AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, March 13, 2017
Hailey City Hall
5:30 p.m.

Call to Order

Public Comment for items not on the agenda

Consent Agenda

CA 1 Adoption of the Meeting Minutes of March 7, 2017

Public Hearings

PH 1 Consideration of a Design Review Application by Patrick Lindahl, represented by Chip Maguire of M.O.D.E, LLC, for a new 1,112 square foot garage and 895 square foot residential unit, to be located at 302 South 4th Avenue (Lots 13, 14 & N. 10' of 15, Block 105, Hailey Townsite), in the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts.

PH 2 Continuation of an Annexation Application from Colorado Gulch Preserve, LLC, to annex Lot 1A, Block 1, Stevens Family Ranch, LLC (North of 81 Broadford Road, Section 15 & 16, T.2N., R. 18E., B.M., Blaine County, Idaho), comprising a total of 24.46 acres, into Hailey City Limits for the purpose of expanding residential zoning within the City of Hailey. Proposed zoning of the property is Limited Residential 2 (LR-2).

PH 3 Continuation of a Subdivision Preliminary Plat proposal for Colorado Gulch Preserve Subdivision, to be located at Lot 1A, Block 1, Stevens Family Ranch, LLC (North of 81 Broadford Road, Section 15 & 16, T.2N., R. 18E., B.M., Blaine County, Idaho), comprising 24.46 acres. The project includes 36 lots, ranging in size from 0.28 to 0.78 acres. Several open space parcels are also shown on the plat.

PH 4 Continuation of a City-initiated Text Amendment to Title 17, Section 17.05, District Use Matrix, to consider additional Zone Districts for Accessory Dwelling Units, to establish criteria for Accessory Dwelling Units in other Zone Districts, and to Title 17, Section 17.02.020 Definitions, Gross Floor Area.

PH 5 Consideration of a City-initiated Text Amendment to Title 17, Section 17.06.070.A.c, to modify regulations regarding in lieu cash contributions.

PH 6 Consideration of a City-initiated Text Amendment to Title 17, Section 17.06, Design Review, to create a Pre-Application Design Review process.

New Business

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

For further information regarding this agenda, or for special accommodations to participate in the public meeting, please contact planning@haileycityhall.org or (208) 788-9815.

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: **Tuesday, March 28, 2017**
(no documents)

Adjourn

For further information regarding this agenda, or for special accommodations to participate in the public meeting, please contact planning@haileycityhall.org or (208) 788-9815.

MEETING MINUTES
HAILEY PLANNING & ZONING COMMISSION
SPECIAL MEETING
Tuesday, March 7, 2017
Hailey City Hall
5:30 p.m.

Call to Order
5:29:37 PM Chair Fugate called the meeting to order.

Public Comment
No public comment for items not on the agenda.

Consent Agenda

CA 1 Adoption of the Meeting Minutes of February 13, 2017

CA 2 Adoption of the Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Hailey Sheep Sheds, represented by Marc Corney of Red Canoe Architecture, for two new 2,294 square foot single family residences, to be located at 215 North 1st Avenue and 217 North 1st Avenue (Lots 2A and 3A, Block 45, Hailey Townsite), in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

5:30:32 PM Scanlon motioned to approve the Meeting Minutes of February 13, 2017, and the Consent Agenda items. Pogue seconded and all were in favor.

Public Hearings

PH 1 Consideration of a City-initiated Annexation, the Quigley Farm PUD by Quigley Farm & Conservation Community, LLC, represented by Hennessy Company and SERA Architects. The proposed annexation area would consist of 175-200 residential units, depending on the final boundaries of the annexation area, to be built over approximately 3 phases. The project would also include a school site, nonprofit office and meeting spaces, mixed uses, agriculturally-related uses, small-scale neighborhood business and lodging associated with nonprofit use, baseball and soccer fields, parking, open space and common area, Nordic area, summer trailhead access, bike/pedestrian pathways and trails.

The proposed project will be located on portions of:

- RP02N18010333E, which is referenced as T2N R18E Sections 3 & 10 Tax Lot 8368
- RP02N180022310 (LOT 1 & 2, S1/2NE, W1/2SE & NESW SEC 2 2N 18E)
- RP02N18011333E (FR S1/2SW SEC 2 FR W1/2NW TL 8369 & NENW, NWSW SEC 11 2N 18E
- RP02N180107200 (FR NESE SEC 10 TL 8370 2N 18E)

5:31:51 PM Lisa Horowitz provided background information. Horowitz noted that two public hearings were conducted in 2016. The project moved to City Council and the City Council has conducted four hearings regarding project. In February 2017, the City Council received a letter from the Developer stating that the Developer would not be opposed to City Annexation. Horowitz and Williamson outlined letter for City Council regarding the involvement of a possible City-initiated Annexation. City Council requested that Planning and Zoning Commission make a recommendation on Land Use and Zoning pertaining to project.
5:33:03 PM Horowitz went on to explain the Noticing procedures and corrected an error in the March 7,

2017 Notice that was mailed to Adjoiners within 300 feet of the project. Horowitz confirmed that a corrected Notice was mailed and another Special Meeting will be held on March 28, 2017. Horowitz also noted that the Notice was correctly published in the Idaho Mountain Express.
5:34:04 PM Ned Williamson reminded the Commission, Staff and Public that the primary focus would be on Land Use and Zoning recommendations. All recommendations would be presented to the City Council.
5:34:36 PM Jeff Roberts, SERA Architects, provided background information on the project regarding the conceptual plans, buffers zones, open and residential spaces and more. Roberts noted that during a workshop in May, a gathering was held on site to discuss site plans, road ways and potential development. Roberts noted that workshops focused on a more walkable community with small retail spaces, open space and how the site could be utilized as a gateway for recreation. Roberts also elaborated on Phase I, as well as the beginning stages of the development. Roberts also elaborated on non-profit spaces and other commercial space.
5:45:48 PM Jim Laski discussed the proposed Zoning of the project. Laski would like to maintain the density and noted that one zone area would be labeled as General Residential (GR), a second zone would be labeled as Integrated Development Zone, a new proposed zone for the project. Laski explained the idea behind this new zone: respond to changes in community development needs and trends with an emphasis on proactive integration, urban or village agriculture facilities, and other uses in the zone. Laski noted that the proposed zone would allow for dwelling units within mixed use buildings, Accessory Dwelling Units, Home Occupations, and Urban Agriculture. Presentation ensued.
5:49:39 PM Chair Fugate questioned the involvement of small livestock processing. Hennessy noted that it could involve poultry processing; however, it would not involve cows. Hennessy also noted that it could mean slaughtering chickens, turkeys or wild game. It could also mean making sausage.
5:51:06 PM Laski noted that the idea would be to utilize local resources and source food locally. Laski noted local food could also be utilized by restaurants in the area. Discussion ensued.
5:55:29 PM Horowitz went on to shed some light on the Comprehensive Plan. Horowitz noted that the Comprehensive Plan categorizes Quigley as a Neighborhood Service Center. Horowitz noted that the current Zoning Code for Neighborhood Business designates a size of three (3) acres. Horowitz also noted that the code doesn't contemplate mixed uses. Horowitz suggested setting a maximum square footage size, as acreage doesn't translate well. Laski noted that the proposed zoning was developed to accommodate the application and proposed uses for zone.
5:57:35 PM Horowitz went on to add information regarding the issue of non-profit space. Horowitz noted that the Community Campus is 110,000 square feet of non-profit office space, which is zoned General Residential (office space is permitted as a Conditional Use Permit). Horowitz presented two options: 1) zone all of the proposed non-profit space as General Residential (and permit as a Conditional Use), or 2) create a zoning district that covers both neighborhood business ideas and the non-profit office space, and set square footage maximums within zoning district.
5:59:40 PM Horowitz discussed boundaries of possible Annexation area.
6:00:44 PM Chair Fugate questioned whether or not the Commission should decide on the boundaries of the Annexation. Chair Fugate also questioned what would it mean if a portion of development remained within the County. Williamson noted that any development within the County, County rules and regulations would apply. Discussion ensued.
6:06:22 PM Chair Fugate opened the item for public hearing. John, Bullion Street, noted his concerns regarding traffic flow coming from new development and the access to Main Street. John suggested a new traffic light on Croy Street, as Bullion light is over utilized and City could benefit with second light. Marti Prentice is also concerned with traffic and would like to see the City develop other areas already located within the City, prior to annexation.
6:09:50 PM Daralene Finnell noted her concerns with increased traffic and believes the zoning needs to accommodate traffic while preserving the character and charm of Hailey. Finnell noted her concerns with annexation and believes new development should focus on River Street. Karen Lindhill, Mike Wilkinson and Janet Carter agreed.

6:13:01 PM Jim Phillips believes the proposal has interesting aspects; however, also believes there are design flaws and conceptual challenges of project. Phillips believes there are two underlying issues: what is the appropriate density and the appropriate uses. Phillips believes development would take away from the downtown development and would run traffic through neighborhoods. Phillips would like to see proposal redesigned to accommodate traffic in another way.
6:21:41 PM Lili Simpson agreed with previous comments and added that the zoning is ambiguous. Simpson noted her confusion and would like to see a more detailed notice of project.
6:25:02 PM Troy Thayer expressed his support for sports; however, noted his opposition in baseball fields.
6:27:53 PM Doug Brown, Sun Valley Economic Development, is in favor of the innovative ideas proposed in the project. Brown also agreed with the housing density and noted that the more dense housing is, the more affordable the housing would be. Karen Lindhill disagreed with Brown's comments and believes there is too much traffic in area currently.
6:30:09 PM Daralene Finnell would like to see a more accurate traffic study conducted.
6:31:22 PM Chip Maguire believes the zoning seems appropriate for scale of canyon. Maguire also believes density is less than previous proposed. Maguire noted that traffic may not have a direct impact, as it could take the burden from Deerfield. Maguire believes project could greatly benefit the community.
6:35:58 PM Tony Evans noted that with regard to the sense of urgency, the City Council agreed with the Developer's request to keep the analysis period to 30 days. Williamson noted that a hearing is set for City Council on April 3, 2017.
6:37:38 PM Lili Simpson questioned the acreage of the proposed development area and how it relates to what is being presented. More specifically, Simpson inquired about the Hailey Comprehensive Plan (Part Three, Section 5), "only the mouth of Quigley Canyon (55 acres) is developed at city density (4+U/A"), and "It is reasonable to assume that some of this land will be left as open space and not all of it will be developed at city level densities (e.g. only the 55acres at the mouth of Quigley Canyon)". (Hailey Comp Plan, revision 2010). Simpson questioned the total acreage of the proposed development area.
6:39:35 PM Chair Fugate closed the item for public hearing. David Hennessy noted that the proposal totals approximately 55 to 60 acres. Hennessy also noted the concept behind the hotel use: a convention-like center for non-profit groups like Higher Ground.
6:43:11 PM Scanlon likes the concept of the project and is in favor of the new housing numbers. Scanlon questioned how traffic would be dealt with and has some concerns with the processing of meats and other agricultural mediums.
6:47:06 PM Engelhardt shared his concerns with traffic and accessibility. Engelhardt believes commercial space doesn't necessarily fit within project; however, likes the plan, but would like to see transportation handled differently.
6:55:15 PM Pogue is in favor of having housing capped at a maximum number. Pogue agreed with the attention given to the agricultural and farming side of the project; however, didn't completely agree with the processing proposal. Pogue applauds the proposal of growing and sourcing food locally. Pogue noted his concerns regarding project competing with downtown core, development and vitality.
6:59:09 PM Chair Fugate agreed with the innovation of project and also agreed with Pogue's concerns about project competing with downtown core and development. Traffic was another concern of Chair Fugate's. Chair Fugate agrees with commercial uses, such as adding a convenient store. Finally, Chair Fugate would like to see processing categorized under a Conditional Use.
7:04:28 PM Horowitz suggested allowing the Applicant Team to digest comments and concerns, and return with a revised draft on the next special meeting, Tuesday, March 28, 2017. Chair Fugate agreed.
7:06:03 PM Richard Pogue motioned to continue the City-initiated Annexation, the Quigley Farm PUD by Quigley Farm & Conservation Community, LLC, represented by Hennessy Company and SERA Architects. The proposed annexation area would consist of 175-200 residential units, depending on the final boundaries of the annexation area, to be built over approximately 3 phases. The project would also include a school site, nonprofit office and meeting spaces, mixed uses, agriculturally-related uses, small-scale neighborhood

business and lodging associated with nonprofit use, baseball and soccer fields, parking, open space and common area, Nordic area, summer trailhead access, bike/pedestrian pathways and trails. Owen Scanlon seconded and all were in favor.

New Business

Old Business

Commission Reports and Discussion

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, March 13, 2017**
(no documents)

Adjourn

7:09:08 PM Richard Pogue motioned to adjourn. Jeff Engelhardt seconded and all were in favor.

Return to Agenda

DESIGN REVIEW
STAFF REPORT

TO: Hailey Planning and Zoning Commission

FROM: Lisa Horowitz, Community Development Director

RE: Design Review Application by Patrick and Pilar Lindahl, represented by Chip Maguire of M.O.D.E, LLC, for a new 895 square foot single family residence, above a 1,112 square foot garage, to be located at 302 S. Fourth Street (Lots 13, 14 and N-10' of 15, Block 105, Hailey Townsite) in the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts.

HEARING: March 13, 2017

Applicant: Patrick and Pilar Lindahl, represented by Chip McGuire Architects

Request: Design Review for a new 895 square foot single family residence and a 1,112 square foot garage

Location: 302 S. Fourth Street (Lots 13, 14 and N-10' of 15, Block 105, Hailey Townsite)

Zoning: Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts

Notice

Notice for the public hearing was published in the Idaho Mountain Express on February 22, 2017, and mailed to property owners within 300 feet on February 22, 2017.

Application

The applicant is proposing a new 895 square foot house above a 1,112 square foot garage. The site is currently vacant.

Procedural History

The application was submitted on and certified complete on January 30, 2017. Notice was sent to adjacent property owners on February 22, 2017 and published in the Idaho Mountain Express on February 22, 2017.

General Requirements for all Design Review Applications

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering:**
				Life/Safety
				Water and Sewer: water and sewer service are existing and can be used for the new residence. The water service is located on the side of the property, not off the alley.
				Building:
				Streets:
☐	☐	☒	**17.08A Signs**	**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.**
			Staff Comments	*Signage is prohibited in residential zones.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.**
			Staff Comments	• *Per 9.4.1, two spaces per dwelling are required with a maximum of 6 per dwelling Accessory dwelling units less than 1,000 square feet are required to have one (1) space.* o *The new home will have a 2-car garage accessed off the alley* o *An additional full parking space is shown to the south of the garage.*
☒	☐	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **a. All exterior lighting shall be designed, located and lamped in order to prevent:** **1. Overlighting;** **2. Energy waste;** **3. Glare;** **4. Light Trespass;** **5. Skyglow.** **b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights should be on a timer. Security lighting should be sensor activated.** **c. Idaho Power shall not install any luminaires after the effective date hereof that lights the public right of way without first receiving approval for any such application by the lighting administrator.** **d. All exterior lighting shall be full cutoff luminaires with the light source downcast and fully shielded, unless exceptions are specified in subsection 17.08C.040.02, Type of Luminaires, of this Chapter.**
			Staff Comments	*The drawings show exterior light fixtures on the front entrances and entrance to the garage. Cut sheets have been provided.*
☒	☐	☐	**Bulk**	**(Insert sections from applicable zoning district)**

			Requirements	
			Staff Comments	*Zoning District: Limited Residential 1 (LR-1) in the Townsite Overlay. Townsite Overlay bulk requirements apply.* - **Max Height: 30'.** *Proposed building 27'-4" to the peak of the roof* - **Front Setbacks: TO: 12' from the street.** o *Front setback for the proposed residence is 70' along Fourth.* - **Setback from property lines abutting other private property** o **Base Side Setback: 15% of lot width, no less than 6' and 10' is the maximum required** ▪ *Required setback is 9' if calculated on the lot width of 60'.* ▪ *Front setback for the new residence is 70' to the front property line.* ▪ *North Side yard setback: required setback is 12'. Shown as 12'* ▪ *South Side yard setback: required setback is 10'. Shown as 11'* ▪ *Alley setback: required setback is 6'. 12' is shown.* o **Setback based on height of structure** ▪ **4.13.6.d.4.b:** • **Any wall, as measured from the highest point including any gable or peak in a direct vertical line to record grade, shall have a setback of one (1) foot for every two and a half (2.5) feet of wall height (see Diagram 1 and Table 2), but not less than the base setback noted in subsection (a) above, regardless of underlying zoning.** ▪ *Highest vertical wall height, measured from record grade, facing adjacent property (north side): 27'-4"* ▪ *Required Setback: 27'-1-3/4 / 2.5' =* ***10-11'' required setback.*** *(12" proposed).* - **Maximum Lot coverage: 30% in GR for a two-story dwelling with a garage** o *Lot is 7,200 square feet, therefore 2,376 sf is allowed for lot coverage* o *Proposed lot coverage is 1,112, or 15% of total lot coverage* -
☒	☐	☐	**17.06.070(A)1 Required Street Improvements Required**	**Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.**
			Staff Comments	*Sidewalks are required on both streets. The Public Works Department will make a recommendation as to whether sidewalks should be installed or a payment made in lieu.*
☐	☐	☒	**17.06.070(B) Required**	**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**

			Water System Improvements	**deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.**
			Staff Comments	*N/A*

Design Review Guidelines for Residential Buildings in the Townsite Overlay District (TO).				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.090(C)1**	**1) Site Planning**
				Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.
			Staff Comments	*The lot is existing, and is a traditional platted old Hailey configuration.*
☒	☐	☐		**Guideline: Site planning for new development and redevelopment shall address the following:** • **scale and massing of new buildings consistent with the surrounding neighborhood;** • **building orientation that respects the established grid pattern of Old Hailey;** • **clearly visible front entrances;** • **use of alleys as the preferred access for secondary uses and automobile access;** • **adequate storage for recreational vehicles;** • **yards and open spaces;** • **solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;** • **snow storage appropriate for the property;** • **underground utilities for new dwelling units.**
			Staff Comments	• *The proposed residence is in scale with surrounding; has a clearly visible front entrance; and meets other standards herein. The garage is accessed off of the alley.*
☒	☐	☐		**Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.**
			Staff Comments	o *The windows are to double pained with argon to lower their U-value, the walls are to be R-27, the garage slab is to be fully insulated at R-20 and the roof is to have an 18" energy heel allowing for R-60 roof.*
☒	☐	☐	**17.06.090(C)2**	**2. Bulk Requirements (Mass and Scale, Height, Setbacks)**
				Guideline: The perceived mass of larger buildings shall be diminished by the design.
			Staff Comments	• *The proposed structure is a respectful scale for the neighborhood, and will be consistent in size and mass to the surrounding structures and with the surrounding neighborhood.* • *Design effort was made to lower the mass by adding various roof forms that reflect the human scale.*
☒	☐	☐	**17.06.090(C)3**	**3. Architectural Character**
			17.06.090(C)3a	**a. General**
				Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.

