B2
PROPOSED LANDSCAPE PLAN

DATE SUBMITTED: 12/17/2018

PREPARED FOR: SWEETWATER COMMUNITIES

NOT FOR CONSTRUCTION



SHEET NUMBER
L-101

SCALE
 HORIZONTAL: 1"=20'
 VERTICAL: 1"=4'

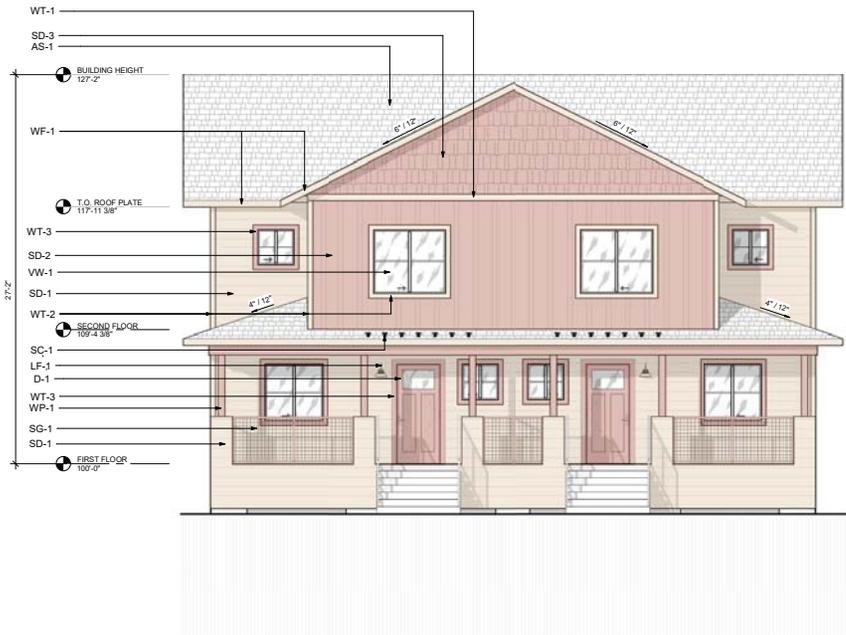
DWG NUMBER
 47-0172

MATERIAL SCHEDULE

WP-1: WOOD POST MANUF.: - STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT	SD-1: LAP SIDING MANUF.: TRUWOOD STYLE: 5" COTTAGE LAP COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT	D-1: FIBERGLASS DOORS MANUF.: THERMA TRU STYLE: S4810 COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT, CLEAR, LOW-E, DUAL PANE GLASS	SG-1: STEEL GUARDRAIL MANUF.: - STYLE: 3" X 3" STEEL MESH COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT
WT-1: 1X6 WOOD TRIM MANUF.: - STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT	SD-2: BATTEN BOARD SIDING MANUF.: TRUWOOD STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT	D-2: OVERHEAD DOOR MANUF.: OVERHEAD DOOR CO. STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: -	SC-1: SNOW CLIPS MANUF.: - STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: -
WT-2: 1X4 WOOD TRIM MANUF.: - STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT	SD-3: SHAKE SIDING MANUF.: TRUWOOD STYLE: 10 1/2" BEVEL KING CEDAR SHAKE COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT	VW-1: VINYL WINDOWS MANUF.: AMSCO STYLE: STUDIO SERIES COLOR: SEE COLOR SCHEME SCHED. NOTES: CLEAR, LOW-E, DUAL PANE GLASS	LF-1: LIGHT FIXTURE MANUF.: SPI LIGHTING STYLE: SPI 48-01 CO COLOR: GUN METAL NOTES: WALL MOUNTED
WT-3: 1X4 WOOD TRIM MANUF.: - STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: ACCENT COLOR	AS-1: ASPHALT SHINGLE ROOF MANUF.: IKO STYLE: CAMBRIDGE COLLECTION COLOR: SEE COLOR SCHEME SCHED. NOTES: -		
WF-1: WOOD FASCIA MANUF.: - STYLE: 1X6" TRIM COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT			

COLOR SCHEME SCHEDULE

MATERIAL	COLOR SCHEME #2
WP-1	BENJAMIN MOORE: SPICED PUMPKIN 034
WT-1	BENJAMIN MOORE: BLOND WOOD: 1067
WT-2	BENJAMIN MOORE: BLOND WOOD: 1067
WT-3	BENJAMIN MOORE: SPICED PUMPKIN 034
WF-1	BENJAMIN MOORE: BLOND WOOD: 1067
SD-1	BENJAMIN MOORE: BLOND WOOD: 1067
SD-2	BENJAMIN MOORE: SPICED PUMPKIN 034
SD-3	BENJAMIN MOORE: SPICED PUMPKIN 034
AS-1	BLACK
D-1	BENJAMIN MOORE: SPICED PUMPKIN 034
D-2	BENJAMIN MOORE: SPICED PUMPKIN 034
VW-1	WHITE
SG-1	BENJAMIN MOORE: SPICED PUMPKIN 034
SC-1	BLACK