			Staff Comments	*The roof of the house will be a slope of 6:12, which aligns with the Old Hailey standard. The colors and materials of the residence will be in the traditional "old Hailey" theme adding a classic character to the overall neighborhood. The scale of the residence is brought down by adding a covered front porch, siding breaks at the floor line, a 2nd story deck off the North side of the house. Also included is a band & shingles in the gables.*
☒	☐	☐	**17.06.090(C)3b**	**b. Building Orientation**
				Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.
			Staff Comments	• *Front entrance is clearly visible from the street and is scaled to a pedestrian level.*
☒	☐	☐		**Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.**
			Staff Comments	• *Dwelling is situated respect the lot pattern created in the neighborhood*
☒	☐	☐	**17.06.090(C)3c**	**c. Building Form**
				Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.
			Staff Comments	• *Porch roofs and gabled roofs break up the mass of the traditional gable. This is consistent with styles and forms found in Old Hailey.* • *Roof lines are varied, breaking up the two-story building.*
☒	☐	☐	**17.06.090(C)3d**	**d. Roof Form**
				Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.
			Staff Comments	• *Porch roofs and gable roofs break up the mass of the traditional gable. Garage is diminished in design and located to the rear. The overall design is consistent with styles and forms found in Old Hailey.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.** • **Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas.** • **Designs should avoid locating drip lines over key pedestrian routes.** • **Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.**
			Staff Comments	• *Roof materials: composite shingle, with clips designed to retain the snow.* • *Roof Pitches are 6:12* • *All drip lines are away from pedestrian areas* • *All snow will be retained on the roof or shed onto the property. No snow will shed onto the adjoining property or the City rights of way.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.**
			Staff Comments	• *The following forms are currently found in the neighborhood:* o *Metal and composite shingle roofs* o *gable end roofs* • *The application is consistent with the neighborhood in regards to roof forms and materials*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.**

			Staff Comments	• *Roof Pitch is 6/12 for gables*
☒	☐	☐	**17.06.090(C)3e**	**e. Wall Planes**
				Guideline: Primary wall planes should be parallel to the front lot line.
			Staff Comments	• *Primary wall planes are parallel to the front lot line*
☒	☐	☐	**17.06.090(C)3e**	**Guideline: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.**
			Staff Comments	• *The house is modest in scale and does not contain long wall planes*
☒	☐	☐	**17.06.090(C)3e**	**Guideline: The use of pop-outs to break up longer wall planes is encouraged.**
			Staff Comments	• *The house is modest in scale and does not contain long wall planes*
☒	☐	☐	**17.06.090(C)3f**	**f. Windows**
				Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
			Staff Comments	*Window size and scale is appropriate for the neighborhood.*
☒	☐	☐	**17.06.090(C)3f**	**Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.**
			Staff Comments	*Windows are framed in a manner consistent with the neighborhood and do not affect neighborhood privacy.*
☐	☐	☒	**17.06.090(C)3g**	**g. Decks and Balconies**
				Guideline: Decks and balconies shall be in scale with the building and the neighborhood.
			Staff Comments	*Decks and balconies are in scale.*
☐	☐	☒	**17.06.090(C)3g**	**Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.**
			Staff Comments	*N/A*
☒	☐	☐	**17.06.090(C)3h**	**h. Building Materials and Finishes**
				Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.
			Staff Comments	• *Materials include horizontal siding and wood trim.*
☒	☐	☐	**17.06.090(C)3h**	**Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.**
			Staff Comments	*See above*
☒	☐	☐	**17.06.090(C)3i**	**i. Ornamentation and Architectural Detailing**
				Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.
			Staff Comments	• *Roof variation window design and front entry create a high amount of architectural detail.*
☒	☐	☐	**17.06.090(C)3i**	**Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.**
			Staff Comments	• *Various trim detailing is proposed.*
☒	☐	☐	**17.06.090(C)3i**	**Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.**
			Staff Comments	• *See above notes.*
☒	☐	☐	**17.06.090(C)4**	**4. Circulation and Parking**
				Guideline: Safety for pedestrians shall be given high priority in site planning, particularly

				with respect to parking, vehicular circulation and snow storage issues.
			Staff Comments	• *Adequate parking has been provided. Pedestrian access off the adjacent streets is provided and does not interfere with traffic from the streets or parking areas.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: The visual impacts of on-site parking visible from the street shall be minimized.**
			Staff Comments	*The two car garage and one extra parking space are provided and appear subordinate to the design.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.**
			Staff Comments	*Garage is accessed from the alley.*
☐	☐	☒	**17.06.090(C)4**	**Guideline: Detached garages accessed from alleys are strongly encouraged.**
			Staff Comments	*N/A*
☐	☐	☒	**17.06.090(C)4**	**Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.**
			Staff Comments	
☐	☐	☒	**17.06.090(C)4**	**Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.**
			Staff Comments	
☒	☐	☐	**17.06.090(C)4**	**Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.**
			Staff Comments	*Summer RV parking could occur in the extra parking space.*
☒	☐	☐	**17.06.090(C)5**	**5. Alleys**
				Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.
			Staff Comments	*The alley serving this area is used to access the garage.*
☒	☐	☐	**17.06.090(C)5**	**Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.**
			Staff Comments	*Utilities will be located off the alley.*
☒	☐	☐	**17.06.090(C)5**	**Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.**
			Staff Comments	*The private driveway is gravel. Noxious weed control will be controlled.*
☐	☐	☒	**17.06.090(C)5**	**Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.**
			Staff Comments	
☐	☐	☒	**17.06.090(C)6**	**6. Accessory Structures**
				Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.
			Staff Comments	*N/A*
☐	☐	☒	**17.06.090(C)6**	**Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.**

			Staff Comments	*N/A*
☒	☐	☐	**17.06.090(C)7**	**7. Snow Storage**
				Guideline: All projects shall be required to provide 25% snow storage on the site.
			Staff Comments	*Snow storage has been shown on the site plan. It is greater than 25% of the circulation areas. The required snow storage totals 252 square feet. 350 square feet is shown.*
☒	☐	☐	**17.06.090(C)7**	**Guideline: A snow storage plan shall be developed for every project showing:** • **Where snow is stored, key pedestrian routes and clear vision triangles.** • **Consideration given to the impacts on adjacent properties when planning snow storage areas.**
			Staff Comments	*Snow storage areas do not restrict pedestrian access. Pedestrian access is unrestricted and visible from the street.*
☐	☐	☒	**17.06.090(C)8**	**8. Existing Mature Trees and Landscaping**
				Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			Staff Comments	*A few small shrubs exist, some volunteer trees and several new evergreen trees. All are proposed to be retained.*
☐	☐	☒	**17.06.090(C)8**	**Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.**
			Staff Comments	*N/A*
☒	☐	☐	**17.06.090(C)8**	**Guideline: Noxious weeds shall be controlled according to State Law.**
			Staff Comments	*Noxious weeds are not present on the site.*
☒	☐	☐	**17.06.090(C)9**	**9. Fences and Walls**
				Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			Staff Comments	*An existing fence is to remain. It is a wood fence, low in height and transparent.*
☐	☐	☒	**17.06.090(C)9**	**Guideline: Retaining walls shall be in scale to the streetscape.**
			Staff Comments	
☐	☐	☒	**17.06.090(C)10**	**10. Historic Structures**
				General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines: • **The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance.** • **The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.**
			Staff Comments	*N/A*
☐	☐	☒	**17.06.090(C)10**	**Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:** • **The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure.** • **New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature**

				of the original structure: ~ **The addition should not destroy or obscure important architectural features of the original building and/or the primary façade;** ~ **Exterior materials that are compatible with the original building materials should be selected;** ~ **The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building;** ~ **The visual impact of the addition should be minimized from the street;** ~ **The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building;** ~ **The roof form and slope of the roof on the addition should be in character with the original building;** ~ **The relationship of wall planes to the street and to interior lots should be preserved with new additions.**
			Staff Comments	*N/A*

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 for any approval of this application:

a) All applicable Fire Department and Building Department requirements shall be met.
b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Title at the time of the new use.
c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:
d) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
e) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
g) This Design Review approval is for 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.
h) Sidewalks are required, or a payment in lieu as outlined in the Hailey Zoning Code. Said payment shall be made prior to issuance of a certificate of occupancy.

Motion Language

Approval:

Motion to approve the application submitted by Patrick and Pilar Lindahl, represented by Chip Maguire of M.O.D.E, LLC, for a new 895 square foot single family residence, above a 1,112 square foot garage, to be located at 302 S. Fourth Street (Lots 13, 14 and N-10' of 15, Block 105, Hailey Townsite) in the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable

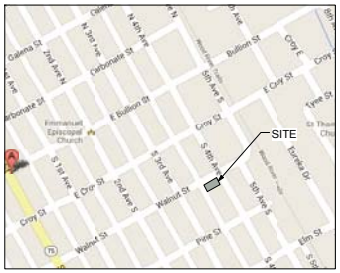
specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Title, and City Standards, provided conditions (a) through (h) are met.

Denial:
Motion to deny the application submitted by Patrick and Pilar Lindahl, represented by Chip Maguire of M.O.D.E, LLC, for a new 895 square foot single family residence, above a 1,112 square foot garage, to be located at 302 S. Fourth Street (Lots 13, 14 and N-10' of 15, Block 105, Hailey Townsite) in the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts, 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 on the application submitted by Patrick and Pilar Lindahl, represented by Chip Maguire of M.O.D.E, LLC, for a new 895 square foot single family residence, above a 1,112 square foot garage, to be located at 302 S. Fourth Street (Lots 13, 14 and N-10' of 15, Block 105, Hailey Townsite) in the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning to _____ [Commission should specify a date].

Lindahl Residence

VICINITY MAP



GENERAL PROJECT INFORMATION

PROPERTY ADDRESS
302 S. 4th AVE. HAILEY ID 83333

OWNER:
Patrick & Pilar Lindahl
PO Box 3354
Ketchum, ID. 83340
P. 208.720.5806

TAX ASSESSOR PARCEL NO.
RPH0000105013A

LEGAL DESCRIPTION
LOTS 13,14, N10' OF 15 BLK 105

LAND USE CODE SUMMARY:
ZONING: LIMITED RESIDENTIAL 1 (LR-1)TOWN SITE OVERLAY

BUILDING HT.
ALLOWED: 30'-0"
PROPOSED: 27'-8 ½"

FRONT SETBACK: WEST
12'-0"MIN- PROPOSED= 70'-0"

SIDE SETBACKS: SOUTH
PROPOSED 11'-0" & NORTH
12'-0"

REAR SETBACKS: 6'-0" MIN-
PROPOSED=12'-0"

PROPOSED LOT COVERAGE AREA:

PROPOSED FOOTPRINT:	1,112 S.F.
LOT AREA:	7,200S.F.
TOTAL LOT COVERAGE:	15%
ALLOWED:	30%

BUILDING CODE SUMMARY

2012 IRC

BUILDING OCCUPANCY:	SINGLE FAMILY RESIDENCE
CONSTRUCTION TYPE:	V-N
STORIES:	2 STORIES
RESIDENCE:	895 S.F.
GARAGE:	1,112 S.F.
COVERED PORCH	183 S.F.
DECK	161 S.F.

ESCAPE OR RESCUE WINDOWS:
NET CLEAR OPENINGS SIZES FOR EMERGENCY WINDOWS ARE A MIN OF 20" IN WIDTH, A MIN OF 24" IN HEIGHT. A MIN OPENING SIZE OF 5.7 SF AND A MAX FINISHED SILL HEIGHT OF 44".

SMOKE,CO2 COMBINATION DETECTORS:
SHALL BE LOCATED IN ALL SLEEPING ROOMS, & AT A POINT CENTRALLY LOCATED IN THE CORRIDOR. SMOKE DETECTORS TO BE SUPPLIED WITH BUILDING POWER AND TO HAVE BATTERY BACK UP. SEE PLAN SHEETS.

DRAFT STOPS:
COMPONENTS OF DRAFT STOP CONSTRUCTION ARE TO BE A MIN OF 1/2" GWB OR A MIN OF 3/8" PLYWOOD OR A MIN OF 3/8" TYPE 2-M PARTICLE BOARD

ENERGY SUMMARY

VAPOR BARRIER @ CEILINGS:	6 MIL
VAPOR BARRIER UNDER SLABS:	10 MIL BLACK POLY SHEET
BUILDING PAPER:	60 MIN JUMBO TEX
TOTAL GLAZING AREA:	
TOTAL HEATED AREA:	2,007 S.F.
GLAZING % AREA:	

INSULATION VALUES

WALLS	R-27 blown in Foam/Cellulose
TRUSS CEILINGS	R-60 Blown in Cellulose
VAULTED CEILINGS	R-60 Blown in Cellulose
CRAWL SPACE WALLS	N/A
FLOORS	R-38 Blown in Cellulose
SLAB	R-20 4" EXP
DOORS	U-.22 MAX
WINDOWS	U-.22 MAX

SOURCE SPECIFIC VENTILATION

WHOLE HOUSE EXHAUST VENTILATION: (24hr timer @ 8hr per day)	Laundry 20 CFM
SPOT EXHAUST FANS:	Bathrooms = 40 CFM min Kitchen = 100 CFM min

ATTIC VENTILATION
RIDGE - CONTINUES RIDGE VENTS
EAVES- (3) 3"DIA. HOLES PER TRUSS SPACE
ALLOW 1" MIN AIR SPACE BETWEEN INSULATION & ROOF SHEATHING

GRAPHIC SYMBOLS

Building Section Indicator
section number
sheet number

Detail Indicator
detail number
sheet number

Interior Elevation Indicator
elevation number
sheet number

HB Hose Bib

Exhaust Fan

SD Smoke Detector

Hidden/Overhead
(other meaning as noted)

Existing Wall

New 2x4 Insulated Wall

New 2x6 Insulated wall

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS, AND WITH STATE, COUNTY AND LOCAL BUILDING CODES.
2. CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS BY CITY OF HAILEY FIRE DEPARTMENTS, HUD, FHA, STATE ELECTRICAL INSPECTOR OR OTHER GOVERNING AUTHORITIES AS NECESSARY
3. ALL DIMENSIONS ARE TO FACE OF STUD = FACE OF CONCRETE UNLESS OTHERWISE NOTED
4. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS AND DETAILS SHALL HAVE PRECEDENCE OVER GENERAL DRAWINGS.
5. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE DRAWINGS AT THE JOB SITE PRIOR TO COMMENCING WORK.
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY SUPPORT FOR WALLS AND FLOORS PRIOR TO COMPLETION OF VERTICAL AND LATERAL LOAD SYSTEMS.
7. HEIGHT OF DOOR & WINDOW AT HEADS SHALL ALIGN UNLESS SHOWN OTHERWISE
8. ALL SUBSTITUTIONS ARE TO BE APPROVED BY DESIGNER. ALONG WITH WRITTEN REQUESTS, CONTRACTOR SHALL PROVIDE ALL INFORMATION REGARDING THE SUBSTITUTION IN QUESTION, INCLUDING AVAILABILITY AND REASON FOR SUBSTITUTION.
9. ALL UTILITIES SHALL BE UNDERGROUND
10. SOLID WOOD BLOCKING, INSULATION OR OTHER FIRESTOP MATERIAL IS TO BE PROVIDED BETWEEN STORIES, BETWEEN TOP STORY AND ROOF SPACE, BETWEEN STAIR STRINGERS AT TOP AND BOTTOM, BETWEEN STUDS ALONG STAIR RUNS AND AT ALL OTHER PLACES THAT COULD AFFORD THE PASSAGE OF FLAME. FIRESTOPS BETWEEN CHIMNEY AND WOOD FRAME SHALL BE NON-COMBUSTIBLE.
11. "T" INDICATES TEMPERED GLASS
12. GUARDRAILS: Stairs, landings, ramps, balconies or porches which are more than 30" above grade require guardrails not less than 36" high, to 42" (not required, but desirable at hazardous locations), or 44" maximum at mezzanines (to maintain definition of a mezzanine), open guardrails shall be designed so a sphere 4" in diameter cannot pass through.
13. HANDRAILS: All stairways with 4 or more risers shall have at least one handrail, placed not less than 34" nor more than 38" above the nosing of treads. Handgrips shall not be less than 1 1/4" or more than 2" in cross-section. Handrails may project into the required stair width a distance of 3 1/2". There shall be a space of not less than 1 1/2" between the wall and the handrail. Railings shall be built to withstand a minimum horizontal load of 20# per lineal foot applied at the top rail.
14. ALL CONSTRUCTION DEBRIS IS TO BE STOCKPILED NEATLY ON SITE UNTIL DISPOSAL. WHICH SHALL BE DONE AT THE LANDFILL OR RECYCLING FACILITY ONLY.
15. CONTRACTOR SHALL PROVIDE STORAGE FOR ALL BUILDING MATERIALS IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
16. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL FINISHES AND STAIN COLORS FOR APPROVAL BY OWNER. THIS INCLUDES INTERIOR AND EXTERIOR STAINS, INTERIOR PAINT, SHEETROCK TEXTURES, CHEMICALLY APPLIED METAL PATINAS, ETC.

ABBREVIATIONS:

@	AT	N.T.S.	NOT TO SCALE
ALT	ALTERNATE	O.C.	ON CENTER
C	CENTER LINE	OPP	OPPOSITE
DIA	DIAMETER	R.O.	ROUGH OPENING
DIM	DIMENSION	SAF	SELF-ADHERING FLASHING
(E)	EXISTING	SCHED	SCHEDULE
EL.	ELEVATION	SIM	SIMILAR
EXP	EXPOSED	TYP	TYPICAL
EXT	EXTERIOR	UC	UNDERCUT
FF	FINISHED FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
GWB	GYPSUM WALL BOARD	V.I.F.	VERIFY IN FIELD
INT	INTERIOR	w/	WITH
LOC	LOCATION		
MAX	MAXIMUM		
MFR'S	MANUFACTURES		
MIN	MINIMUM		
MTL	METAL		

PROJECT TEAM:

DESIGNER
M.O.D.E. LLC.
416 N. 3rd Ave.
Hailey, Idaho 83333
CONTACT: Chip Maguire
208.720.7996
chip@mode-llc.com

CONTRACTOR
LINDAHL CONSTRUCTION
CONTACT: Patrick Lindahl
208.720.5806
patrick@lindahlco.net

STRUCTURAL ENGINEER
K&S ENGINEERING
614 S. Main st.
Bellevue Idaho, 83313
CONTACT: Dave Konrad
208.928.7810
kse@ksengr.net

ELECTRICAL
Design/Build

MECHANICAL/ PLUMBING
Design/Build

DRAWING INDEX:

0.0	Cover Sheet
1.0	Site Plan
2.0	First & Second Floor Plans
3.0	Exterior Elevations
3.1	Perspectives

PRINT DATE: Monday, January 30, 2017

M.O.D.E. LLC
Chip Maguire
p.208.720.7996 chip@mode-llc.com

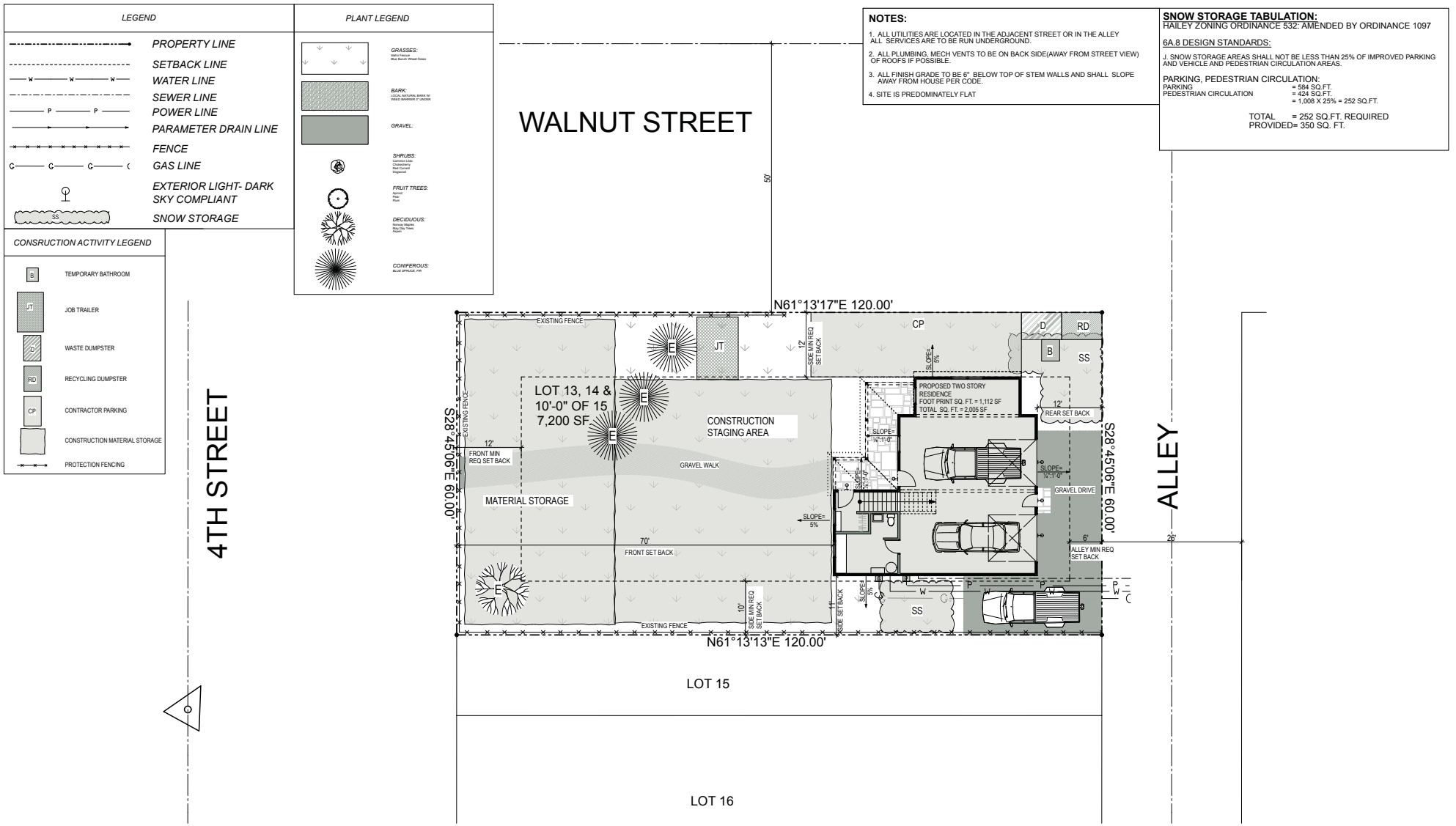
SCALE:

DATE: January 30 2017

Lindahl Residence
HAILEY 4th AVE. IDAHO

DESIGN REVIEW | COVER SHEET | A0.0

THESE DRAWINGS AND DETAILS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS AND ARE EXCLUSIVE PROPERTY OF THE DESIGNER. ANY UNAUTHORIZED USE, INCLUDING REPRODUCTION WITHOUT THE EXPRESS WRITTEN PERMISSION OF M.O.D.E. LLC IS PROHIBITED BY LAW. © 2016 M.O.D.E. LLC.



PRINT DATE: Monday, January 30, 2017

M.O.D.E. LLC
Chip Maguire
p.208.720.7996 chip@mode-llc.com

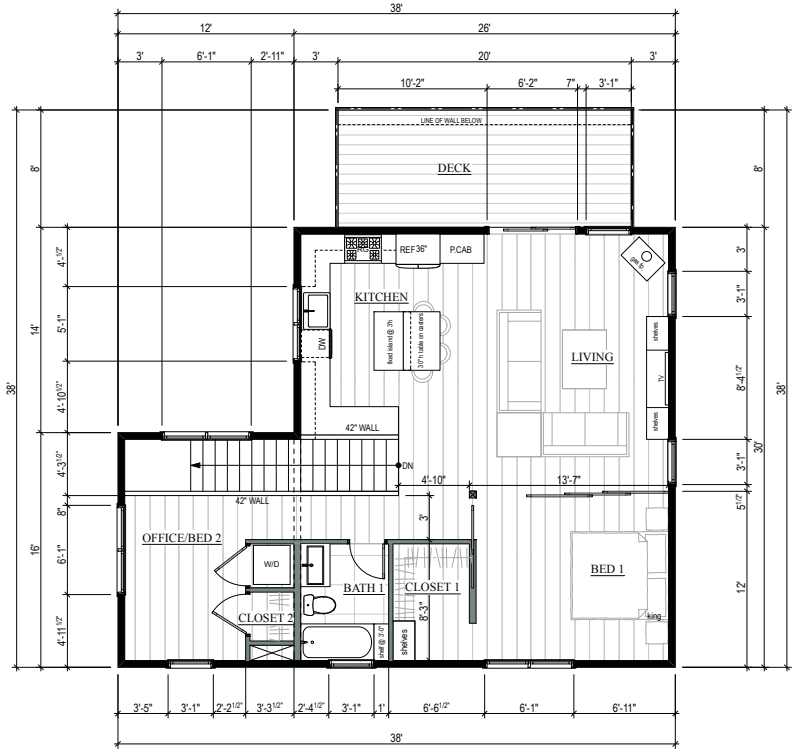
SCALE: 1/8" =1'-0"
DATE: January 30 2017 NORTH

Lindahl Residence

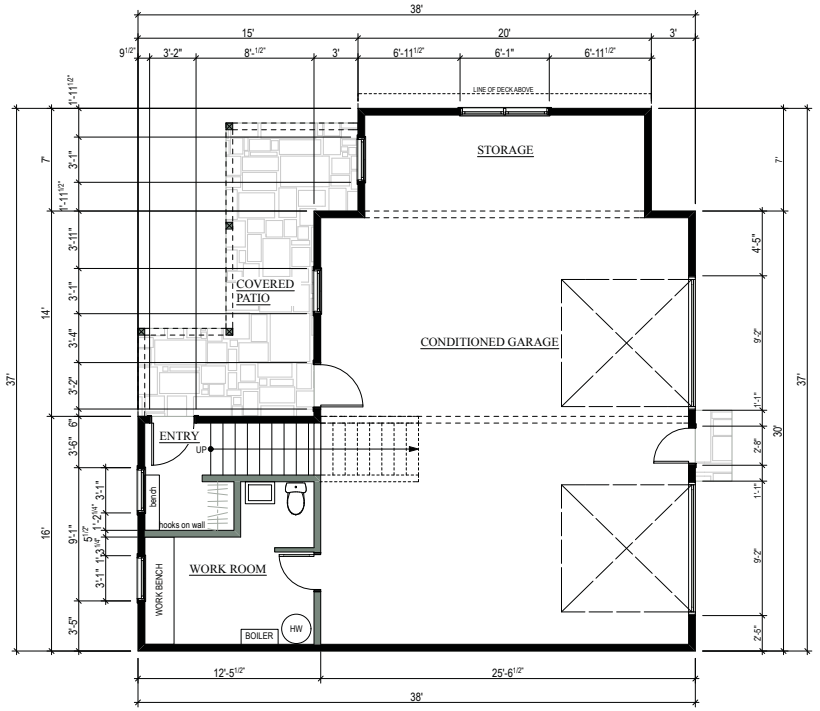
HAILEY 4th AVE. IDAHO

DESIGN REVIEW | SITE PLAN | A1.0

THESE DRAWINGS AND DETAILS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS AND ARE EXCLUSIVE PROPERTY OF THE DESIGNER. ANY UNAUTHORIZED USE, INCLUDING REPRODUCTION WITHOUT THE EXPRESS WRITTEN PERMISSION OF M.O.D.E. LLC IS PROHIBITED BY LAW. © 2016 M.O.D.E. LLC.



2 SECOND FLOOR



1 FIRST FLOOR

M.O.D.E. LLC
Chip Maguire
p.208.720.7996 chip@mode-llc.com

SCALE: 1/4" = 1'-0"
DATE: January 30 2017 NORTH

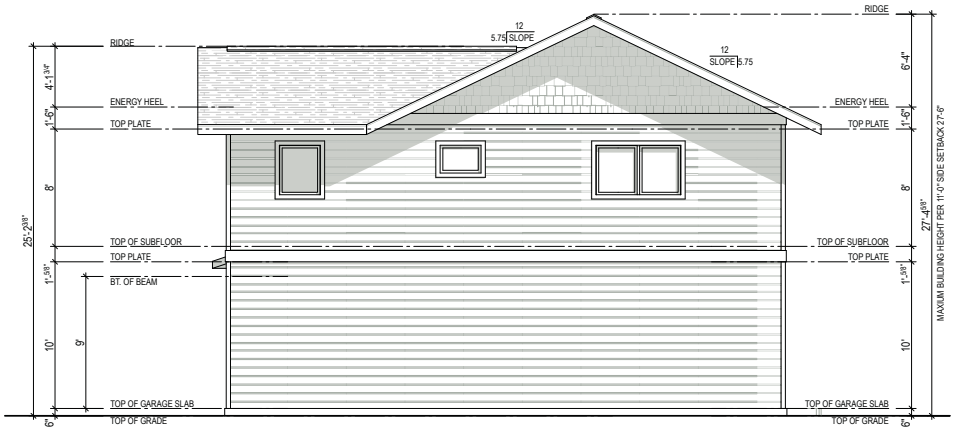
Lindahl Residence

HAILEY 4th AVE. IDAHO

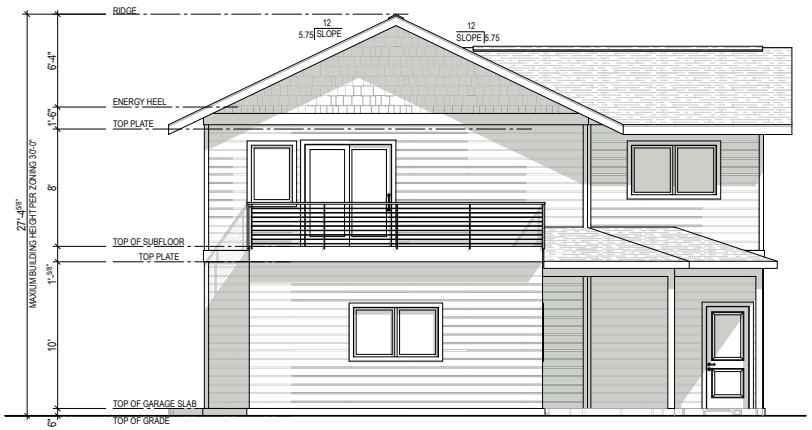
DESIGN REVIEW | FIRST & SECOND FLOOR PLANS | A2.0

PRINT DATE: Monday, January 30, 2017

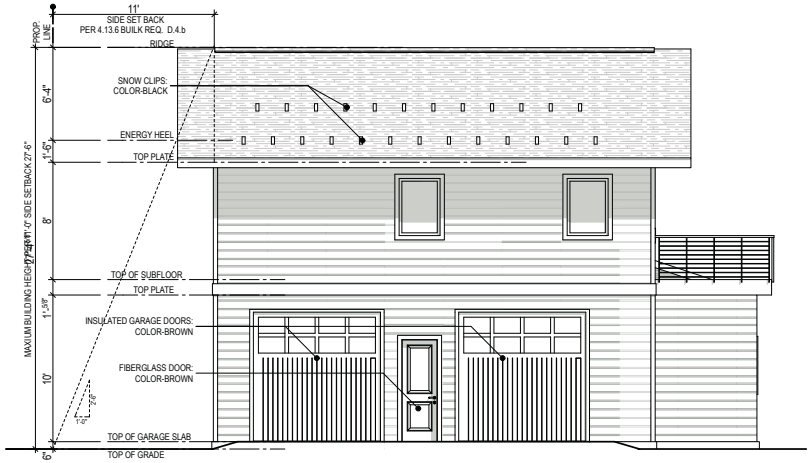
THESE DRAWINGS AND DETAILS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS AND ARE EXCLUSIVE PROPERTY OF THE DESIGNER. ANY UNAUTHORIZED USE, INCLUDING REPRODUCTION WITHOUT THE EXPRESS WRITTEN PERMISSION OF M.O.D.E. LLC IS PROHIBITED BY LAW. © 2016 M.O.D.E. LLC.



4 SOUTH ELEVATION



2 NORTH ELEVATION



3 EAST ELEVATION

1 WEST ELEVATION

M.O.D.E. LLC
Chip Maguire
p.208.720.7996 chip@mode-llc.com

SCALE:

DATE: January 30 2017

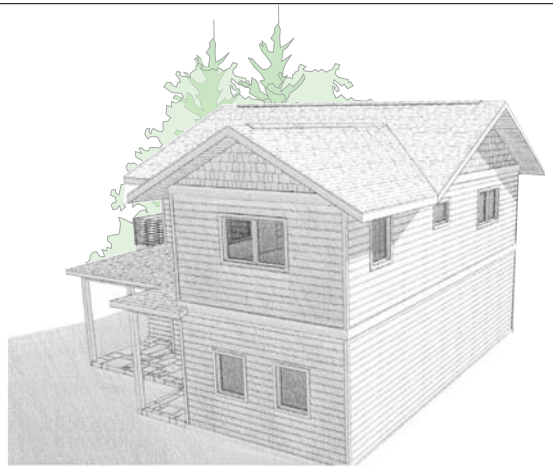
Lindahl Residence

HAILEY 4th AVE. IDAHO

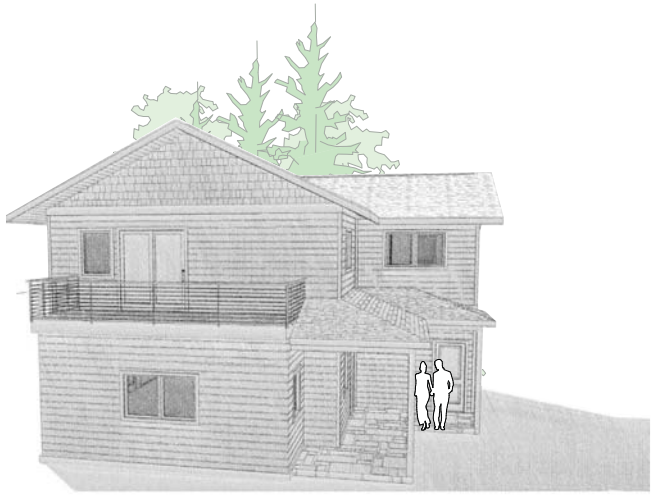
DESIGN REVIEW | EXTERIOR ELEVATIONS | A3.0

PRINT DATE: Monday, January 30, 2017

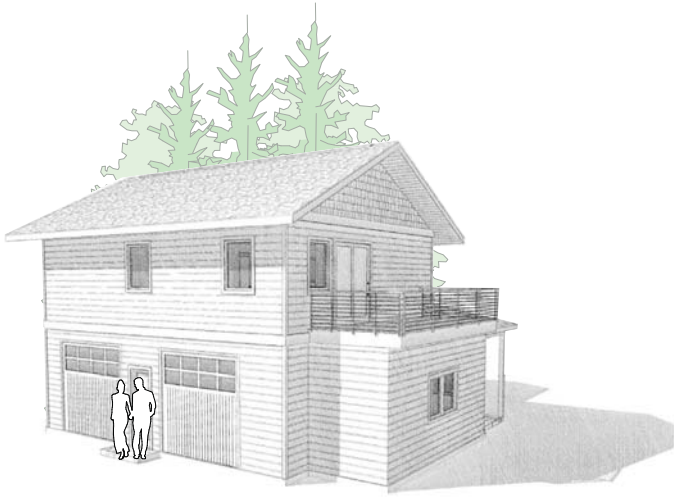
THESE DRAWINGS AND DETAILS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS AND ARE EXCLUSIVE PROPERTY OF THE DESIGNER. ANY UNAUTHORIZED USE, INCLUDING REPRODUCTION WITHOUT THE EXPRESS WRITTEN PERMISSION OF M.O.D.E. LLC IS PROHIBITED BY LAW. © 2016 M.O.D.E. LLC.



4 SOUTH PERPECTIVE



2 NORTH PERSPECTIVE



3 EAST PERSPECTIVE

1 WEST PERSPECTIVE

M.O.D.E. LLC
Chip Maguire
p.208.720.7996 chip@mode-llc.com

SCALE:

DATE: January 30 2017

Lindahl Residence

HAILEY 4th AVE. IDAHO

DESIGN REVIEW | PERSPECTIVES

A3.1

PRINT DATE: Monday, January 30, 2017

THESE DRAWINGS AND DETAILS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS AND ARE EXCLUSIVE PROPERTY OF THE DESIGNER. ANY UNAUTHORIZED USE, INCLUDING REPRODUCTION WITHOUT THE EXPRESS WRITTEN PERMISSION OF M.O.D.E. LLC IS PROHIBITED BY LAW. © 2016 M.O.D.E. LLC.

M.O.D.E. LLC

MODERN ORGANIC DWELLING ENVIRONMENTS

Project: Lindahl Residence *Date: 01.30.2017*

DESIGN REVIEW GUIDELINES

A proposed new residence for the owners Patrick & Pilar Lindahl. This new 2,007 sf. Residence & garage will sit towards the back of the property, at the alley. The garage entry will be off the alley. The roof of the house will be a slope of 6:12, which aligns with the Old Hailey standard. The colors and materials of the residence will be in the traditional "old Hailey" theme adding a classic character to the over all neighborhood. We brought the scale of the residence down by adding a covered front porch, siding breaks at the floor line, a 2nd story deck off the North side of the house. We also have added a band & shingles in the gables. The windows are to double pained with argon to lower their U-value, the walls are to be R-27, the garage slab is to be fully insulated at R-20 and the roof is to have an 18" energy heel allowing for R-60 roof.

Overall, this is a simple project that will fit in to the neighborhood very nicely and not have a visual impact from the street. It has been designed to compliment the traditional town site overlay while adding a very practical use for the owners. The garage will take the parking to the back of the house and allow for the street to be clear of three automobiles. The scale of the residence is small and with the form of the house, siding breaks and deck, brings the residence into a human scale while still allowing for full comfortable living in the Hailey town site overlay.

Respectfully,
Chip Maguire
M.O.D.E. LLC.
p.208.720.7996

Zoom/Full Screen Email Print Pin it 84 Like 1

Bayport Collection Dark Sky 10 1/4" High Outdoor Wall Light Style # M5913

Read 2 Reviews Write a Review

The bronze finish Bayport outdoor wall light is Dark Sky compliant.

$104.50 + FREE SHIPPING & FREE RETURNS*

Low Price Guarantee

QTY: 1 Add To Cart Add to Wish List Compare Items!

Save Energy! Purchase with a dimmer

In Stock - Ships in 1 to 2 Days

Need Help?

The Bayport Collection of exterior lighting offers subtle, handsome styling. This design was created according to Dark Sky standards for preserving the nighttime environment. Bayport lights offer casual charm with a seaside feel. This outdoor wall light features a bronze finish. Illuminate your outdoor spaces with this simple, distinctive fixture.

Designers Fountain® Distinctive Lighting

- Bronze finish.
- Dark Sky compliant.
- Takes one 100 watt bulb (not included).
- 10 1/4" high.
- 11" wide.
- Extends 13 1/2" from the wall.

Return to Agenda

STAFF REPORT

TO: Hailey City Council or Hailey Planning & Zoning Commission

FROM: Lisa Horowitz, Community Development Director

RE: Preliminary Plat & Annexation- Colorado Gulch Preserve

HEARING: March 13, 2017

Applicant: **CGP, L.L.C, c/o Preston Ziegler and Jeff Pfaeffle**

Project: Colorado Gulch Preserve

Request: Preliminary Plat associated with an Annexation Request

Location: Lot 1A, Block 1, Stevens Family Ranch LLC

Map 2N R18E Section 15 & 16

Property Address: N. of 81 Broadford Road near Colorado Gulch Road

Size: 24.46 Acres

Zoning: Limited Residential 2 (LR-2)

Background

CGP, LLC, represented by Galena Engineering, submitted an application for annexation of approximately 24.46 acres to be utilized for residential development. The application is accompanied by a Preliminary Plat. All lots are single family lots. Several open space parcels are also shown on the plat.

This property is within Hailey Area of City Impact (ACI). The City and County have an adopted Area of City Impact Agreement, adopted by the City on November 14, 1994 as Ordinance 649. The ACI Agreement was enacted to:

> **"..Ensure that development of land surrounding Hailey does not directly or indirectly negatively impact Hailey City services, infrastructure or quality of life; all in accordance with the Hailey Comprehensive Plan for the desirable future development of the City of Hailey."**

It is anticipated that properties within the Area of City Impact are generally appropriate for annexation into the City.

The current uses of the property are related to agriculture. Uses adjacent to the subject property include residential, open space and access to recreation (Big Wood River and Colorado Gulch Road), and Light Industrial across Broadford Road to the east. The subject property represents the southernmost extent of the City's Area of City Impact along Broadford Road. As such, it is unlikely that the City would growth further south in this direction.

Procedural History

The property referred to as "Colorado Gulch" has been previously reviewed by the City. In 2009, an application for annexation of 21.81 acres (upper bench) was made by Hartland Development Company. This application was for development of 94 residential units to be zoned General Residential (GR) zoning. This previous proposal included a mix of single family on lots ranging between 4,159 and 6,370 square feet, lots for larger custom single family homes ranging between 11,429 and 19,445 square feet and 12 triplex unit buildings intended to look like larger homes. After 5 public hearings, the Planning and Zoning Commission recommended denial of the annexation. (Note that no subdivision was reviewed by the Commission, as the City Codes in place at that time did not permit subdivision review until after annexation review was complete. The City subsequently modified the rules to allow for concurrent review.) This denial was confirmed by the Council on March 22, 2010.