1
1/4" = 1'-0"
DUPLIX FRONT ELEVATION
COLOR SCHEME #2



2
1/4" = 1'-0"
DUPLIX BACK ELEVATION
COLOR SCHEME #2

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Sweetwater Communities, LLC
Sweetwater Duplexes, Parcel B2
Northeast corner of Maple Leaf Drive & Shendoah Drive

DATE: 12/20/18
DESIGN DEVELOPMENT
City of Halley Design Review Submittal
DRAWN BY: Author
CHECKED BY: Checker
REVISION:

REVISION	DATE

APPROVED:
Approver
SHEET
COLOR VERSION #2

P.102

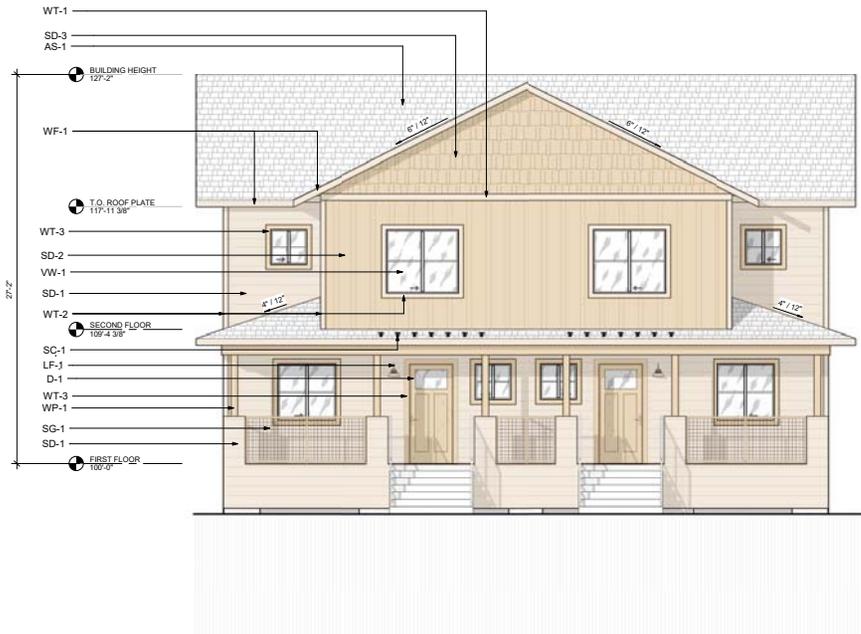
SCALE: As indicated

MATERIAL SCHEDULE

WP-1: WOOD POST MANUF. - STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT	SD-1: LAP SIDING MANUF: TRUWOOD STYLE: 5" COTTAGE LAP COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT	D-1: FIBERGLASS DOORS MANUF: THERMA TRU STYLE: S4810 COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT, CLEAR, LOW-E, DUAL PANE GLASS	SG-1: STEEL GUARDRAIL MANUF: - STYLE: 3" X 3" STEEL MESH COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT
WT-1: 1X6 WOOD TRIM MANUF. - STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT	SD-2: BATTEN BOARD SIDING MANUF: TRUWOOD STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT	D-2: OVERHEAD DOOR MANUF: OVERHEAD DOOR CO. STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: -	SC-1: SNOW CLIPS MANUF: - STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: -
WT-2: 1X4 WOOD TRIM MANUF. - STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT	SD-3: SHAKE SIDING MANUF: TRUWOOD STYLE: 10 1/2" BEVEL KING CEDAR SHAKE COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT	VW-1: VINYL WINDOWS MANUF: AMSCO STYLE: STUDIO SERIES COLOR: SEE COLOR SCHEME SCHED. NOTES: CLEAR, LOW-E, DUAL PANE GLASS	LF-1: LIGHT FIXTURE MANUF: SPI LIGHTING STYLE: SPI 48-01 CO COLOR: GUN METAL NOTES: WALL MOUNTED
WT-3: 1X4 WOOD TRIM MANUF. - STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: ACCENT COLOR	AS-1: ASPHALT SHINGLE ROOF MANUF: IKO STYLE: CAMBRIDGE COLLECTION COLOR: SEE COLOR SCHEME SCHED. NOTES: -		
WF-1: WOOD FASCIA MANUF. - STYLE: 1X6" TRIM COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT			

COLOR SCHEME SCHEDULE

MATERIAL	COLOR SCHEME #3
WP-1	BENJAMIN MOORE: MORGAN HILL GOLD 189
WT-1	BENJAMIN MOORE: BLOND WOOD: 1067
WT-2	BENJAMIN MOORE: BLOND WOOD: 1067
WT-3	BENJAMIN MOORE: MORGAN HILL GOLD 189
WF-1	BENJAMIN MOORE: BLOND WOOD: 1067
SD-1	BENJAMIN MOORE: BLOND WOOD: 1067
SD-2	BENJAMIN MOORE: MORGAN HILL GOLD 189
SD-3	BENJAMIN MOORE: MORGAN HILL GOLD 189
AS-1	BLACK
D-1	BENJAMIN MOORE: MORGAN HILL GOLD 189
D-2	BENJAMIN MOORE: MORGAN HILL GOLD 189
VW-1	WHITE
SG-1	BENJAMIN MOORE: MORGAN HILL GOLD 189
SC-1	BLACK