Key distinctions between the previous submittal and the current submittal include:

- The Planning and Zoning Commission did not find the previous submittal to be compatible with the Comprehensive Plan due to the density of 94 units. The current proposal is for 36 units.
- Traffic impacts to Broadford Road associated with 96 units.
- Forced annexation of three associated properties was determined to be undesirable

In late 2016, the Wood River Land Trust (WRLT) acquired the adjacent 158 acres between the subject property and the river. The City of Hailey has title to conservation easement on 158-acre parcel, and the WRLT owns the underlying land. Joint efforts to plan for management and passive recreational use of this property will take place in 2017, in collaboration with neighbors and other stakeholders.

An initial public hearing on this current application was conducted by the Planning and Zoning Commission on January 23, 2017. The applicant submitted a revised plat dated 3/03/17, in response to comments from the Commission and staff.

Tonight's Hearing

- Staff suggests that tonight's hearing address:
- Water issues
- Wastewater issues
- Parks and Lands Board Recommendation

Issues related to roads and nonnotarized access are not to be covered in tonight's hearing, and will be addressed in a subsequent staff report.

Notice

Notice for the January 23, 2017, public hearing was published in the Idaho Mountain Express on January 4, 2017. The notice was mailed to property owners within 300 feet and to public agencies on January 3, 2017. The notice was posted on all boundaries of the subject property on January 16, 2017.

Standards of Evaluation for a Subdivision

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒?	☐	☐	**16.04.010 Development Standards**	**Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey, and shall be in accordance with general provisions of the Comprehensive Plan.**
			Staff Comments	

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☐	**16.04.020**	**Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.**
			Staff Comments	
☐ ?	☐	☐	**A.**	**Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.**
			Staff Comments	*Street width and alignment are acceptable; there is no pedestrian access or sidewalk zone proposed within the 60' R.O.W. section. Because this is a semi-rural subdivision on the edge of town, the Commission should discuss what pedestrian profile is appropriate. There are three potential options for sidewalk development within the subdivision (adjacent to Red Feather Way and Arrowhead Court):* 1. *Determine that this is a semi-rural subdivision and internal sidewalks are not needed. Accept an lieu fee for sidewalks to be used towards bike/pedestrian improvements on Broadford Road* 2. *Determine that this is a semi-rural subdivision and sidewalk on one side of the internal road is appropriate. In lieu payment for the other side would be collected.* 3. *Require that sidewalks be provided on both sides per the written standard.* *Street trees with irrigation shall be installed per the recommendation of the city arborist.*

				In addition, the developer will be responsible for providing the first "chip and fog seal" on the roadways after construction. See section 16.05.080 for construction inspection requirements.
☒	☐	☐	**B.**	**Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.**
			Staff Comments	*A cul-de-sac is proposed within the subdivision. Even though surrounding topography or existing platted developments do not constrain connectivity the cul-de-sac does provide access to Lots 33-36 within the subdivision. The cul-de-sac appears to comply with IFC and all other applicable codes and ordinances.*
			C.	**Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.**
			Staff Comments	*Two points of access to the proposed subdivision are shown from Broadford Road.* *These access locations are appropriate locations for project access. The applicant should conduct an updated traffic study along Broadford Road to determine impacts to neighboring properties along with an evaluation of the structural integrity and safety for the existing conditions of Broadford Road.*
☒	☐	☐	**D.**	**Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.**
			Staff Comments	*Three way intersections are proposed at the north and south entrances to the subdivision. The minimum separation requirement of 150' from the north entrance and Silver Star is met along with the south entrance and the driveway to T.L. 7505. Though the centerline of Broadford Road is not shown, it appears that all streets are intersecting at 90 degree angles.*

☐	☒	☐	**E.**	**Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.**
			Staff Comments	*Per the revised Preliminary Plat submitted 3/3/17, all but two of the proposed centerline radii exceed 89' which is the maximum allowed standard for residential streets. Staff recommends that this standard be revised to allow for larger centerline curve radii for all street classifications.*
☐?	☐	☐	**F.**	**Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.**
			Staff Comments	*A 60 foot right-of-way is proposed to accommodate Red Feather Road and Arrowhead Court. The typical road section from the proposed plans show 28 feet of pavement width with 4' shoulders which comply with the City of Hailey typical roadway section. The ditch varies from the City of Hailey typical section. The ditch section appears to be appropriate to accommodate drainage from the roadway, but is steeper than the city standard for a road-side ditch. The applicant should consider revising the side slope adjacent to the shoulder to match standard drawing 18.14.012.F.2.* *Street trees with irrigation shall be installed per the recommendation of the city arborist.*
☒	☐	☐	**G.**	**Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.**
			Staff Comments	*Roadway travel surface widths meet the City Standards.*
☐ ?	☐	☐	**H.**	**Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.**
			Staff Comments	*Roadway grades shown are less than 2%. These flat grades may affect the capacity of the proposed swale to direct runoff to the proposed catch basins and drywells. In addition, the flat grades may cause ponding and ice buildup within the roadway. However, 2% may no longer be a desirable best practice, and .5% may be acceptable.*

☐ ?	☐	☐	**I.**	**Runoff: The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm water Discharge from Construction Activity" for all construction activity affecting more than one acre**.
			Staff Comments	*The proposed project utilizes a roadway swale to direct runoff to a series of catch basins and drywells throughout the subdivision. The applicant provided drywell sizing calculations per the revised ROADS plan submitted by the applicant 3/3/17. Preliminary calculations seem adequate for the proposed development, and further review shall take place during the final design.* *Storm water infiltration beds must be located at least 25' from public water supply components. These separation requirements appear to be met per the revised Preliminary Plat submitted by the applicant 3/3/17.*
☐?	☐	☐	**J.**	**Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.**
			Staff Comments	*Street and traffic signage is shown on the Roadway Plan at the north and south intersections of Red Feather road and Broadford road. An additional sign should be placed at the intersection of Arrowhead Court and Red Feather Road. The applicant will need to provide locations at final design. Street name signs shall have a blue background and be per City Standard.* *Stop signs will be required at both intersections of Red Feather Way and Broadford Road per 18.06.016 B 1a iii based upon traffic counts provided in the Transportation Impacts section of "Colorado Gulch Subdivision Annexation Preliminary Impacts Evaluation" dated November 16, 2016.* *Speed limit signs will be required for any portion of Broadford Road annexed. Posted speed of 20 mph standard unless recommended otherwise by the traffic report.*
☒	☐	☐	**K.**	**Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.**
			Staff Comments	*All proposed street names are to be confirmed with the Blaine County Assessor.*
☐	☐	☒	**L.**	**Private Streets:**
			Staff Comments	*NA*
☐	☐	☒	**L. 1.**	**Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner's association.**

			Staff Comments	*NA*
☐	☐	☒	**L. 2.**	**Private streets, wherever possible, shall provide interconnection with other public streets and private streets.**
			Staff Comments	*NA*
☐	☐	☒	**L. 3.**	**The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.**
			Staff Comments	*NA*
☐	☐	☒	**L. 4.**	**Private street names shall not end with the word "Road", "Boulevard", "Avenue", "Drive" or "Street". Private streets serving five (5) or fewer dwelling units shall not be named.**
			Staff Comments	*NA*
☐	☐	☒	**L. 5.**	**Private streets shall have adequate and unencumbered 10-foot wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.**
			Staff Comments	*NA*
☐	☐	☒	**L. 6.**	**Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (*e.g.*, between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10'x20') if angle parking, or ten feet by twenty four feet (10'x24') if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or other all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.**
			Staff Comments	*NA*
☐	☐	☒	**M.**	**Driveways:**
			Staff Comments	*No driveways are proposed at this time.*

☐	☐	☒	**M. 1.**	**Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (*e.g.*, no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.**
			Staff Comments	*No driveways are proposed at this time.*
☐	☐	☒	**M. 2.**	**Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths:** **a. Accessing one residential unit: twelve feet (12')** **b. Accessing two residential units: sixteen feet (16')** **No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.**
			Staff Comments	*No driveways are proposed at this time.*
☐	☐	☒	**M. 3.**	**Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.**
			Staff Comments	*No driveways are proposed at this time.*
☐	☐	☒	**M. 4.**	**Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.**
			Staff Comments	*No driveways are proposed at this time.*
☐	☐	☒	**M. 5.**	**The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.**
			Staff Comments	*No driveways are proposed at this time.*
☒	☐	☐	**M. 6.**	**No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.**
			Staff Comments	*1. No paving within 10' of any property line in the city right of ways.*

				2. No driveways are shown, but it is likely these standards can be achieved.
☐	☐	☒	**N.**	**Parking Access Lane: A parking access lane shall not be considered a street, but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.**
			Staff Comments	*NA*
☐	☐	☒	**O.**	**Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.**
			Staff Comments	*NA*

16.04.060: Sidewalks and Drainage Improvements

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐ ?	☐	☐	**A.**	**Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable city standards, except as otherwise provided herein.**
			Staff Comments	*No sidewalks are proposed within the development to provide pedestrian access. Additionally there are no proposed sidewalks proposed adjacent to Broadford road. Broadford road is designated as a residential collector with bicycle corridor. Alta Engineering is under contract to provide recommendations for bicycle/pedestrian improvements on Broadford Road. This item will be addressed most likely at the April meeting.* *Street trees and irrigation shall be installed per the city arborist along Red Feather Way and Arrowhead Court.* *Drainage improvements are shown within the development. The existing drainage swale along the west side of Broadford Road may need to be re-graded to provide for driver safety to meet Hailey standard drawing 18.14.012.F.2.*
☐ ?	☐	☐	**B.**	**The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.**
			Staff Comments	*No sidewalk is shown within the development or along Broadford road.*
☐ ?	☐	☐	**C.**	**New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.**
			Staff Comments	*No sidewalks are shown. Staff recommends that a bike/pedestrian path for Broadford Road be developed as part of this process. This application would be required to contribute a proportionate share of those improvements.*

☐ ?	☐	☐	**D.**	**Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.**
			Staff Comments	*No sidewalks are shown. Staff recommends that a bike/pedestrian path for Broadford Road be developed as part of this process. This application would be required to contribute a proportionate share of those improvements.*
☐	☐	☒	**E.**	**The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.**
			Staff Comments	*NA*

16.04.040: Alleys and Easements

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**A.**	**Alleys:**
			Staff Comments	*NA*
☐	☐	☒	**A. 1.**	**Alleys shall be provided in all Business District and Limited Business District developments where feasible.**
			Staff Comments	*NA*
☐	☐	☒	**A. 2.**	**The minimum width of an alley shall be twenty six (26') feet.**
			Staff Comments	*NA*
☐	☐	☒	**A. 3.**	**All alleys shall be dedicated to the public or provide for public access.**
			Staff Comments	*NA*
☒	☐	☐	**A. 4.**	**All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.**
			Staff Comments	*All infrastructure proposed to be installed underground.*
☐	☐	☒	**A. 5.**	**Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local**

				regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.
			Staff Comments	*NA*
☐	☐	☒	**A. 6.**	**Dead-end alleys shall not be allowed.**
			Staff Comments	*NA*
☒	☐	☐	**A. 7.**	**Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.**
			Staff Comments	*Preliminary Plat does not show public utility easements alongside and rear lot lines. Staff does not find these easements to be necessary in most instances if alleys are not present.*
				Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:
☒?	☐	☐	**B.**	
			Staff Comments	*Snow storage easements of 10' are shown along both sides of Red Feather road and Arrowhead court.* *An easement on Parcel C to benefit the City of Hailey is required for access and maintenance of the lift station.* *Parcel E should include a snow storage easement to benefit the City of Hailey.* *Parcel A shall include a public utility easement for the extension of a public water main and/or sewer main for the future service of TL 7731 and 7732.*
☒?	☐	☐	**B. 1.**	**To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot wide fisherman's access easement, measured from the Mean High Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.**
			Staff Comments	*Utility and snow storage easements are shown.* *Southern-most waterline connection not shown on plans. Existing or proposed easement necessary to make connection not shown.*

☐	☒	☐	**B. 2.**	**To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.**
			Staff Comments	*The Impact Evaluation Statement says that wetlands exist in the development area. These wetlands should be delineated so that appropriate setbacks can be identified on the plat.*
☐	☒	☐	**B. 3.**	**To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.**
			Staff Comments	1. *Snow storage easements are provided, but area calculations are not. Additional information will be necessary to determine compliance.* 2. *Snow storage areas should not have encroachments impeding snow storage.*

16.04.050: Blocks

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**16.04.050**	**Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.**
			Staff Comments	*Blocks 1 and 2 meet this standard.*

16.04.060: Lots

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

☐ ?	☐	☐	**16.04.060**	**Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.**
			Staff Comments	*All lots meet the minimum lot size of 12,000 square feet for the proposed LR-2 zoning district. Ten (10) of the thirty-six (36) lots exceed one-half acre (21,780 square feet). These are Lots 6, 7, 9, 10-12, 16-19. A plat note (note 1) is provided that limits irrigation to ½ acre. This subdivision is on the "edge" of Hailey, and the larger lots serve as a reasonable transition to the more rural development along Broadford Road. The commission and council should determine if this meets the intent of the "City will generally not approve single-family residential lots larger than one half acre" language of this standard.*
☒	☐	☐	**A.**	**If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.**
			Staff Comments	*Nine (9) lots are more than 24,000 square feet. It appears unlikely from the layout of the lots that further subdivision is planned.*
☒	☐	☐	**B.**	**Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).**
			Staff Comments	*No double frontage lots are created.*
☒	☐	☐	**C.**	**No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as "parcels" on the plat. Green Space shall be clearly designated as such on the plat.**
			Staff Comments	*Parcels A, B, C and E are dedicated as open space parcels to the benefit of property owners within the subdivision. Parcel D is dedicated as open space to benefit the property owners within the subdivision and satisfy the city park requirement. The P & L Board recommends that this be modified to be for the benefit of the public.*
☐ ?	☐	☐	**D.**	**A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the "flagpole" projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The "flagpole" portion of the lot shall be included in lot area, but shall not be considered in determining minimum lot width. The "flagpole" shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other**

				applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.
			Staff Comments	*There are five (5) lots (Lots 6, 7, 18, 34, 35) whose frontage is less than the 75' minimum lot width for the LR-2 zoning district, some of which can be considered flag lots. In each case, the width of the flag is adequate to accommodate driveways and snow storage. It should be noted the portions of these lots that are less than 75' in width are unbuildable portions of the lot, by the city's lot width definition. However, these "flag" lots have a modestly sized flag portion, and do not appear out of character with the subdivision. The Commission should discuss this standard.*
☒	☐	☐	**E.**	**All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Sections 4.1.11.1 and 4.5.4 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.**
			Staff Comments	*All lots have adequate street frontage.*
☐	☐	☒	**F.**	**In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e. lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.**
			Staff Comments	*N/A*

16.04.070: Orderly Development

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**A.**	**Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.**
			Staff Comments	*N/A*
☐	☐	☒	**B.**	**<u>Agreement:</u> Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.**
			Staff Comments	*N/A*
☐ ?	☐	☐	**C.**	**<u>Mitigation of Negative Effects:</u> No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following:**

				1. Provision of on-site or off-site street or intersection improvements. **2. Provision of other off-site improvements.** **3. Dedications and/or public improvements on property frontages.** **4. Dedication or provision of parks or green space.** **5. Provision of public service facilities.** **6. Construction of flood control canals or devices.** **7. Provisions for ongoing maintenance.**
			Staff Comments	*Refer to the applicant's Impact Assessment* *The city's existing water system is nearly at its FIRM capacity. One potential mitigation option to offset the additional demand of the proposed development includes the use of the existing irrigation surface water right for irrigation of all proposed residential lots. This would include expanding the proposed irrigation system by providing a service line to each lot in addition to Parcels A and B.* *A traffic study has been provided by the applicant and will be analyzed for a future meeting, likely in April. This includes analysis of bicycle/pedestrian improvements.* *An investigation into the health and capacity of Broadford Road is underway to determine the necessity of any improvements as a result of the proposed development. Staff will recommend that the applicant participate in their proportionate share of improvements needed to Broadford Road. Analysis of this investigation will be provided by staff for a future meeting.*
☐	☐	☒	**D.**	**When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:** **1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.** **2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations.** **3. Water main lines and sewer main lines shall be designed in the most effective layout feasible.** **4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.** **5. Park land shall be most appropriately located on the Contiguous Parcels.** **6. Grading and drainage shall be appropriate to the Contiguous Parcels.** **7. Development shall avoid easements and hazardous or sensitive natural resource areas.** **The commission and council may require that any or all contiguous parcels be included in the subdivision.**
			Staff Comments	*N/A*

16.04.080: Perimeter Walls, Gates and Berms

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒ ?	☐	☐	**16.04.080**	**The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.**
			Staff Comments	*No perimeter gate is proposed. A perimeter berm exists on the north and east sides of the proposed development. The eastern berm is represented in the revised Preliminary Plat and ROADS plan submitted 3/3/17. The northern berm is not represented on the plans and should be removed during construction if not shown as existing topographic data on final design plans.*

16.04.090: Cuts, Fills, Grading and Drainage

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**A.**	**Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.**
			Staff Comments	*Proposed grading shown on revised Preliminary Plat and ROADS plan submitted by the applicant on 3/3/17. Minimal disturbance proposed and no fill is proposed within the floodplain.*
☒	☐	☐	**A. 1.**	**A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.**
			Staff Comments	*A geotechnical report has not been submitted. Since proposed grading is minimal, a full geo-technical report is likely not necessary.*
☒	☐	☐	**A. 2.**	**A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information:** **a. Proposed contours at a maximum of two (2) foot contour intervals;** **b. Cut and fill banks in pad elevations;** **c. Drainage patterns;** **d. Areas where trees and/or natural vegetation will be preserved;** **e. Location of all street and utility improvements including driveways to building envelopes; and**

				f. Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.
			Staff Comments	*Proposed grading shown on revised Preliminary Plat and ROADS plan submitted by the applicant on 3/3/17. Drainage patterns are reasonable and minimal disturbance is proposed. Building envelopes shown on lots 6-19 (adjacent to or including floodplain).*
☒	☐	☐	**B.**	**Design Standards: The proposed subdivision shall conform to the following design standards:**
			Staff Comments	
			B. 1.	**Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.**
☐ ?	☐	☐	**B. 2.**	**Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.**
			Staff Comments	*A 2:1 to 3:1 slope exists on the west side of Lots 6-19 that is approximately 8 feet high. This slope is not excluded from building envelopes in the current proposal. This should be discussed by the Commission.*
☒	☐	☐	**B. 3.**	**Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.**
			Staff Comments	*Erosion control and re-vegetation shall be included in final design.*
☒	☐	☐	**B. 4.**	**Where cuts, fills or other excavation are necessary, the following development standards shall apply:** **a. Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.** **b. Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM).** **c. Cut slopes shall be no steeper than two horizontal to one vertical. Subsurface drainage shall be provided as necessary for stability.** **d. Fill slopes shall be no steeper than three horizontal to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope.** **e. Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures.**

			Staff Comments	*Proposed grading appears to meet standards; further review shall take place during final design.*
☒	☐	☐	**B. 5.**	**The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by planning staff and shall meet the approval of the city engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm-water Discharge from Construction Activity" for all construction activity affecting more than one acre.**
			Staff Comments	*Drainage structures are shown on the plans. Proposed drywell sizing per revised ROADS plan submitted 3/3/17 is sufficient for proposed drainage.* *A Storm Water Pollution Prevention Plan (SWPPP) will be necessary for any disturbances greater than 1 acre, and should be provided at final design.*

16.04.100: Overlay Districts

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐ ?	☐	☒	**A.**	**Flood Hazard Overlay District:**
			Staff Comments	
☐	☐	☐	**A. 1.**	**Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.**
			Staff Comments	*A plat note should be added advising owners and potential owners of lots containing flood plain of the regulations and restrictions of 4.10.*
☒ ?	☐	☐	**A. 2.**	**Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.**
			Staff Comments	*Building envelopes for Lots 6-19 are shown on the revised Preliminary Plat submitted 3/3/17.* *The Commission should discuss whether the building envelopes on these lots should be at the top of the slope or the bottom of the slope. The slope height varies from 5' to about 9'. Allowing the building envelope to be at the bottom of the slope (but outside of the floodplain) could allow for daylight patios and other recessed building features.*
☐	☐	☒	**A. 3.**	**Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.**
			Staff Comments	*N/A*

☐	☐	☒	**B.**	**Hillside Overlay District:**
			Staff Comments	
☐	☐	☒	**B. 1.**	**Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance.**
			Staff Comments	*N/A*
☐	☐	☒	**B. 2.**	**Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.**
			Staff Comments	*N/A*
☐	☐	☒	**B. 3.**	**All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.**
			Staff Comments	*N/A*

16.04.110: Parks, Pathways and Other Green Spaces

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☐	**A.**	**Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.**
			Staff Comments	*Numerous open space parcels and a pathway to Parcel D are shown on the plans.*
☐	☐	☐	**A. 1.**	**Parks:**
☐			***Staff Comments***	
☐	☐	☐	**A. 1. a.**	**The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:** **P = x multiplied by .0277** **"P" is the Parks contribution in acres**

				"x" is the number of single family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, "x" is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations
			Staff Comments	*Mathematical calculations of this formula result in the following requirements:* *Project Buildout: .0277 x 36 = 1.0 acres* *Parcel D dedicated as Park = 3.25 acres* *The park in Parcel D is greater than the required park contribution. The Parks and Lands Board met on February 21st to make a recommendation regarding park lands for this application, which is attached to this report. Note that the land needs to be for the benefit of the pubic to be acceptable as park dedication.*
☐	☐	☐	**A.1.b**	**In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a Park shall be reduced by 75%, but in no event shall the area required for a Park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.**
			Staff Comments	
☐	☐	☐	**A. 2.**	**Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on city property adjacent to the property to be subdivided, and sidewalks required by this ordinance.**
			Staff Comments	

☐	☐	☐	**B.**	**Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:** **1. By the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or** **2. By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies),** **3. Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units.** **4. Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.**
			Staff Comments	
☒	☐	☐	**C.**	**Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.**
			Staff Comments	*The Parks and Lands Board met on February 21st to make a recommendation regarding park lands for this application, attached to this report. Staff suggests that their recommendations be made conditions of approval.*
			D.	**Minimum Requirements:**
☐	☐	☐	**D. 1.**	**Private Green Space: Use and maintenance of any privately owned green space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.**
			Staff Comments	
☒	☐	☐	**D. 2.**	**Neighborhood Park: A neighborhood park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A neighborhood park shall be deeded to the City upon completion, unless otherwise agreed upon by the developer and City.**

			Staff Comments	*The Parks and Lands Board found that this area proposed for dedication is not a "traditional" park, and that it would not be appropriate to build a traditional park in this location. The passive open space as proposed is compatible with the Wood River Land Trust management plans for the larger adjacent parcel. The parcel needs to be platted as open to the general public.*
☐	☐	☐	**D. 3.**	**Mini Park: A mini park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All mini parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation.**
			Staff Comments	
☐	☐	☐	**D. 4.**	**Park/Cultural Space: A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more parks or park/cultural spaces.**
			Staff Comments	
☐ ?	☐	☐	**D. 5.**	**Pathway: Pathways shall have a minimum twenty foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan, or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a Park for every square foot of qualified dedicated Pathway right-of-way.**
			Staff Comments	*The primary pathway shown to access Parcel D has a 15 foot right-of-way, which should be widened to 20'. Improvements to this path are not shown at this time. Signage should be developed in collaboration with the Land Trust and City Parks staff.*
☒	☐	☐	**E.**	**Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):**
			Staff Comments	*See attached memo from the Parks and Lands Board*
☒	☐	☐	**E. 1.**	**Shall meet the minimum applicable requirements required by 4.10.04 of this section.**
			Staff Comments	*See attached memo from the Parks and Lands Board*
☒	☐	☐	**E. 2.**	**Shall provide safe and convenient access, including ADA standards.**
			Staff Comments	*Grade has not been determined for the easement, which will be unpaved. ADA access to the larger Colorado Gulch parcel will be created.*

☐ ?	☐	☐	**E. 3.**	**Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.**
			Staff Comments	*See attached memo from the Parks and Lands Board*
☒	☐	☐	**E. 4.**	**Shall be configured in size, shape, topography and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drainways, floodways and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.**
			Staff Comments	*The Parks and Lands Board found that this area proposed fro dedication is not a "traditional" park, and that it would not be appropriate to build a traditional park in this location. The passive open space as proposed is compatible with the Wood River Land Trust management plans for the larger adjacent parcel. The parcel needs to be platted as open to the general public*
☒	☐	☐	**E. 5.**	**Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.**
			Staff Comments	*The open space parcel will remain largely as-is.*
☒	☐	☐	**E. 6.**	**Shall require low maintenance, or provide for maintenance or maintenance endowment.**
			Staff Comments	*While a maintenance plan has not yet been developed, city staff are in discussion with the WRLT.*
☐ ?	☐	☐	**F.**	**Specific Pathway Standards: All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):**
			Staff Comments	.
☐	☐	☐	**F. 1.**	**Shall meet the minimum applicable requirements required by section 4.10.04 of this section.**
			Staff Comments	***Easement to be widened to 20'.***
☒	☐	☐	**F. 2.**	**Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.**
			Staff Comments	*An overall Master Plan for the Hailey Greenway is underway, which will inform connections from this parcel to the rest of the greenway.*
☒	☐	☐	**G.**	**Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):**
			Staff Comments	
☒	☐	☐	**G. 1.**	**Shall meet the minimum applicable requirements required by section 4.10.04 of this section.**

			Staff Comments	*See attached memo from the Parks and Lands Board*
☒	☐	☐	**G. 2.**	**Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).**
			Staff Comments	*See attached memo from the Parks and Lands Board*
☒	☐	☐	**G. 3.**	**The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.**
			Staff Comments	*See attached memo from the Parks and Lands Board*
☐	☐	☐x	**G. 4.**	**The private ownership and maintenance of green space shall be adequately provided for by written agreement.**
			Staff Comments	*N/A*
☐	☐	☐	**H.**	**In-Lieu Contributions:**
			Staff Comments	
☐	☐	☒	**H. 1.**	**After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.**
			Staff Comments	.
☐	☐	☒	**H. 2.**	**The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (*e.g.*, square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (*e.g.*, $/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in Sections 4.10.5.4 and 4.10.5.5 of this ordinance. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.**
			Staff Comments	. *N/A*
☐	☐	☒	**H. 3.**	**Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.**
			Staff Comments	*N/A*

☐	☐	☒	**H. 4.**	**In-lieu contributions must be segregated by the City and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.**
			Staff Comments	*N/A*

16.05: Improvements Required:

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☐	**16.05.010**	**Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.**
			Staff Comments	*The applicant intends to construct all necessary infrastructure if the project is approved.*
☐	☐	☐	**A.**	**Plans Filed, Maintained: Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.**
			Staff Comments	
☐	☐	☐	**B.**	**Preconstruction Meeting: Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.**
			Staff Comments	
☐	☐	☐	**C.**	**Term Of Guarantee Of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the city engineer, except that parks shall be guaranteed and maintained by the developer for a period of two years.**
			Staff Comments	

16.05.020: Streets, Sidewalks, Lighting, Landscaping

☐	☐	☐	**16.05.020**	**Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the city engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix, and shall chip-seal streets and alleys within one year of construction.**
			Staff Comments	*Applicant is proposing to pay in-lieu of providing sidewalks, curb and gutter on Broadford Road. In-lieu fees may be required omitted sidewalk on Red Feather Way or Arrowhead Court.*
☒	☐	☐	**A.**	**Street Cuts: Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)**
			Staff Comments	*Street cuts for the installation of the two 8-inch water line connections across Broadford Road shall be per this standard.*
☒?	☐	☐	**B.**	**Signage: Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.**
			Staff Comments	*Street signs are shown on the north and south entrances to the subdivision along Broadford road. An additional sign should be placed at the intersection of Red Feather road and Arrowhead court.* *Stop signs will be required at both intersections of Red Feather Way and Broadford Road per 18.06.016 B 1a iii based upon traffic counts provided in the Transportation Impacts section of "Colorado Gulch Subdivision Annexation Preliminary Impacts Evaluation" dated November 16, 2016.* *Speed limit signs will be required for any portion of Broadford Road annexed. Posted speed of 20 mph standard unless recommended otherwise by sealed traffic report.*
☐	☐	☒	**C.**	**Streetlights: Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIIIB of the Hailey Zoning Ordinance.**
			Staff Comments	*No street lights are shown.*
16.05.030: Sewer Connections				

☒	☐	☐	**16.05.030**	**Sewer Connections: The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the city engineer for review and approval. At the city engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.**
			Staff Comments	*8-inch sewer mains are proposed to gravity feed the subdivision to the south. A lift station will then pump the effluent to the existing Electra Lift Station.* *The preference of both staff and the applicant is to avoid a new lift station by installing gravity sewer line from the proposed development south, parallel with Broadford Road, to the existing Electra Lift Station. If gravity flow to the Electra Lift Station is not possible, a new lift station as shown in the revised plans received 3/3/17 shall be installed and the new pressure line shall tee into the existing 10" force main located in Broadford Road.* *<u>Staff and the applicant conducted a capacity investigation of three components of the existing City of Hailey sewer system.</u>* *1.* ***Wastewater Treatment Plant****: based upon 2012 Corollo "Wastewater Facilities Plan".* *The treatment plan is currently operating near its firm capacity. The firm capacity is the flow rate the plant can handle without redundant systems; the limiting component of the Hailey Treatment Plant is the capacity of one SBR basin (there are two basins). If one basin requires maintenance, the second can only handle a flow rate of approximately 0.7 mgd. The treatment plant may not be able to meet the requirements of its current permit if one basin has to be "off-line" for extended periods. The firm capacity is approximately 50% of the treatment facility capacity. As the applicant stated in response to the staff punch list memo, plant upgrades may not need to be initiated until the facility is at 85% of design capacity.* *Assuming a wastewater production rate per connection of 215 gpd, the treatment facility has the capacity for approximately 1,600 new connections before 85% of the plant capacity is reached. The proposed Colorado Gulch Preserve Subdivision is proposing 36 new connections which is 2.3% of the available new connections.* *The "Wastewater Facilities Plan" does not clearly estimate the infill potential within the city limits; however, the city feels that because the proposed development is a small percentage of possible new connections, the treatment plant has the capacity to accept wastewater from the proposed Colorado Gulch Subdivision.*

				2. ***Riverside Lift Station and Force Main****: based upon 2012 Corollo "Wastewater Facilities Plan" and flow data collected by the City of Hailey Wastewater Department.* *See the applicant submitted analysis of the peak hour wastewater flow based upon the actual observed peak hour flow and the theoretical peak hour flow using a peaking factor of 3.2. The observed peak flow was 74% of the theoretical peak flow.* *Using the theoretical peak hour flow and capacity approximations from the "Wastewater Facilities Plan", the applicant determined the Riverside Lift Station is currently operating at 60% of capacity and the 10" force main is operating at 42% capacity.* *Staff agrees with the applicant's analysis that the existing Riverside Lift Station and force main have capacity to accept wastewater from the proposed Colorado Gulch Subdivision (approximately 7,740 gpd).* 3. ***Electra Lift Station****: based upon pump station data collected by the City of Hailey Wastewater Department.* *The Electra Lift Station is a 72" diameter wet well with two Flygt pumps design to operate alternately with a design flow rate capacity of 1,700-3,200 gpm. The system is currently programmed so only one pump is currently operating but the second can switch on if necessary to keep up with the incoming flow.* *The applicant provided analysis of the pump station data collected by the wastewater department shows that one pump is conservatively operating at 600 gpm. At a minimum, the pump is operating at 418 gpm and at a maximum of 1066 gpm. Theoretically, assuming that if one of the two pumps operates for an entire hour, the flow rate x 60 minutes is the capacity of the lift station. On average, the capacity of the lift station is 36,000 gph. At a minimum, the lift station has a capacity of 25,080 gph. At a maximum, the lift station has a capacity of 63,960 gph.* *The existing flow at the Electra Lift Station per the applicant's analysis of collected data is 2,466 gph. The total daily flow for the proposed Colorado Gulch Preserve of 7,740 gpd, the peak hour flow for the proposed subdivision is 1,032 gph using a peak hour factor of 3.2 ([7,740 / 24] * 3.2 = 1032 gph). The proposed flow at the Electra Lift Station including the Colorado Gulch Preserve is approximately 3,500 gph.* *The proposed flow at the Electra Lift station would be 10% of the average capacity of the system. Staff agrees with the applicant that the existing lift station has capacity for the proposed Colorado Gulch Preserve Subdivision.*

				To summarize, staff feels that the existing treatment facility, Riverside pump station and force main, and Electra lift station all have capacity for the minimal impacts of the proposed Colorado Gulch Preserve Subdivision.
16.05.040: Water Connections				
☒?	☐	☐	**A.**	**Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the city engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the city engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.**
			Staff Comments	*8-inch water mains are shown connecting into the existing water system with two connection points within the Airport West Subdivision. If Parcel A on the east side of Broadford Road changes ownership in the future, the city may require easements across Parcel A to accommodate these connections. Final design plans shall show connections to existing water lines. Future expansion options of the water system to provide service to Tax lots 7731 and 7732 to the north shall be included in the final design. One potential option includes the installation of a tee near the northern intersection of Broadford Road and Red Feather Way for the future installation of a main through Parcel A.* *The applicant is proposing the use an existing surface water right to irrigate all open space parcels. See the water rights summary submitted by the applicant 3/3/17. The water right authorizes the irrigation of a total of 23.6 acres using 0.41 cfs.* *10' horizontal separation of parallel and 3' vertical separation of crossing potable and nonpotable utilities shall be maintained.* *International Fire Code requires hydrants to be located adjacent to intersections and every 500'. The submitted plans show hydrants at each intersection of Broadford Road and Red Feather Way. It appears that hydrants proposed within the development are separated by approximately 500'; however, no centerline stationing is provided. Spacing shall be confirmed on final design plans. Fire suppression water demands shall be 1,500 gal/min.* *<u>Staff and the applicant conducted a capacity analysis of the existing City of Hailey water system using the "Water System Master Plan" dated May 2015 by SPF Water Engineering.</u>* • ***Capacity:***

				The City of Hailey's water system has a firm capacity of 7.3 mgd which is the total potable water source capacity (9.79 mgd) minus its largest well source. Based upon the "Water System Master Plan", the city's 5-year average water usage is 7.0 mgd. The city is not exceeding its firm capacity; however, with anticipated growth within the city limits, use is anticipated to reach the firm capacity in 2019. • ***Proposed Development Demand:*** *Per the Annexation Preliminary Impact Evaluation for Colorado Gulch Preserve, the applicant anticipates water usage to be approximately 30,240 gpd. Using a peak factor of 2.4 from the "Water System Master Plan", the peak seasonal usage is approximately 75,600 gpd (2,100 gpd x 36 lots). For the purposes of this analysis, staff has assumed the difference between average water usage and the seasonal peak water usage to be the volume of irrigation water necessary to serve the subdivision. The proposed Colorado Gulch Preserve average water usage is a small percentage of the total city water usage, approximately 0.5% (1% using the seasonal daily peak).* *Staff recommends that the council considers providing potable water service to the proposed Colorado Gulch Preserve if the applicant is willing to utilize its existing surface water rights to provide irrigation to each residential lot and for right-of-way landscaping including street trees in addition to all open space parcels.*
☐	☐	☒	**B.**	**Townsite Overlay: Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.**
			Staff Comments	*N/A*
16.05.050: Drainage				
☒	☐	☐	**16.05.050**	**Drainage: The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the city engineer or his authorized representative. (Ord. 1191, 2015)**
			Staff Comments	*Generally speaking, the overall concept appears acceptable. Catch Basins and Drywells shall be compliant with City Standards.* *Storm water infiltration beds must be located at least 25' from public water supply components. Proposed drywells appear to meet this separation requirement.*

				Adequate storm water infiltration calculations have been provided per revised ROADS plan submitted 3/3/17. Additional details, etc. will be required at final design.
16.05.060: Utilities				
☒	☐	☐	**16.05.060**	**Utilities: The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.**
			Staff Comments	*No dry utilities shown, though the concept appears to generally address these issues. Additional utility company comment and engineering details will be required at final design.*
16.05.070: Parks, Green Space				
☐	☐	☐	**16.05.070**	**Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.**
			Staff Comments	
16.05.080: Installation To Specifications; Inspections				
☒ ?	☐	☐	**16.05.080**	**Installation to Specifications; Inspections: All improvements are to be installed under the specifications and inspection of the city engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.**
			Staff Comments	*An inspection schedule will be established for any/all components at final design. All infrastructure must meet City of Hailey Specifications and will be further evaluated in greater detail at final design. The inspection process of the proposed public improvements shall include materials testing to insure the compliance with City of Hailey code.* *The City will need to select an inspector, to be paid for by the applicant, for all water, sewer, and roadway infrastructure during construction.*

16.05.090: Completion; Inspections; Acceptance				
☐	☐	☒	**A.**	**Installation of all infrastructure improvements must be completed by the developer, and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the city engineer, and appropriate City departments to determine a punch list of items for final acceptance.**
			Staff Comments	*This would be required if this were to become a municipal project.*
☐	☐	☒	**B.**	**The developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)**
			Staff Comments	*Completion of all major infrastructure by the developer is preferred over bonding.*
16.05.100: As Built Plans and Specifications				
☐	☐	☒	**16.05.100**	**As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of "as-built plans and specifications" certified by the developer's engineer shall be filed with the city engineer. (Ord. 1191, 2015)**
			Staff Comments	*As-built drawings will be required if this becomes a municipal project.*

Additional Comments:

1. A plat note should be added advising buyers and potential buyers of the Light Industrial zoning and uses on the east side of Broadford Road and that heavy equipment may operate at any time of day.
2. Plat note on floodplain
3. Final Erosion Control Plan
4. Building envelopes to include slope or no?
5. Park land to be dedicated for the benefit of the public and so noted on the plat
6. Easement access park land to be increased to 20'

7. Appropriate signage for the open space to be developed in collaboration with the City and Wood River Land Trust, and to be installed prior to final plat.
8. Street trees and irrigation to be added per the City Arborist memo.
9. Centerline radii do not satisfy city code, but staff recommends accepting proposed road alignment design and considering amendment of code.
10. Preliminary storm water calculations are acceptable to staff.
11. Sanitary sewer: existing infrastructure has capacity for propose development.
12. Water: existing infrastructure capacity is limited- requesting applicant to serve all residential lots and open space with existing water right should be considered.