1
1
P-103
1/4" = 1'-0"



2
2
P-103
1/4" = 1'-0"

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Sweetwater Communities, LLC
Sweetwater Duplexes, Parcel B2
Northeast corner of Maple Leaf Drive & Shendoah Drive

DATE: 12/20/18
DESIGN DEVELOPMENT
City of Halley Design Review Submittal
DRAWN BY: Author
CHECKED BY: Checker
REVISION:

REVISION	DATE

APPROVED: Approver
SHEET: COLOR VERSION #3

P.103

SCALE: As indicated

MATERIAL SCHEDULE

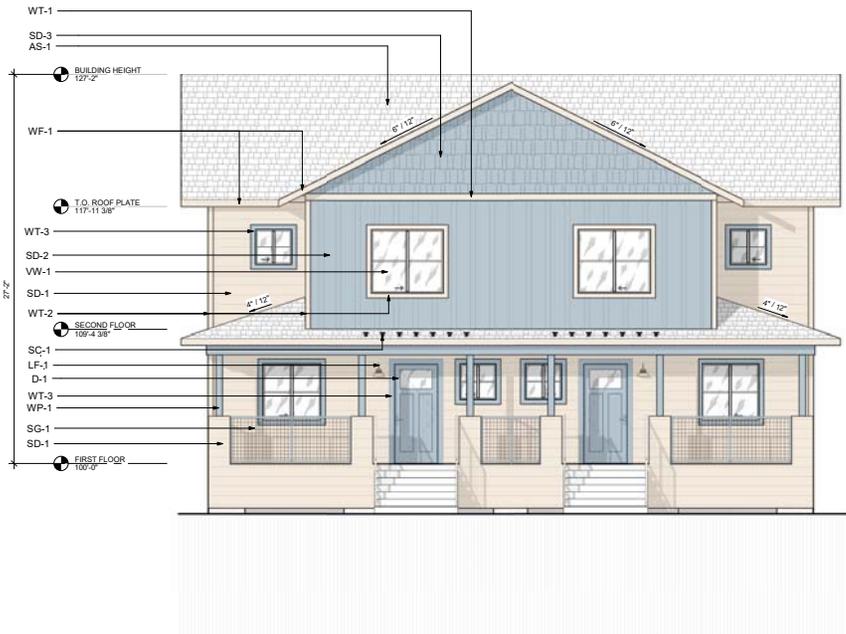
<p>WP-1: WOOD POST MANUF. - STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT</p>	<p>SD-1: LAP SIDING MANUF: TRUWOOD STYLE: 5" COTTAGE LAP COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT</p>	<p>D-1: FIBERGLASS DOORS MANUF: THERMA TRU STYLE: S4810 COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT, CLEAR, LOW-E, DUAL PANE GLASS</p>	<p>SG-1: STEEL GUARDRAIL MANUF: - STYLE: 3" X 3" STEEL MESH COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT</p>
<p>WT-1: 1X6 WOOD TRIM MANUF. - STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT</p>	<p>SD-2: BATTEN BOARD SIDING MANUF: TRUWOOD STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT</p>	<p>D-2: OVERHEAD DOOR MANUF: OVERHEAD DOOR CO. STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: -</p>	<p>SC-1: SNOW CLIPS MANUF: - STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: -</p>
<p>WT-2: 1X4 WOOD TRIM MANUF. - STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT</p>	<p>SD-3: SHAKE SIDING MANUF: TRUWOOD STYLE: 10 1/2" BEVEL KING CEDAR SHAKE COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT</p>	<p>VW-1: VINYL WINDOWS MANUF: AMSCO STYLE: STUDIO SERIES COLOR: SEE COLOR SCHEME SCHED. NOTES: CLEAR, LOW-E, DUAL PANE GLASS</p>	<p>LF-1: LIGHT FIXTURE MANUF: SPI LIGHTING STYLE: SPI 48-01 CO COLOR: GUN METAL NOTES: WALL MOUNTED</p>
<p>WT-3: 1X4 WOOD TRIM MANUF. - STYLE: - COLOR: SEE COLOR SCHEME SCHED. NOTES: ACCENT COLOR</p>	<p>AS-1: ASPHALT SHINGLE ROOF MANUF: IKO STYLE: CAMBRIDGE COLLECTION COLOR: SEE COLOR SCHEME SCHED. NOTES: -</p>		
<p>WF-1: WOOD FASCIA MANUF. - STYLE: 1X6" TRIM COLOR: SEE COLOR SCHEME SCHED. NOTES: PAINT</p>			