COLORADO GULCH PRESERVE
LOT COUNT

TOTAL LOTS = 36

TOTAL ACREAGE = 24.46

TOTAL LOTS PER ACRE = 1.47

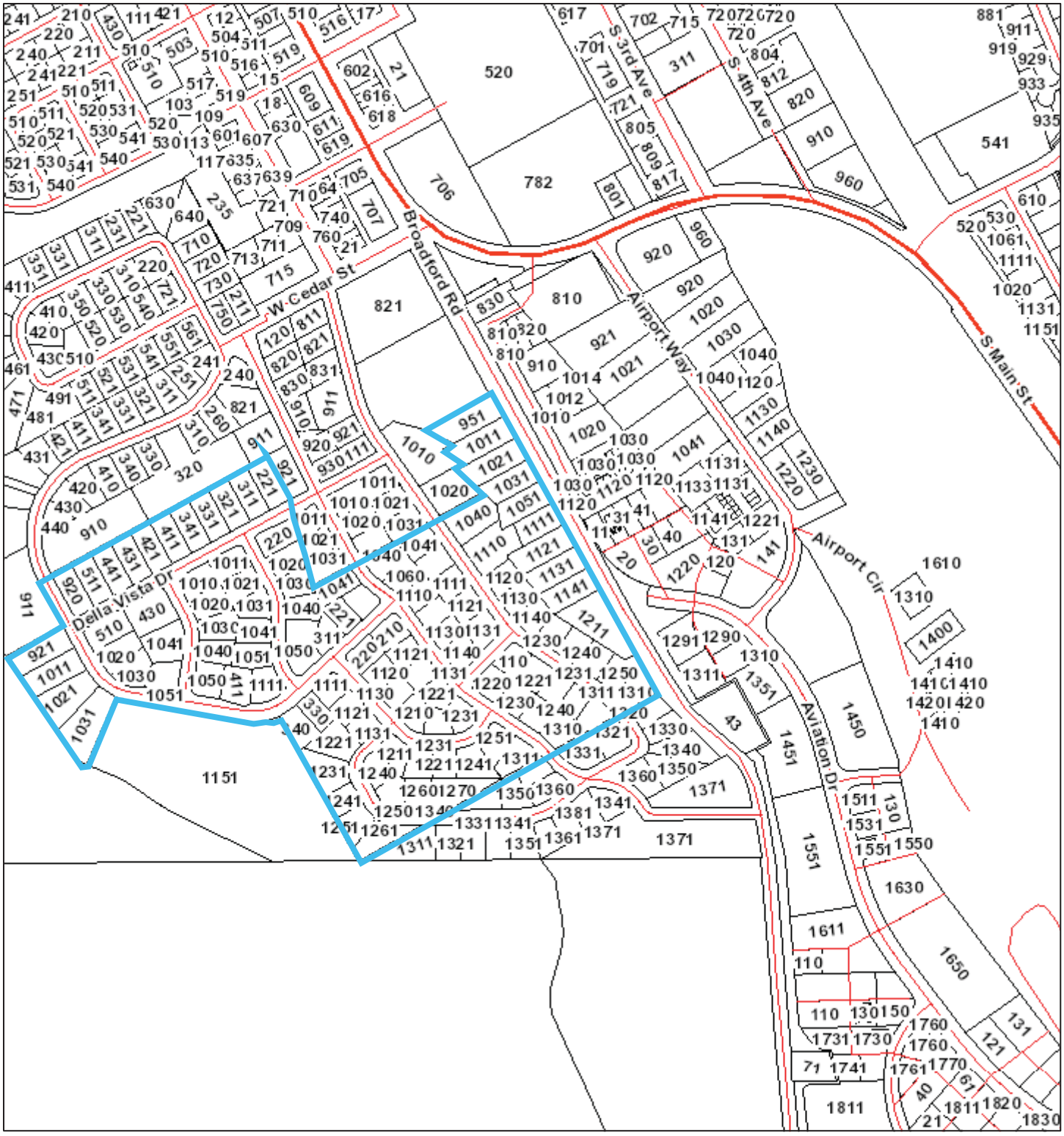
Galena Engineering Inc.

Civil Engineers & Land Surveyors
317 North River Street
Hailey, Idaho 83333
(208) 788-1705
(208) 788-4612 fax
email galena@galena-engineering.com

DENSITY CALCULATIONS FOR
COLORADO GULCH PRESERVE
WITHIN SECTIONS 15, 16, & 21, T.2N., R.18E., B.M., BLAINE COUNTY, IDAHO
PREPARED FOR JEFF PFAEFFLE

PROJECT INFORMATION

Land Use Information Map



March 2, 2017

1:6,839

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

DELLA VIEW SUBDIVISION LOT COUNT

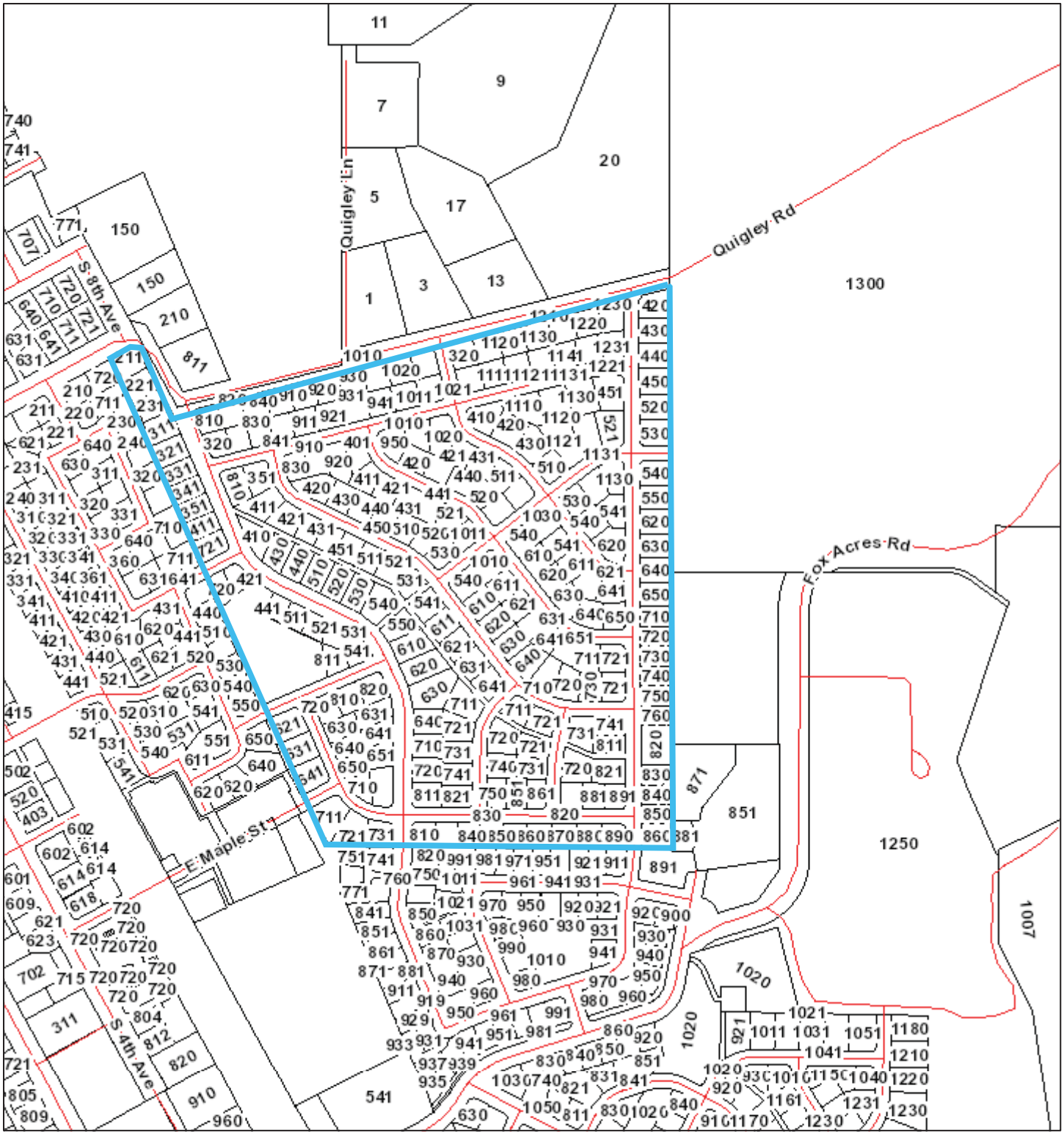
TOTAL LOTS = 114

TOTAL ACREAGE = 53.23 ACRES

TOTAL LOTS PER ACRE = 2.14

Made by: Blaine County GIS

Land Use Information Map



March 2, 2017

1:6,839

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

DEERFIELD SUBDIVISION LOT COUNT

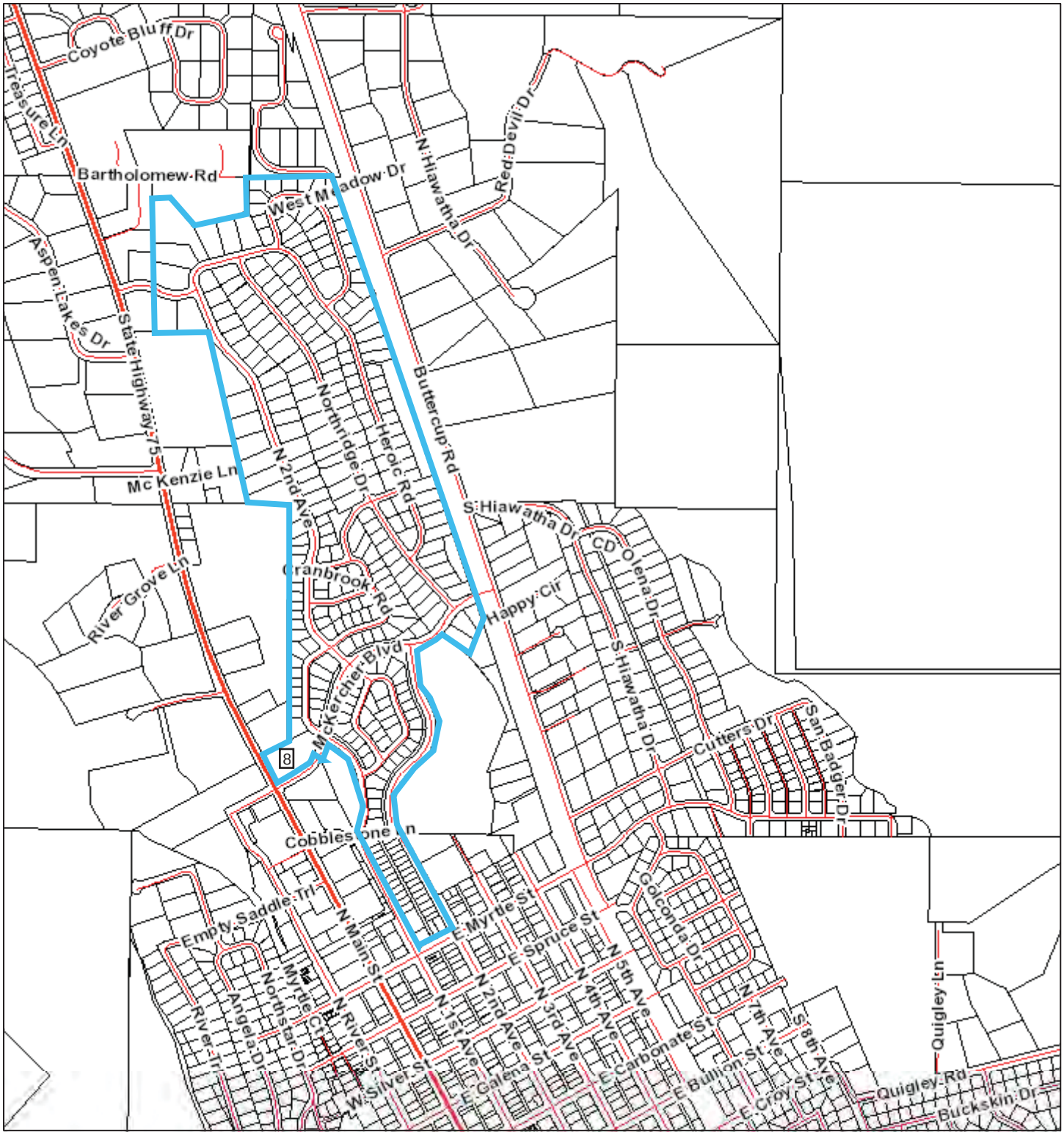
TOTAL LOTS = 231

TOTAL ACREAGE = 84.19 ACRES

TOTAL LOTS PER ACRE = 2.74

Made by: Blaine County GIS

Land Use Information Map



March 2, 2017

1:13,678

0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

NORTHRIDGE SUBDIVISION LOT COUNT

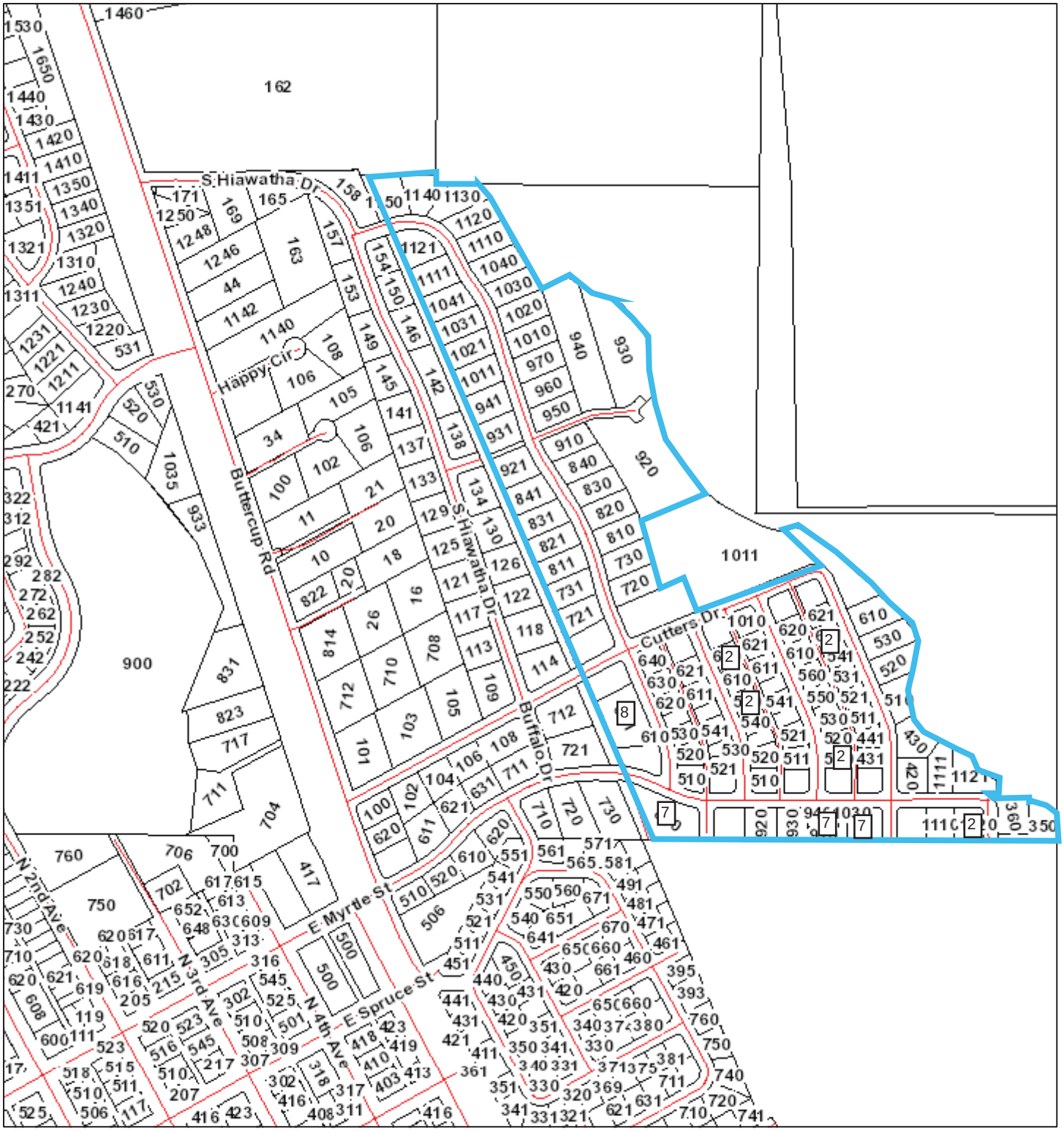
TOTAL LOTS = 337

TOTAL ACREAGE = 157.58 ACRES

TOTAL LOTS PER ACRE = 2.13

Made by: Blaine County GIS

Land Use Information Map



March 2, 2017

1:6,839

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

OLD CUTTERS SUBDIVISION LOT COUNT

TOTAL LOTS = 157

TOTAL ACREAGE = 60.24 ACRES

TOTAL LOTS PER ACRE = 2.61

Made by: Blaine County GIS

ROAD CENTERLINE CURVE TABLE
CURVE | LENGTH | RADIUS | TANGENT | DELTA | CHORD | CHORD DIRECTION
C1 | 178.72' | 120.00' | 110.60' | 85°19'58" | 162.65' | S 45°23'27" W
C2 | 333.70' | 714.34' | 169.95' | 26°45'56" | 330.68' | S 10°39'30" E
C3 | 122.55' | 170.00' | 64.08' | 41°18'17" | 119.92' | S 44°41'36" E
C4 | 452.95' | 670.00' | 235.52' | 38°44'05" | 444.38' | N 45°58'42" W
C5 | 196.36' | 220.00' | 105.26' | 51°08'23" | 189.91' | S 52°10'52" E
C6 | 21.68' | 70.00' | 10.93' | 17°44'33" | 21.59' | S 86°37'20" E
C7 | 156.74' | 670.00' | 78.73' | 13°24'15" | 156.39' | N 58°38'37" W
C8 | 296.21' | 670.00' | 150.56' | 25°19'50" | 293.80' | N 39°16'35" W
C9 | 116.54' | 100.00' | 65.90' | 66°46'23" | 110.06' | S 71°26'42" W
C10 | 171.94' | 70.00' | 196.23' | 140°44'08" | 131.86' | N 34°27'49" E
C11 | 244.57' | 90.85' | 397.34' | 154°14'32" | 177.13' | S 66°58'29" W
C12 | 84.13' | 100.00' | 44.74' | 48°12'17" | 81.67' | N 13°57'22" E
ROAD CENTERLINE LINE TABLE
LINE | LENGTH | BEARING
L1 | 466.27' | S 88°03'26" W
L2 | 28.07' | N 64°30'24" E
L3 | 118.63' | N 38°03'30" E
L4 | 112.52' | N 38°03'30" E
NOTES
1. Irrigation is restricted to one-half (1/2) acre per lot. Lots 6-19 shall maintain a 30' wide non-irrigated natural landscape buffer as shown hereon.
2. Parks area calculations
36 lots x 0.0277 = 1.0 acres (required)
Parcel D = 3.25 acres (proposed)
Parcel D is hereby dedicated as an open space park to satisfy the city's park contribution requirements, and is to benefit the property owners within this subdivision.
Parcels A, B, C, and E are open space parcels to benenfit the property owners within this subdivision.
Connect to City of Hailey Electro Lane Sewer Lift Station
LOT 1B BROADFORD HIGHLANDS #3
AIRPORT WEST SUBDIVISION #1
PARCEL A
Connect to City of Hailey Water Main
DORNIER WAY
GULF STREAM LANE
T.L. 7505
BROADFORD ROAD (PUBLIC)
SILVER STAR DRIVE
T.L. 7732
Parcel A 14,876 sq.ft. 0.33 Ac.±
Parcel B 64,827 sq.ft. 1.26 Ac.±
Parcel C 9,289 sq.ft. 0.16 Ac.±
Parcel D 141,405 sq.ft. 3.25 Ac.±
Parcel E 8,298 sq.ft. 0.19 Ac.±
Lot 1 14,626 S.F.± 0.34 Ac.±
Lot 2 15,408 S.F.± 0.35 Ac.±
Lot 3 15,731 S.F.± 0.36 Ac.±
Lot 4 17,287 S.F.± 0.40 Ac.±
Lot 5 20,430 S.F.± 0.47 Ac.±
Lot 6 33,120 S.F.± 0.76 Ac.±
Lot 7 26,343 S.F.± 0.60 Ac.±
Lot 8 21,528 S.F.± 0.49 Ac.±
Lot 9 26,195 S.F.± 0.60 Ac.±
Lot 10 34,077 S.F.± 0.78 Ac.±
Lot 11 25,405 S.F.± 0.58 Ac.±
Lot 12 23,530 S.F.± 0.54 Ac.±
Lot 13 21,367 S.F.± 0.49 Ac.±
Lot 14 19,721 S.F.± 0.45 Ac.±
Lot 15 21,082 S.F.± 0.48 Ac.±
Lot 16 22,968 S.F.± 0.53 Ac.±
Lot 17 25,551 S.F.± 0.59 Ac.±
Lot 18 25,986 S.F.± 0.60 Ac.±
Lot 19 25,508 S.F.± 0.59 Ac.±
Lot 20 12,370 S.F.± 0.28 Ac.±
Lot 21 13,657 S.F.± 0.31 Ac.±
Lot 22 13,727 S.F.± 0.32 Ac.±
Lot 23 14,973 S.F.± 0.34 Ac.±
Lot 24 12,893 S.F.± 0.30 Ac.±
Lot 25 13,133 S.F.± 0.30 Ac.±
Lot 26 14,536 S.F.± 0.33 Ac.±
Lot 27 17,489 S.F.± 0.40 Ac.±
Lot 28 16,451 S.F.± 0.38 Ac.±
Lot 29 14,807 S.F.± 0.34 Ac.±
Lot 30 14,512 S.F.± 0.33 Ac.±
Lot 31 14,823 S.F.± 0.34 Ac.±
Lot 32 15,000 S.F.± 0.34 Ac.±
Lot 33 16,644 S.F.± 0.38 Ac.±
Lot 34 16,374 S.F.± 0.38 Ac.±
Lot 35 19,708 S.F.± 0.45 Ac.±
Lot 36 16,087 S.F.± 0.37 Ac.±
10' Wide Snow Storage and Public Utility Easement
30' Wide Public Access Easement to Benefit Blaine County
SILVER BELL RANCH SUBDIVISION LOT 1, BLOCK 1
LOT 1, BLOCK 1 AEROGLEN SUB.
COLORADO GULCH ROAD
SILVER BELL RANCH SUBDIVISION
LOT 2A, BLOCK 1 STEVENS FAMILY RANCH LLC
30' Wide Non-irrigated natural landscape buffer
GRAPHIC SCALE
1 inch = 60 ft.
LEGEND
Existing Items
Subdivision Boundary Line
Adjoiner's Lot Line
Found Brass Cap
Found 5/8" Rebar
5' Contour Interval
1' Contour Interval
Asphalt
10" Pressure Sewer
Sewer Manhole
8" Gravity Sewer Main
8" Water Main
Edge of Water
2010 fema Floodplain
Building Setback Line
Existing Edge of Berm
Native Landscape Buffer (See Note 1)
Proposed Items
Lot Line
Easement, type as shown
Centerline of Road
Set 5/8" Rebar
Borrow Ditch
Asphalt
Catch Basin
Drywell
Storm Drain
Limits of Disturbance for Road Construction
Sign
Open Space Parcels
Irrigation Main
Irrigation Service
Pump House
8" Gravity Sewer Main
Sewer Manhole
Pressure Sewer Main
Lift Station
Sewer Service
Water Service
6" Water Main
Water Valve
Fire Hydrant
5' Contour Interval
1' Contour Interval
PRELIMINARY PLAT FOR
COLORADO GULCH PRESERVE
WITHIN SECTIONS 15, 16, & 21, T.2N., R.18E., B.M., BLAINE COUNTY, IDAHO
PREPARED FOR: JEFF PFAEFFLE
SHT 1 OF 3
PROJECT INFORMATION
P:\active\pod\3588\34 Annex 2016\dwg\Boundary\Plat\3588 plat_022317.dwg 3/2/2017 12:36:04 PM MST
FB: ??
BY:
CHECKED BY
CT
DRAWN BY
BP
CHECKED BY
REUSE OF DRAWINGS
These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc.
GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
(208) 788-4612 fax
email galena@galenaengineering.com
NO | DATE | BY | REVISIONS
PPLAT

Owner:	Pfaeffle	Computed by:	CT
Project:	Colorado Gulch	Date:	2/24/2017
Project No.	5589.04		
Drywell:	Watershed 4 (loop)		

Storm Duration =	1 hr
Intensity =	1 in/hr
Hardscape Data (pavement, etc.)	
Runoff Area =	0.479 Acres
Runoff Area =	20,850 ft²
Runoff Coefficient =	0.90
Softscape Data (lawn, unimproved area)	
Runoff Area =	0.588 Acres
Runoff Area =	25,620 ft²
Runoff Coefficient =	0.30
Prorated Surface Coefficients	
Runoff Area =	1.067 Acres
Runoff Area =	76,150 ft²
Runoff Coefficient =	0.569206
Drain Bed Voids =	40 %
Infiltration Rate =	100 in/hr

Drywell Dimensions =			
A=	13 ft	Bottom Area (A_b) =	132.73 ft²
B=	2 ft	Sidewall Area (A_s) =	408.41 ft²
C=	9 ft	Volume Rock =	1299.06 ft³
D=	10 ft	Volume Pipe =	28.27 ft³

Q_{max}* = C*I*A= 1.04 cfs

Runoff Volume = Q_{max}*Time = 3612.04 ft³ — Volume of water that needs to be infiltrated for the 1 hour storm

Perc Area = $A_b+r^2A_s$ r= 67 % — Percentage of walls that water will infiltrate out of

Perc Area = 406.37 ft² — Surface area available for water to flow from the drywell and infiltrate

Perc Volume = 3386.38 ft³ — Volume of water infiltrated during 1 hour storm

Storage Required = Runoff Volume- Perc Volume: 225.70 ft³ — You need to store he portion of the storm that will not infiltrate

Storage Volume = (¾*Void Ratio)*V_d: 547.90 ft³ — Storage available in drywell

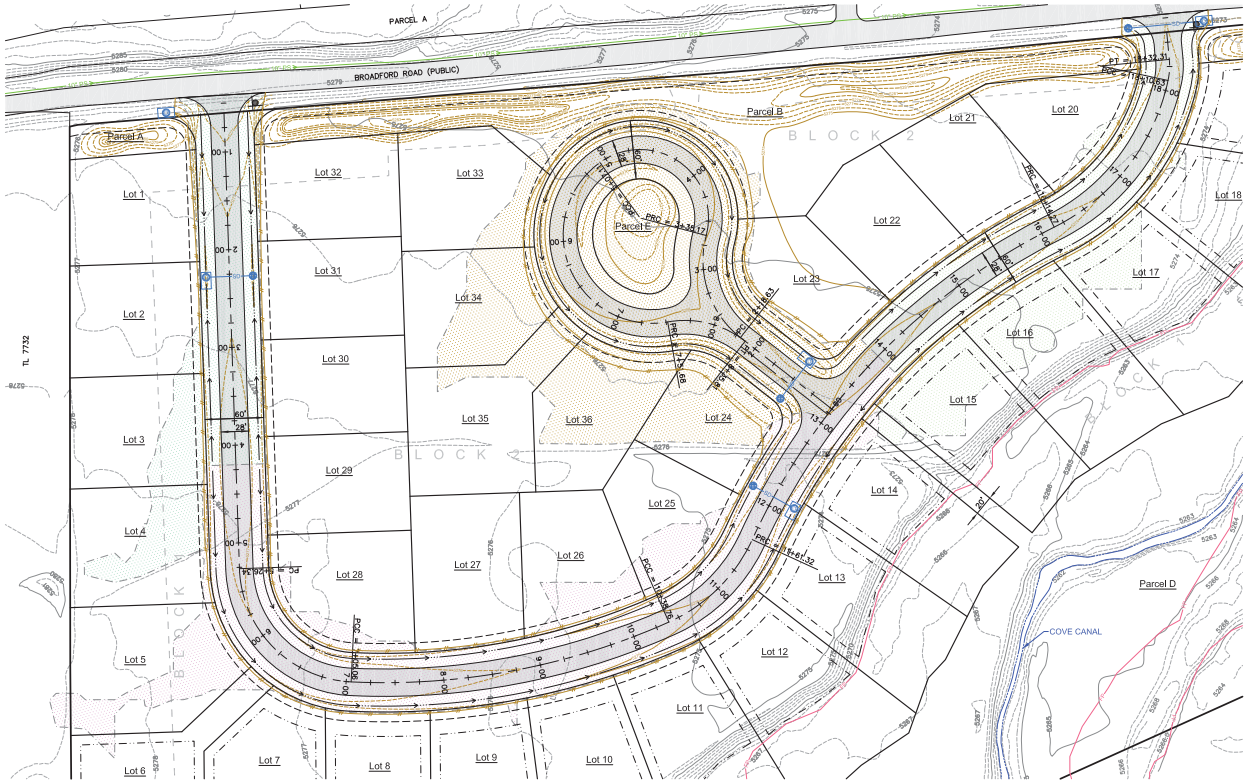
Storage Required - Storage Volume: -322.19 ft³ — must be ess than zero — Compares required storage with provided storage. If provided storage is greater, number will be negative and the drywell is adequately sized

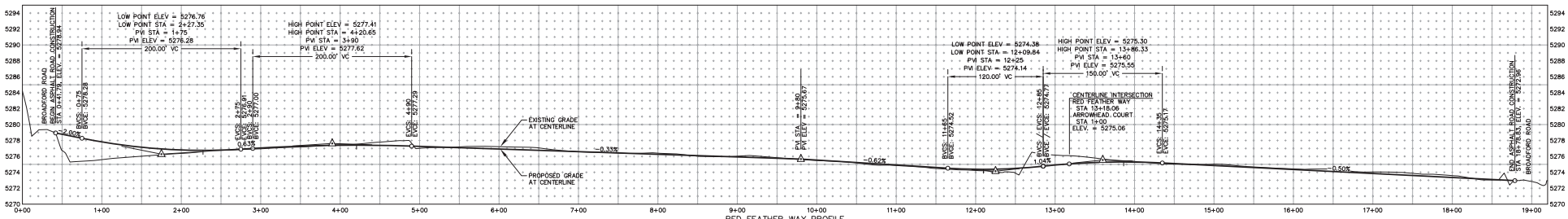
WATERSHED	HARDSCAPE (S.F.)	SOFTSCAPE (S.F.)	MINIMUM SIZE DRYWELL (S.F.)
1 (NORTH)	10,980	25,620	100
2 (CENTRAL)	26,010	54,990	144
3 (SOUTH)	14,080	39,720	100
4 (LOOP)	20,850	76,150	169

DRYWELL CALCULATIONS

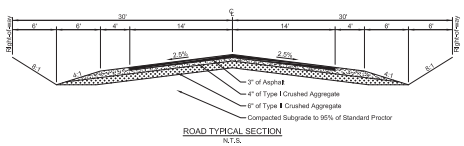
LEGEND

Existing Items	Proposed Items
Subdivision Boundary Line	Lot Line
Adjoiner's Lot Line	Easement, type as shown
Found Brass Cap	Centerline of Road
Found 5/8" Rebar	Set 5/8" Rebar
5' Contour Interval	Borrow Ditch
1' Contour Interval	Asphalt
Asphalt	Catch Basin
10" Pressure Sewer	Drywell
Sewer Manhole	Storm Drain
8" Gravity Sewer Main	Limits of Disturbance for Road Construction
8" Water Main	Sign
Edge of Water	Watershed Boundary
2010 fema Floodplain	Watershed 1 (North)
Building Setback Line	Watershed 2 (Central)
Existing Edge of Berm	Watershed 3 (South)
Native Landscape Buffer (See Note 1)	Watershed 4 (Loop)

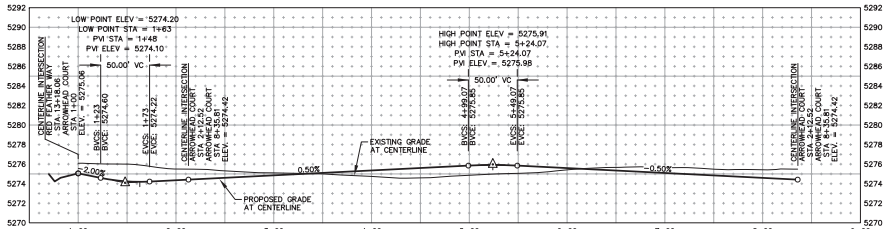




RED FEATHER WAY PROFILE
SCALE: H: 1" = 60', V: 1" = 6'



ROAD TYPICAL SECTION
N.T.S.



ARROWHEAD COURT PROFILE
SCALE: H: 1" = 60', V: 1" = 6'

PRELIMINARY

GRAPHIC SCALE
60 0 30 60 120
1 inch = 60 ft.

PRELIMINARY GRADING AND DRAINAGE PLAN FOR

COLORADO GULCH PRESERVE

WITHIN SECTIONS 15, 16, & 21, T.2N., R.18E., B.M., BLAINE COUNTY, IDAHO

PREPARED FOR: JEFF PFAEFFLE

SHT 2 OF 3

PROJECT INFORMATION
P:\esb\proj\5589\34 Annex 2016\dwg\Boundary=Plat5589.prjobf_022317.dwg, 3/3/2017 12:36:04 PM MST

NO	DATE	BY	REVISIONS

FB: ??
CHECKED BY: CT
DRAWN BY: ESB
PLOTTED BY:

REUSE OF DRAWINGS
These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc.

GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 788-1033
(208) 788-4612 fax
email galena@galena-engineering.com

ROADS

DATE: March 3, 2017

TO: Lisa Horowitz
Community Development Director, City of Hailey
115 S. Main Street, Hailey ID 83333

FROM: Brian Yeager, Galena Engineering

RE: Colorado Gulch Additional Information and Response to Staff Memo dated 02/22/2017

Dear Lisa,

Please accept this transmittal and attached documents for the above referenced project. The responses below are in the same order as the prior memo for ease of comparison. If you have any questions or need anything additional please let me know at your earliest convenience.

1.0 Annexation Standards of Evaluation

As requested, a water rights report is attached as "1.1 Water Rights Summary".

Density calculations are attached as "1.2 Density Calculations and Comparison". The proposed project has an average density of 1.47 lots per acre, whereas nearby Della Vue has an average density of 2.14 lots per acre. Further comparison shows Deerfield at 2.74 lots per acre, Northridge at 2.13 lots per acre, and Old Cutters at 2.61 lots per acre. Each of the graphics in the exhibit show an outline of the area contained in that specific calculation. In summary, proposed density in this development is less than comparable lot density in the nearby and more distant City of Hailey areas.

2.0 Subdivision Application Additional Information

Revisions as requested have been incorporated into the preliminary plat, hereby attached as "2.0 Preliminary Plat 030317". Please note that while we have provided much of the information requested, many items will be refined during the final design stage and are not typically provided at the preliminary plat stage because of this. The revisions specifically include:

A building envelope was added for lots 6-19 rather than using the prior setback line
Street centerline dimensions added
Approximate location of existing berm stockpile added based on aerial information in light pen
Berms are shown along Colorado Gulch Road
A Limits of Disturbance line was added to the road plan
Drywell sizing calculations and drainage basins were added to the road plan
More annotation added showing separation between water main and drywells
Width of access between lots 14/15 increased to 20' wide

Additionally, we would like to restate that no sidewalks are proposed for this development and an in-lieu fee is proposed instead. Earthworks has calculated the construction cost of this infrastructure and this value is proposed as an in-lieu fee to be used towards the construction of a future pedestrian pathway along Broadford Road. The estimated construction cost is attached as "In Lieu Fee Calculations" and is $136,413.

3.0 Traffic Impact Assessment

As recognized in the staff review, the "Recommendations" on pages 46 & 47 of the Traffic Impact Study were erroneous remnants from a prior report. Those pages have been updated to be consistent with the correct "Recommendations" contained on page 6 in the executive summary, and the updated pages are attached as "3.0 TIS Update Page 46-47". Please replace the existing pages of your report with these updated pages.

4.0 Broadford Road

Road borings have been collected as requested (see attached "4.1 Broadford Road Core Samples"). In general, the road borings seem to indicate adequate existing base material at the locations tested. Should road re-surfacing be desired, we recommend "roto-milling" the existing asphalt surface in place then adding a 3" thick layer of asphalt. Per Earthworks, this resurfacing effort is estimated at approximately $152k (see attached "4.2 Broadford Road resurfacing").

Per the Transportation Impact Study and the previous Annexation Preliminary Impact Evaluation, the proposed development will increase traffic by approximately 19% on Broadford Road. The applicant therefore proposes to contribute 19% of the $152k resurfacing cost as traffic mitigation for Broadford Road, which is approximately $29k. Note the 19% is based on traffic counts from 2015 in a non-peak month, so therefore does not reflect additions for growth or seasonal variations. If those adjustments were made the development traffic would be less than 19%.

5.0 Water Capacity

We have reviewed staff's comments regarding the City Water System and do not question their calculations. To reduce demands on the City Water System, this development proposes an onsite irrigation system with a surface diversion out of the existing water right to provide irrigation for all common area parcels. The only portion of Parcel D that might be irrigated is that portion between lots 14 & 15. In addition, irrigation area from the domestic City water is limited by plat note to not exceed 1/2 acre on any of the lots.

6.0 Waste Water Capacity

Treatment Plant Discussion

The engineering staff comment memo correctly stated the waste water treatment plant's "FIRM" capacity will be reached in the very near future. However, FIRM capacity is a planning and design concept, not a regulatory concept. Firm capacity is analogous with redundant components. If one key component fails or is under maintenance, there is enough capacity left within the remaining system to treat flows if you are below your FIRM capacity. In this instance firm capacity is near 50% of design capacity, and generally planning for plant upgrades or improvements isn't initiated until the facility is at 85% of design capacity. So in summary, the wastewater treatment plant is currently operating at approximately 50% of capacity. There is still capacity left to serve this development and other infill projects within the current city limits.

Riverside Lift Station and Pressure Main Discussion

In addition to treatment plant capacity, questions arose regarding the remaining capacity of the collection system pressure main from the River Side lift station to the sewer treatment plant. To evaluate this we obtained inflow measurements from the treatment plant for approximately a one year period, then sorted the data to identify the three highest days of volume (see attached "6.1 Riverside Lift Station Sewer Capacity"). The highest day volume was 0.3165 mgd, and the average daily volume was 0.264 mgd. We then use the peaking factor of 3.2 from the 2009 Facility Plan to convert average daily hourly volume to Peak hour volume: 0.264 mgd x 3.2 = 0.8448 mgd = .0352 mgh = 586 gpm, which

is the theoretical peak hour flow. As a double check, we researched the measured hourly flows for the highest volume days discussed previously and found the peak hour occurred at 1:00 pm on July 4 with a flow of 26,000 gph = 433 gpm, which is substantially less than the planning document prediction (see "6.1 Riverside Lift Station Sewer Capacity"). We therefore feel the planning document flows are reasonable but conservative. A quote from the 2009 Wastewater Facility Planning document, Section 6.6 second bullet point:

> ". . .The existing pumps can accommodate the anticipated number of customers in the City limits, with peak hour capacity of 1.4 mgd. However, the existing 10-inch diameter forcemain will limit the capacity for expansion, and cannot accommodate flows of more than approximately 1,400 gpm (2.0 mgd) at peak hour within practical horsepower considerations."

Therefore, based on the projected peak hour flows of 0.8448 mgd = 0.0352 mgh= 35,200 gph= 586 gpm, the pressure main is operating at 42% of capacity. Similarly, the pumps are operating at 60% of capacity. Both components therefore have adequate capacity for the contributing areas to increase by at least 40% (without any pumping upgrades). Based on this we feel there is excess capacity available in the system.

Airport West Lift Station Discussion

Effluent flows from the development are proposed to be transmitted into the Airport West Lift station, which pumps into the same pressure main as the Riverside Lift Station. Because of this we were asked to identify capacity of the Airport West (Electra Lane) lift station. Similar to the analysis for the Riverside Lift Station previously, we used pump information from the treatment plant to identify the three highest day volumes and the peak hour volume for two of those days at the Airport West lift station (see attached "6.2 Electra Lane Sewer Capacity"). Measured Average Day volume of 18,600 gpd x 3.2 = 59,520 gpd = 2480 gph for the peak hour. Measured values identified 2466 gph for the peak hour, a very close correlation.

Current pumping rates at the Electra Lane lift station are approximately 600 gpm when one pump is running. The total hourly capacity of the lift station is therefore 36,000 gph. The lift station is therefore operating at approximately 7% of capacity.

Background information on the measured flow rates

Measured flow rates were only available at the treatment plant for the pressure main. While we generally used this data to represent the Riverside Lift station, in reality it represents the combined flows of the Riverside Lift station, the Airport West lift station, and another small lift station. However, we felt the additional contribution from these other stations was substantially minor and the measured flows were a reasonable, albeit conservative, approximation to the flows generated by the Riverside Lift station. There were small differences between the daily flow information we received in one data set vs. the hourly flow data from the other data set, but these differences were minor and therefore ignored.

For pump flows at Electra Lane, the only available data was a series of time stamps for when the pumps started and stopped, plus the elevation of the effluent in the pump station wet well corresponding to those time stamps. We calculated flows based on this information. The assumed pump rate of 600 gpm is based on the volume produced between the time stamps, but because of how the stamps are recorded this rate is highly variable (which is unlikely in a real world scenario) so a reasonable value of 600 gpm was chosen.