COLOR SCHEME SCHEDULE

MATERIAL	COLOR SCHEME #4
WP-1	BENJAMIN MOORE: BEDFORD BLUE: 1679
WT-1	BENJAMIN MOORE: BLOND WOOD: 1067
WT-2	BENJAMIN MOORE: BLOND WOOD: 1067
WT-3	BENJAMIN MOORE: BEDFORD BLUE: 1679
WF-1	BENJAMIN MOORE: BLOND WOOD: 1067
SD-1	BENJAMIN MOORE: BLOND WOOD: 1067
SD-2	BENJAMIN MOORE: BEDFORD BLUE: 1679
SD-3	BENJAMIN MOORE: BEDFORD BLUE: 1679
AS-1	BLACK
D-1	BENJAMIN MOORE: BEDFORD BLUE: 1679
D-2	BENJAMIN MOORE: BEDFORD BLUE: 1679
VW-1	WHITE
SG-1	BENJAMIN MOORE: BEDFORD BLUE: 1679
SC-1	BLACK

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**DUPLEX FRONT ELEVATION
COLOR SCHEME #4**

1
P.104
1/4" = 1'-0"



**DUPLEX BACK ELEVATION
COLOR SCHEME #4**

2
P.104
1/4" = 1'-0"

Sweetwater Communities, LLC
Sweetwater Duplexes, Parcel B2
Northeast corner of Maple Leaf Drive & Shendoah Drive

DATE: 12/20/18
DESIGN DEVELOPMENT
City of Halley Design Review Submittal
DRAWN BY: Author
CHECKED BY: Checker
REVISION:

REVISION	DATE

APPROVED: Approver
SHEET: COLOR VERSION #4

P.104

SCALE: As indicated



BLISSARCHITECTURE
SWEETWATER DUPLEXES
VW-1
VINYL WINDOW
'AMSCO' STUDIO SERIES
WHITE FRAME/CLEAR GLASS



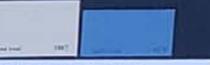
SWEETWATER DUPLEXES
COLOR SCHEME #1



SWEETWATER DUPLEXES
COLOR SCHEME #2



SWEETWATER DUPLEXES
COLOR SCHEME #3



SWEETWATER DUPLEXES
COLOR SCHEME #4



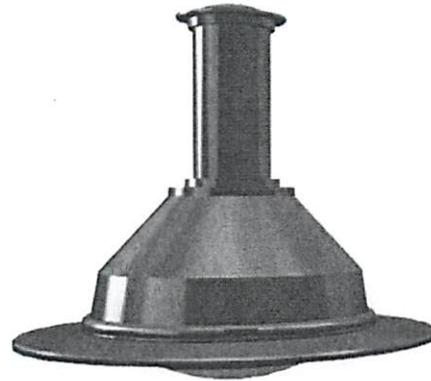
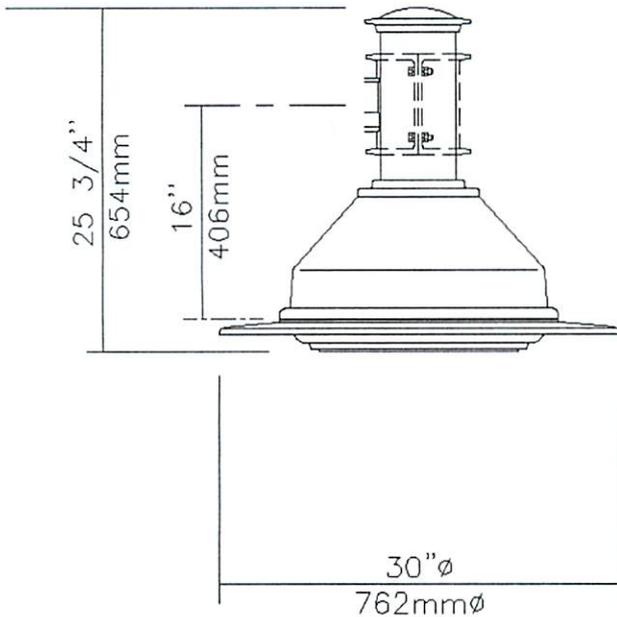
BLISSARCHITECTURE
SWEETWATER DUPLEXES
SD-1
5" COTTAGE LAP SIDING
'TRUWOOD'
SEE COLOR SCHEME SCHEDULE



BLISSARCHITECTURE
SWEETWATER DUPLEXES
SD-3
SHAKE SIDING
'TRUWOOD'
SEE COLOR SCHEME SCHEDULE



BLISSARCHITECTURE
SWEETWATER DUPLEXES
AS-1
ASPHALT SHINGLE ROOF
'IKO' 'CAMBRIDGE COLLECTION'
BLACK



EPA: 2.22 sq ft / weight: 40 lb (18.2 kg)
 Note: 3D image may not represent color or option selected.
 Logos above include link, click to access.

Qty	1	Type	S1
		Luminaire	TR20-35W32LED3K-G2-LE3F-UNV-DMG-[MC-096]

Description of Components:

Hood: Cast 356 aluminum dome, mechanically assembled on the luminaire.

Skirt: Spun 1100-0 aluminum, mechanically assembled on the luminaire.

Access-Mechanism: A die cast A360 aluminum technical ring with latch and hinge. The mechanism shall offer tool-free access to the inside of the luminaire. An embedded memory-retentive gasket shall ensure weatherproofing.

Light Engine: LEDgine composed of 5 main components: **Heat Sink / Lens / LED Module / Optical System / Driver**
 Electrical components are RoHS compliant.

Heat Sink: Made of cast aluminum optimising the LEDs efficiency and life. Product does not use any cooling device with moving parts (only passive cooling device).

Lens: Made of soda-lime clear tempered flat glass lens, mechanically assembled and sealed onto the lower part of the heat sink.

LED Module: Composed of 32 high-performance white LEDs. Color temperature as per ANSI/NEMA bin Warm White, 3000 Kelvin nominal (3045K +/- 175K or 2870K to 3220K), CRI 70 Min. 75 Typical.

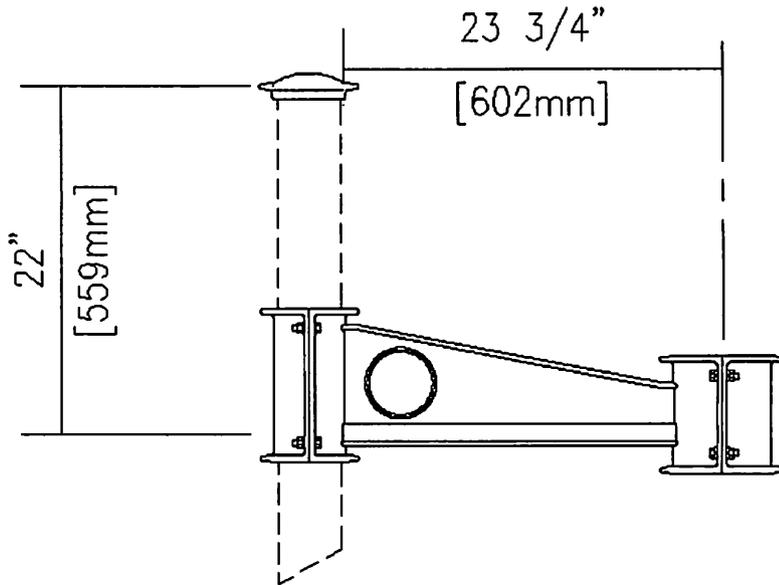
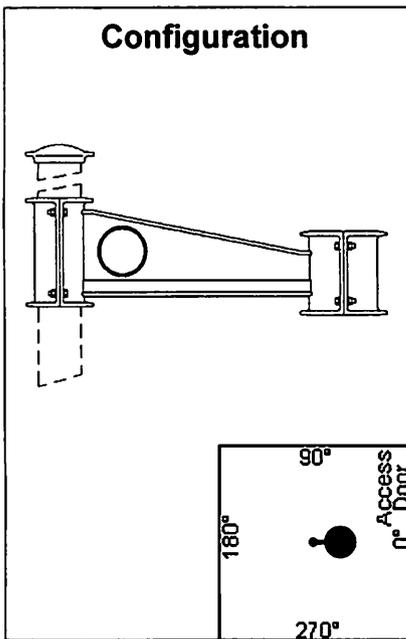
Optical System: (LE3F), IES type III (asymmetrical). Composed of high-performance optical grade PMMA acrylic refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. Optical system is rated IP66. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. Street side indicated.0% uplight and U0 per IESNA TM-15.

Driver: High power factor of 90% minimum. Electronic driver, operating range 50/60 Hz. **Auto-adjusting universal voltage input from 120 to 277 VAC rated for both application line to line or line to neutral, Class 1, THD of 20% max.** Maximum ambient operating temperature from -40F(-40C) to 130F(55C) degrees. **Driver comes with dimming compatible 0-10 volts.**

The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built-in driver surge protection of 2.5kV (min).

Driver Options: (DMG), Dimming compatible 0-10 volts. For applicable warranty, certification and operation guide see "*Philips Lumec dimmable luminaire specification document for unapproved device installed by other*". To get document, click on this link: [Specification document](#) or go on web site on this address: [http://www.lumec.com/Lumec3DV2/PdfWebLink/Philips Lumec dimmable luminaire specification document for unapproved device installed by other.pdf](http://www.lumec.com/Lumec3DV2/PdfWebLink/Philips%20Lumec%20dimmable%20luminaire%20specification%20document%20for%20unapproved%20device%20installed%20by%20other.pdf)

Surge Protector: Surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid-State Street Lighting Consortium) model specification for LED roadway luminaires electrical immunity requirements for High Test Level 10kV / 10kA.



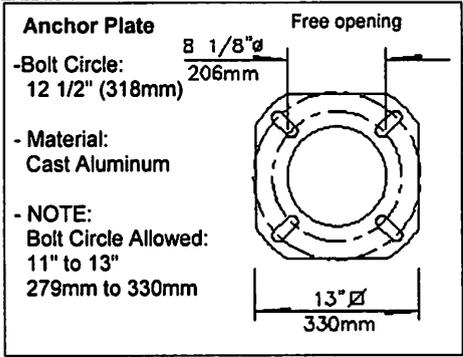
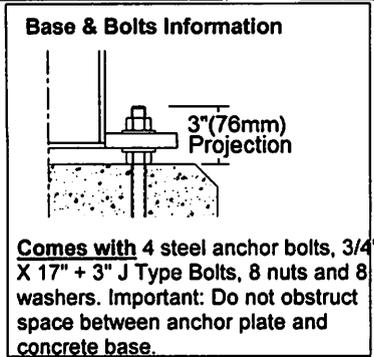
Qty	1	Type	S1
		Bracket	TN-1A-[MC-096]

Description of Components:

Arm: Made of cast 356 aluminum, welded to both clamp adaptors.

Adaptor: Clamps made of cast 356 aluminum, mechanically fastened on the pole by stainless steel bolts and nuts.

Bracket Properties (Weight and EPA): 18 lbs (8.2 kg), 1.02 ft²



Qty	1	Type	S1
		Pole	AM8U-16-[MC-096]

Description of Components:

Pole Shaft: Shall be made from a 4" (102mm) round extruded 6061-T6 aluminum tubing, having a 0.226" (5.7mm) wall thickness, welded to the pole base.

Joint Cover: Two-piece round joint cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.

Pole Base: Shall be made from a 8 5/8" (219mm) round extruded 6061-T6 aluminum tubing base having a 0.148" (3.8mm) wall thickness, welded to both the bottom and top of the anchor plate.

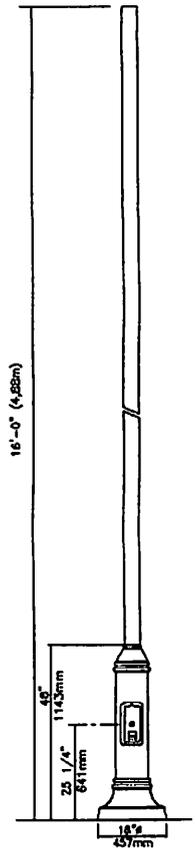
Maintenance Opening: The pole shall have a 4 1/2" x 10" (114mm x 254mm) maintenance opening centered 25 1/4" (641mm) from the bottom of the anchor plate, complete with a weatherproof embossed aluminum cover and a copper ground lug.

Base Cover: Two piece round base cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.

Note: A tenon will be provided when the luminaire or bracket does not fit directly on pole shaft. Tenon not shown on the drawing.

IMPORTANT: Philips Lumec strongly recommends the installation of the complete lighting assembly with all of its accessories upon the anchoring of the pole. This will ensure that the structural integrity of the product is maintained throughout its lifetime.

Pole Weight: 53 lbs (24.1 kg)



Miscellaneous

Description of Components:

Wiring: Gauge (#14) TEW/AWM 1015 or 1230 wires, 6" (152mm) minimum exceeding top of pole.

Hardware: All exposed screws shall be complete with Ceramic primer-seal basecoat to reduce seizing of the parts and offers a high resistance to corrosion. All seals and sealing devices are made and/or lined with EPDM and/or silicone and/or rubber.

Anchor Bolts: Anchor bolts made of ASTM F1554 grade 55 steel having a minimum yield strength of 55000 psi. Nuts made of ASTM A563 grade A steel or better. The thread fit is ANSI class 2B regardless of bolt diameter. Washers are made of ASTM grade F-844 or better steel. All galvanized parts are hot dip galvanized per ACNOR G-164 minimum.

Finish: Multiple colors (MC-096).

General Color: Bronze (BR)

Arm and base cover painted Color: Hammertone silver (TS)

In accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with \pm 1 mils/24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard.

LED products manufacturing standard: The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340-5-1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

Quality Control: The manufacturer must provide a written confirmation of its ISO 9001-2008 and ISO 14001-2004 International Quality Standards Certification.

Vibration Resistance:

Aluminum poles are not recommended in high vibration environments such as bridge, overpass, top of building, airport, train station, etc.

Mechanical resistance: This design information is intended as a general guideline only. The customer is solely responsible for proper selection of pole, luminaire, accessories and foundation under the given site conditions and intended usage. The addition of any other item to the pole may dramatically impact the wind load on that pole. It is strongly recommended that a qualified professional be consulted to analyze the loads given the user's specific needs to ensure proper selection of the pole, luminaire, accessories, and foundation. Philips Lumec assumes no responsibility for such complete analysis or product selection. Failure to insure proper site analysis, pole selection, loads and installation can result in pole failure, leading to serious injury or property damage.

Web site information details: Click on any specific information details you need:

[Paint finish](#) / [Warranties](#) / [ISO 9001-2008 Certification](#) / [ISO 14001-2004 Certification](#) / [CSA Pole Certification](#)

Hailey Sweetwater development (50969)

LED Wattage and Lumen Values: 4000K

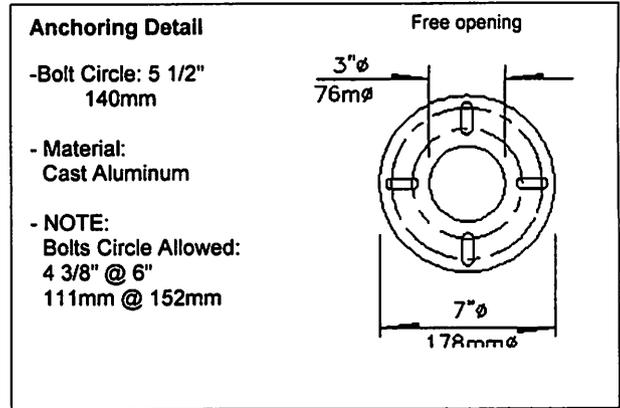
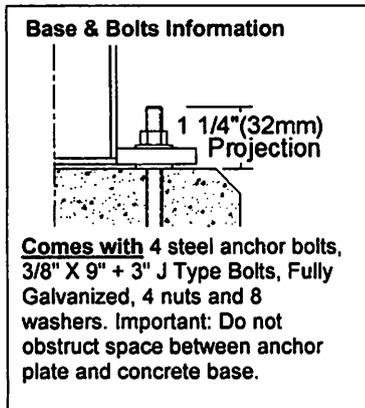
Flat Lens				LE2F			LE3F			LE4F			LE5F		
Ordering Code	Total LEDs	LED current (mA)	Average system watts ¹ (W)	delivered lumens ²	Efficiency (LPW)	BUG rating	delivered lumens ²	Efficiency (LPW)	BUG rating	delivered lumens ²	Efficiency (LPW)	BUG rating	delivered lumens ²	Efficiency (LPW)	BUG rating
95W32LED4K-G2	32	350	37	4166	112.6	B1-U0-G1	4031	108.9	B1-U0-G1	4191	113.3	B1-U0-G1	4241	114.6	B3-U0-G1
55W32LED4K-G2	32	530	54	5976	110.7	B2-U0-G1	5782	107.1	B1-U0-G1	6012	111.3	B1-U0-G2	6084	112.7	B3-U0-G1
72W32LED4K-G2	32	700	73	7537	103.2	B2-U0-G1	7292	99.9	B1-U0-G2	7582	103.9	B2-U0-G2	7673	105.1	B3-U0-G2
55W48LED4K-G2	48	350	54	6250	115.7	B2-U0-G1	6046	112.0	B1-U0-G1	6287	116.4	B1-U0-G2	6362	117.8	B3-U0-G1
80W48LED4K-G2	48	530	80	8964	112.1	B2-U0-G1	8673	108.4	B2-U0-G2	9017	112.7	B2-U0-G2	9126	114.1	B3-U0-G2

LED Wattage and Lumen Values: 3000K

Flat Lens				LE2F			LE3F			LE4F			LE5F		
Ordering Code	Total LEDs	LED current (mA)	Average system watts ¹ (W)	delivered lumens ²	Efficiency (LPW)	BUG rating	delivered lumens ²	Efficiency (LPW)	BUG rating	delivered lumens ²	Efficiency (LPW)	BUG rating	delivered lumens ²	Efficiency (LPW)	BUG rating
35W32LED3K-G2	32	350	37	3720	100.5	B1-U0-G1	3599	97.3	B1-U0-G1	3742	101.1	B1-U0-G1	3787	102.4	B2-U0-G1
55W32LED3K-G2	32	530	54	5336	98.8	B1-U0-G1	5162	95.6	B1-U0-G1	5367	99.4	B1-U0-G1	5432	100.6	B3-U0-G1
72W32LED3K-G2	32	700	73	6730	92.2	B2-U0-G1	6511	89.2	B1-U0-G1	6769	92.7	B1-U0-G2	6851	93.8	B3-U0-G1
55W48LED3K-G2	48	350	54	5580	103.3	B1-U0-G1	5399	100.0	B1-U0-G1	5613	103.9	B1-U0-G1	5681	105.2	B3-U0-G1
80W48LED3K-G2	48	530	80	8004	100.1	B2-U0-G1	7743	96.8	B1-U0-G2	8051	100.6	B2-U0-G2	8148	101.9	B3-U0-G2

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc.; highly recommended to confirm performance with a layout - contact Applications: outdoorlighting.applications@philips.com

Note: Some data may be scaled based on tests of similar. But not identical luminaires.



Qty	1	Type	B1
		Bollard	CANDB3-35HPS-RR3-120-BR

Description of Components:

Hood: Shall be made from cast aluminum 356, mechanically assembled.

Guard: Shall be made from cast aluminum 356, composed of four .840" (21mm) outside diameter rods mechanically assembled to the housing.

Louvers: Made of cast aluminum 356, mechanically assembled.

Lamp: (not included) 35 Watt High Pressure Sodium (ANSI Code S76), ED 17 bulb, medium base. *(Not included)*

Optical System: (RR3), IES type III (asymmetrical). Round prismatic borosilicate glass thermo-resistant refractor. The optical system shall be mechanically assembled on the luminaire.

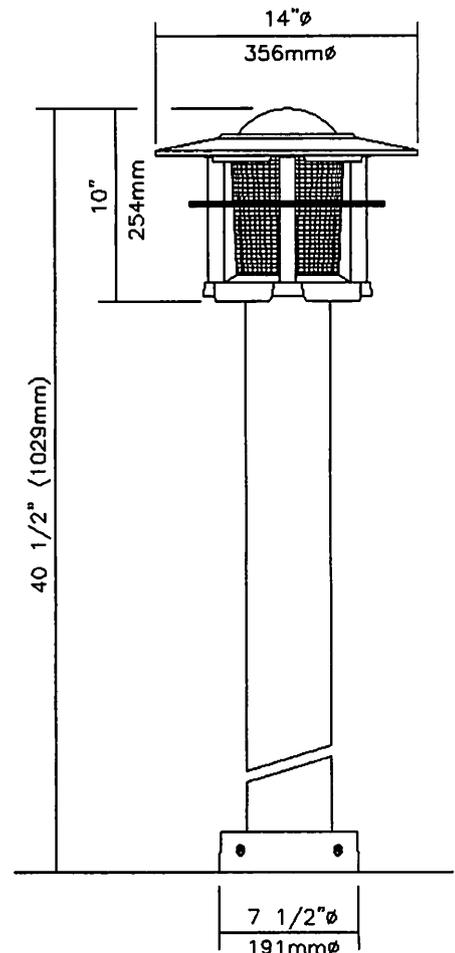
Housing: In a round shape, this housing is made of cast aluminum 356, mechanically assembled to the base.

Ballast: High power factor of 90%. Primary voltage 120 volts. Lamp starting capacity -40F(-40C) degrees. Assembled on a unitized removable tray with quick disconnect plug.

Access-Mechanism: Two screws integrated on the housing offers access to the inside of the bollard.

Base: Made of aluminum, 4 1/2" (114mm) outside diameter, welded to the base cover.

Base Cover: Made of cast aluminum 356, mechanically secured to the anchor plate.



Miscellaneous

Description of Components:

Hardware: All exposed screws shall be complete with Ceramic primer-seal basecoat to reduce seizing of the parts and offers a high resistance to corrosion. All seals and sealing devices are made and/or lined with EPDM and/or silicone and/or rubber.

Finish: Color to be **bronze (BR)** and in accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with ± 1 mils/24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard.

The surface treatment achieves a minimum of 2000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard.

Surface Finish: *The above mentioned product has been specified in a smooth finish. We wish to inform you that we cannot guarantee a finish without imperfections (e.g. apparent grinding marks and porosity). We strongly recommend the use of a textured finish which provides better uniformity of surface finish. No return of merchandise showing above mentioned imperfection will be granted.*

Quality Control: The manufacturer must provide a written confirmation of its ISO 9001-2008 and ISO 14001-2004 International Quality Standards Certification.

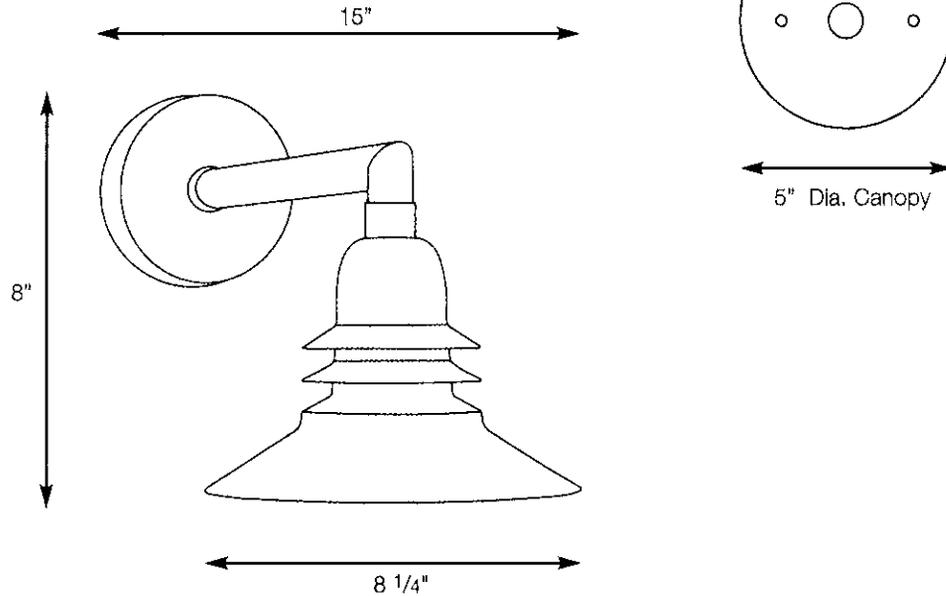
Web site information details: Click on any specific information details you need:

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LF-1
Per
Elevations

SPJ49-01CO

Accent



- MODEL:** SPJ49-01CO
- MATERIAL :** Solid Brass or Copper
- FINISH :** Specify
- GLASS :** Specify
- ELECTRICAL :** 120v
- SOCKET :** Medium Base
- LAMP :** 100w Max. (not included)
- MOUNTING :** Wall Mount



DRAWN BY: MMC

BASE DESIGN: SPJ

DATE: 01-10-10

SPJ LIGHTING INC.

2107 Chico Avenue
South El Monte, CA 91733
(800) 469-3637 FAX: (626) 433-4839

Return to Agenda