END OF DOCUMENT

Memorandum

To: Mayor Haemmerle and Hailey City Council;

Hailey Planning and Zoning Commission

From: Hailey Parks and Lands Board

RE: Recommend to accept park dedication of Colorado Gulch Subdivision

Date: February 21, 2017

Background: CGP, L.L.C, c/o Preston Ziegler and Jeff Pfaeffle have submitted an application to develop the Colorado Gulch Subdivision. The proposed subdivision is located south of Hailey on Broadford Road adjacent to the Colorado Gulch Preserve. Regarding the park dedication, the applicant is proposing to dedicate 3.25 acres at the southwest corner of the property to be public. The minimum requirement for the park dedication is 1.00 acres. Though still privately owned, the City holds the conservation easement and the Wood River Land Trust will do rehabilitation work on this 3.25 acre piece of land. The City will work with the Wood River Land Trust to determine a long-term maintenance plan.

Recommendation: At the February 21st, 2017 meeting, the Parks and Lands Board unanimously voted to accept the park dedication as presented, which include the landowner dedicating 3.25 acres to become public and having public access. The conservation easement and ownership of this land would not change. The following conditions have been added:

- Area to be dedicated needs to meet City standards, including, but not limited to:
  - Pathway from proposed street leading to park dedication land to be widened to 20'
  - Signage to be placed appropriately and clearly state the land is open to public and there is public access
- Area to be dedicated is required to be open to the public in perpetuity and formally documented in the annexation agreement or subdivision plat note.

Memorandum

To: Mayor Haemmerle and Hailey City Council;

Hailey Planning and Zoning Commission

From: Hailey Tree Committee

RE: Recommendation for a street tree planting plan at Colorado Gulch Preserve Subdivision

Date: January 20, 2017

Background: Discussed at the regular meeting of the Hailey Tree Committee on January 12th, 2017, the Committee gave a recommendation regarding a street tree plan along both sides of the roads within the proposed subdivision and Broadford Road as part of the Colorado Gulch Preserve Subdivision.

Recommendation: The elements of the recommendation for a street tree planting plan for the Colorado Gulch Preservation Subdivision include:

- Using at least 3 different species of large deciduous trees that have desirable fall color and are listed in the Wood River Valley Tree Guide (honey locust and Autumn Blaze maple are specifically recommended).
- The trees having at least a 3" caliper when planted.
- The trees being planted at a minimum average of every 50' of lot frontage and 10' from each driveway easement.
- A protection plan for these trees during any construction phase.
- All trees being on drip irrigation.

Brad & Anna Billger
45 Broadford
Hailey, Idaho 83333

RECEIVED
MAR 08 2017
CITY OF HAILEY

March 1, 2017

VIA EMAIL
Email: lisa.horowitz@haileycityhall.org

City of Hailey
115 Main Street South
Suite H
Hailey, Idaho 83333

Attention: Lisa Horowitz

Re: Colorado Gulch Annexation

Dear Ms. Horowitz:

We own the property located at 43 Broadford Road which is currently in Blaine County. We understand that, if the City of Hailey approves the requested annexation of the property at the mouth of Colorado Gulch along Broadford Road, our property would need to be annexed into the City of Hailey as well.

We would agree to consent to such an annexation if the following conditions can be met:

1. The annexation occurs concurrently with the proposed Colorado Gulch annexation.

2. The zoning of our Property will be SC1-SO, which is consistent with the neighboring property;

3. The City would commit to NOT issue official notice regarding mandatory connection to the city water and sewer system under §12.04.03 of its Municipal Code until such time as there is a "change in use" as defined in the Code, and so long as the existing water and septic systems on our property comply with health and safety requirements; and

4. Our property would not be charged water and sewer hookup or service fees until such time as it is connected to the City system.

Thank you for your consideration.

Sincerely,

Brad Billger Anna Billger

March 8, 2017

Cc: Preston Ziegler

Comments on Colorado Gulch Preserve Annexation Application

Submitted by William Miles March 8, 2017

INTRODUCTION AND SUMMARY

These comments are submitted by William T. Miles and wife, owners and residents of the property at 71 Broadford Rd in Blaine County, directly across the street from the proposed annexation and potentially subject to forced annexation.

The annexation application should be denied due to non-compatibility with the Comprehensive Plan, factors not within in the best interest of the City of Hailey and its citizens, and the inequitable nature of any resulting forced annexation of this and other properties.

COMMENTS ON ANNEXATION

Requirement for Forced Annexation of Adjacent Properties

At the January 23 hearing, and on previous occasions, the City Attorney stated that State Law would require forced annexation of adjacent properties which would become enclaved county properties uf the CGP property were annexed. Idaho Statute 50-222 clearly allows such an annexation but does not require it.

The City has been requested to provide references or citations for this stated requirement buit has not responded.

It would seem to be in the City's best interest to know these legal details considering the legal fiasco resulting from the Old Cutters annexation.

Status of Property Adjacent to and Across the River

At the January 23 hearing, statements were made that the status of this property was an impediment to previous annexation applications with an implication that some sort of credit should be granted due to its sale to the Wood River Land Trust. This is misleading for the following reasons:

--The status of this property was not listed as a reason for previous application denial.

--The subsequent closing of this property to public access was in retaliation for annexation denial.

--The sale to Wood River Land Trust and transfer of Conservation Easement to the City of Hailey was a commercial transaction, is a done deal, and has no bearing on the current application.

Incompleteness of City Code and Comprehensive Plan Regarding Forced Annexation

This application may involve forced annexation of adjacent properties as discussed further below. The City Code and Comprehensive Plan do not address this issue at all, except to state that the Annexation Ordnance does not apply to City initiated annexations. It is clear that this issue, along with the entire application, is subject to City Council approval; however it is not clear whether the Planning and Zoning Commission is required, or even allowed, to consider this issue in making its recommendations as to whether the annexation is appropriate.

COMPATIBILITY WITH COMPREHENSIVE PLAN

This application is not compatible with a number of goals of the City Comprehensive Plan as shown in the table below. Further discussion of some issues is presented below the table.

Goal or Requirement	**Comment**
1.1 Preserve, protect and restore natural resources including waterways, floodplains, wetlands, soil, community forest, native vegetation, green space and wildlife habitat and migration corridors for the benefit of the City and its residents.	The property is currently agricultural (seasonal cattle grazing) green space which would be lost. The rural nature of Broadford Rd is an important feature of the area, which would be lost to all area residents. Wildlife including deer, moose, raccoons, skunks, foxes, etc. inhabit or pass through this area. Deer and moose frequently come to eat apples in our yard. The applicant's assessment of insignificant wildlife impact is incorrect.
5.1 Retain a compact City comprised a central downtown with surrounding diverse neighborhoods, areas and characteristics as depicted in the Land Use Map:	Annexation does not maintain compact city concept. Previous Comprehensive Plan specifically discouraged sprawl, which this annexation represents. Comprehensive plan discusses desirability of maintaining open space between Hailey and Bellevue, which this annexation reduces.
5.4 Protect open space within and surrounding Hailey, including visible ridgelines, undeveloped hillsides and agricultural areas which help define the unique character of Hailey.	The property is currently agricultural (cattle grazing) green space which would be lost.
5.5 Lessen dependency on the automobile.	The property is an excessive distance from downtown, shopping, services, transit stops.
5.6 Manage and accommodate population growth by infill development and, when	This annexation is not infill.

appropriate, minimal expansion by annexation and/or density increases.	Annexation is neither appropriate nor minimal if it is mainly for the benefit of developers and involves forced annexation of other properties. See comment below regarding growth.
8.1 Encourage development that provides opportunities for home ownership and rental homes for individuals and families of all socio-economic levels.	No information provided on housing costs, however unlikely to be low cost or affordable.
10.1 Create and maintain a pedestrian and bicycle-friendly community that provides a safe, convenient and efficient multi-modal transportation system for all Hailey residents.	The property is an excessive distance from downtown, shopping, services, transit stops.
12.1 Evaluate whether proposed regulatory or administrative actions may result in an unconstitutional taking of private property.	Forced annexation likely to result in issues regarding property owner's economic interests and loss of essential attributes per Attorney General's Guidelines.
13.2 Ensure the provision of safe, adequate, convenient multi-modal transportation access to all existing and future school sites.	Bus will be only viable transportation method.

Growth and Population Density

During previous annexation applications, there have been various projections of future growth, with at times at least an implied statement that it is the job of the City to make it happen. In reality, there are other possible outcomes than growth by annexation:

- Growth within City boundaries
- Growth outside City boundaries (i.e., Blaine County)
- Growth doesn't happen

Any discussion of growth and population density issues should recognize these other possibilities, which are not necessarily to the detriment of the citizens of the Wood River Valley.

Road and Traffic Issues

While the additional traffic on Broadford Road from 36 units may not be large, it would at least double the existing residential traffic from the northern portion of Broadford Road. The applicant's estimates of traffic increase are considered understated and do not account for the following issues:

- The intersection of Broadford Rd, Cedar St, and Main St is highly non-standard, sometimes resulting in backups from traffic waiting to turn on Main St and requiring a

higher than normal level of driver vigilance and caution to avoid accidents. More traffic would aggravate this situation.

- Broadford road is difficult to drive during certain winter conditions (snow covered roads with clouds or snow falling) because it is difficult to see the road boundaries. More traffic may result in more drive-offs or require more City maintenance expense.

The City will also incur additional street maintenance expense. Since the results of the recent chip seal maintenance on the current City portion of Broadford road were poor (still excessively bumpy), more traffic will only result in more deterioration, more expense and more demands for road maintenance, which is not being provided currently due to budget limitations.

Water and Sewer Provisions

The applicant proposes to provide a lift station to pump sewage into a pressurized sewer main on Broadford Road. This comes as a surprise since this main was not identified on previous applications.

The City Engineer on previous applications was not in favor of additional lift stations in the system. The City would be apparently be liable for maintenance and may be liable in the event of malfunctions or loss of power.

Return to Agenda

March 13, 2017

TO: Planning and Zoning Commission

FM: Lisa Horowitz, Community Development Director

RE: Text Amendments to Title 17 regarding Accessory Dwelling Units

Staff has distilled the following feedback from the Commission regarding Accessory Dwelling Units:

1) Proceed to Zoning Code text changes to allow ADU's in additional zone districts, subject to Design review and various other criteria
2) Develop a chart whereby larger lots could have ADU's larger than 900 square feet
3) Look at lots close to the minimum of 7,000 square feet in Town site Overlay to see if there is an approach similar to "rounding" that would accommodate properties close to 7,000 square feet (Spread sheets showing how many lots could be affected by a 10% rounding will be brought to the meeting).
4) Discuss a requirement for owner occupancy with the City Attorney.

Staff recommends a new code section be added to 17.07, Supplementary Location and Bulk Requirements. New sections are shown in underline, and suggested deletions are shown in strike-through. Existing Code sections related to this topic are included at the end of this report.

17.07, Supplementary ~~Location and~~ Bulk Requirements and Accessory Uses

Section H, Accessory Uses and Structures

1. Definitions related to Accessory Uses and Structures are found in Section 17.02, Definitions of this title.
2. Zone districts where Accessory Structures and Accessory Dwelling Units are permitted are described in the district use matrix, 17.05.040 of this title.
3. Accessory Dwelling Units (ADU's)

    a. Accessory Dwelling Units may be attached or detached to the primary residence, subject to other provisions of this title.

    b. Size. Accessory Dwelling Units shall meet the following minimum and maximum size requirements:

Lot Size	**Minimum ADU size (gross)**	**Maximum ADU size (gross)**
7,000-10,000 square feet	300	900
10,00-12,000 square feet[1]	300	1,000
Greater than 12,0000 [1]square feet	300	1,200

c. Design Review Required. ADU's are subject to the provisions and requirements of Section 17.06 of this Title.

d. Parking.

1. As part of the design review process, the location of parking shall be evaluated. Parking space(s) designated for ADU's should be located in such a manner so as to not shine headlights into bedrooms of existing surrounding residential units. Fencing and/or landscape screening should be incorporated into the site plan to screen parking required for ADU's from adjacent residences.
2. All vehicles, including recreational vehicles, are subject to the following minimum and maximum on-site requirements. Unenclosed shall mean not within a fully contained building, such as garage or a carport enclosed on a minimum of two (2) sides:

Lot Size	**Minimum number of parking spaces required**	**Maximum amount of unenclosed vehicular parking**
7,000-10,000 square feet	1 per ADU, plus other parking as required in Section 17.09 of this title	4
10,000-12,000 square feet	Same as above	6
Greater than 12,0000 square feet	Same as above	8

4.1. Other Detached Accessory Structures:

[1] Note that the approval of an Accessory Dwelling Unit greater than 900 square feet may preclude further subdivision of the property

a. Except as otherwise provided herein, detached accessory structures with a floor area of one hundred twenty (120) square feet or less are required to be set back a minimum of three feet (3') from either: 1) the side and/or rear property line; or 2) the principal building and any other accessory structure.

(1) On normal corner lots, detached accessory structures with a floor area of one hundred twenty (120) square feet or less shall have a minimum side yard setback of two-thirds ($^2/_3$) the front yard setback requirement for the zoning district in which the lot is located.

(2) Within the business district, in the case where an alley is located along the side or rear lot line of the property, accessory structures with a floor area of one hundred twenty (120) square feet or less shall be set back a minimum of six feet (6') from the alley.

b. Detached accessory structures with a floor area of one hundred twenty (120) square feet or less located within the side and/or rear yard setback shall not exceed a maximum bearing wall height of eight feet (8') and a maximum building height of twelve feet (12').

c. Detached accessory structures greater than one hundred twenty (120) square feet are required to have a building permit and shall comply with the required setbacks of the zoning district within which it is located.

2. Attached Accessory Structures: Attached accessory structures~~, regardless of size~~ over 200 square feet in size~~,~~ are required to have a building permit and shall comply with the required setbacks of the zoning district within which it is located.

Existing Code Sections

The following existing definitions apply:

> **ACCESSORY DWELLING UNIT:** A structure subordinate to the principal use on the same lot or premises having kitchen facilities and at least one bathroom, to be occupied as a residence, which is incidental to the use of the principal building.
>
> **ACCESSORY STRUCTURE:** A structure containing the accessory use upon a lot.
>
> **ACCESSORY STRUCTURE, ATTACHED:** Any accessory structure located within three feet (3') of or attached to the principal building.
>
> **ACCESSORY STRUCTURE, DETACHED:** Any accessory structure located more than three feet (3') from the principal building.
>
> **ACCESSORY USE:** A use subordinate to the principal use on the same lot or premises, and serving a purpose customarily incidental to the use of the principal use and is a use that is commonly, habitually and by long practice, established or associated in the city with such principal use.

SCI-I Zone Excerpt:

17.04L.030.3.D. Accessory dwelling units (ADU, provided the following criteria are met:

1. There shall not be more than one ADU per unit within a principal building.
2. ADU entrances shall connect to sidewalks and/or designated pedestrian circulation areas that lead to and from the primary sidewalk system and away from work zone alleys.
3. Each ADU shall have designated ground floor storage space for the occupant's use. The storage shall be secure, covered and screened.
4. An ADU shall be occupied by an owner or employee of a business which occupies the principal building.
5. An ADU shall not be sold as a condominium or a separate legal parcel from the principal building. (Ord. 1191, 2015)

TERENCE & KIMBERLY HAYES
313 South 2nd Ave
HAILEY, IDAHO 83333
208-720-2049 or 208-720-7130

Date: February 5, 2017

To: Hailey Planning and Zoning Department
115 Main Street
Hailey, ID 83333

Re: ADU Expansion

To Honorary Planning and Zoning Board Members:

This letter is to confirm our support of the following changes to the requirements for an Accessory Dwelling Unit (ADU) in Hailey, Idaho. The following changes include:

1. Increase an Accessory Dwelling Unit (ADU) from a maximum of 900 sq ft to 1200 sq ft (this potentially could increase a unit from a one bedroom to two bedroom)
2. Lower the maximum lot size to build an ADU from 7000 sq ft to 6000 sq ft
3. Increase areas within Hailey that are allowed to build an ADU (such as allowing Woodside home owners to have an ADU over a garage)

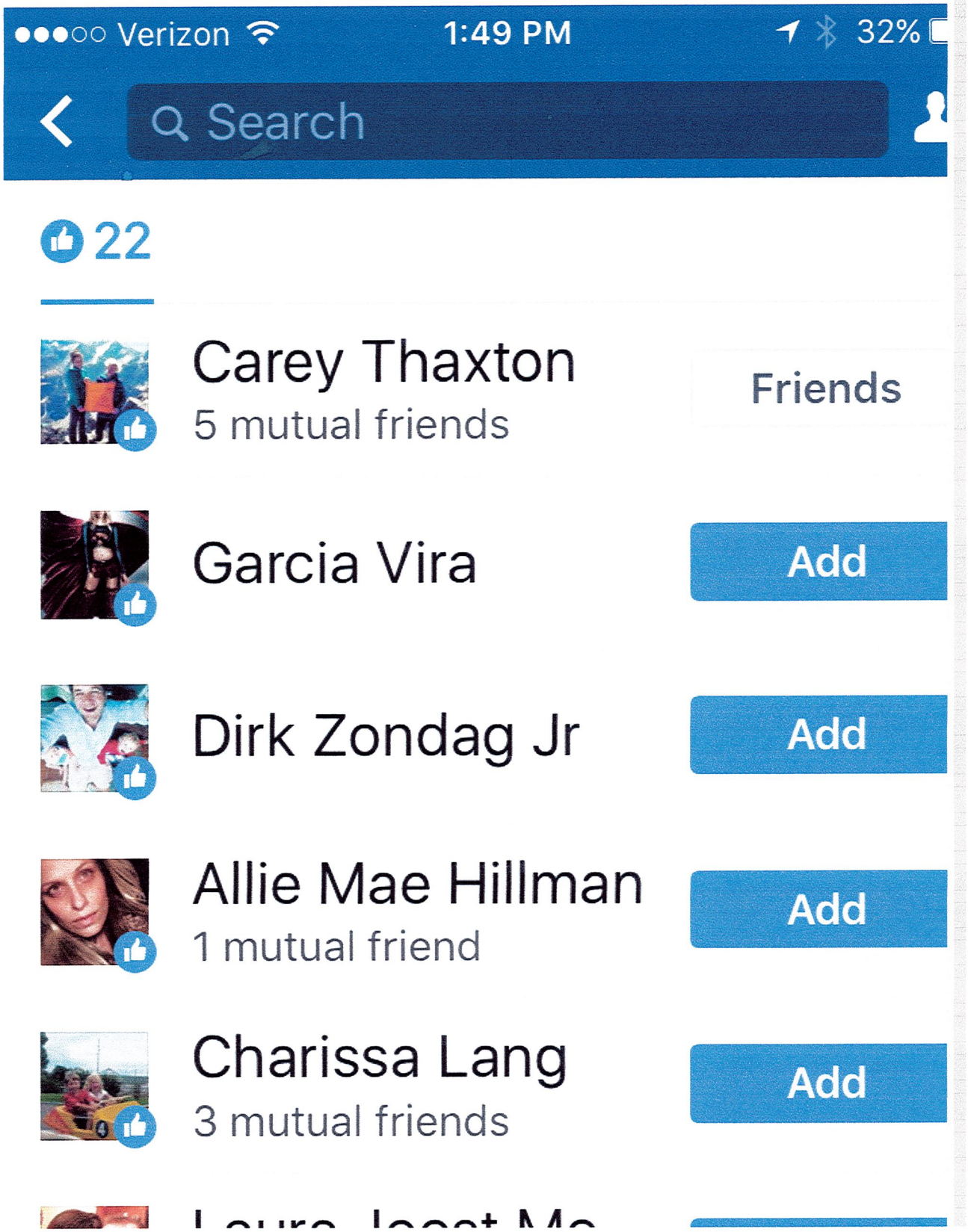
With the current regulations, the board is not able to approve requests that may be approved under these new changes. This limits the board's decision for allowing an ADU that meets all the necessary requirements, except may be slightly larger in size or in an area that it is currently not allowed. Awarding these changes continues to put decisions in the hands of the board only where it is feasible to allow a larger sized ADU on a lowered minimum amount of square footage.

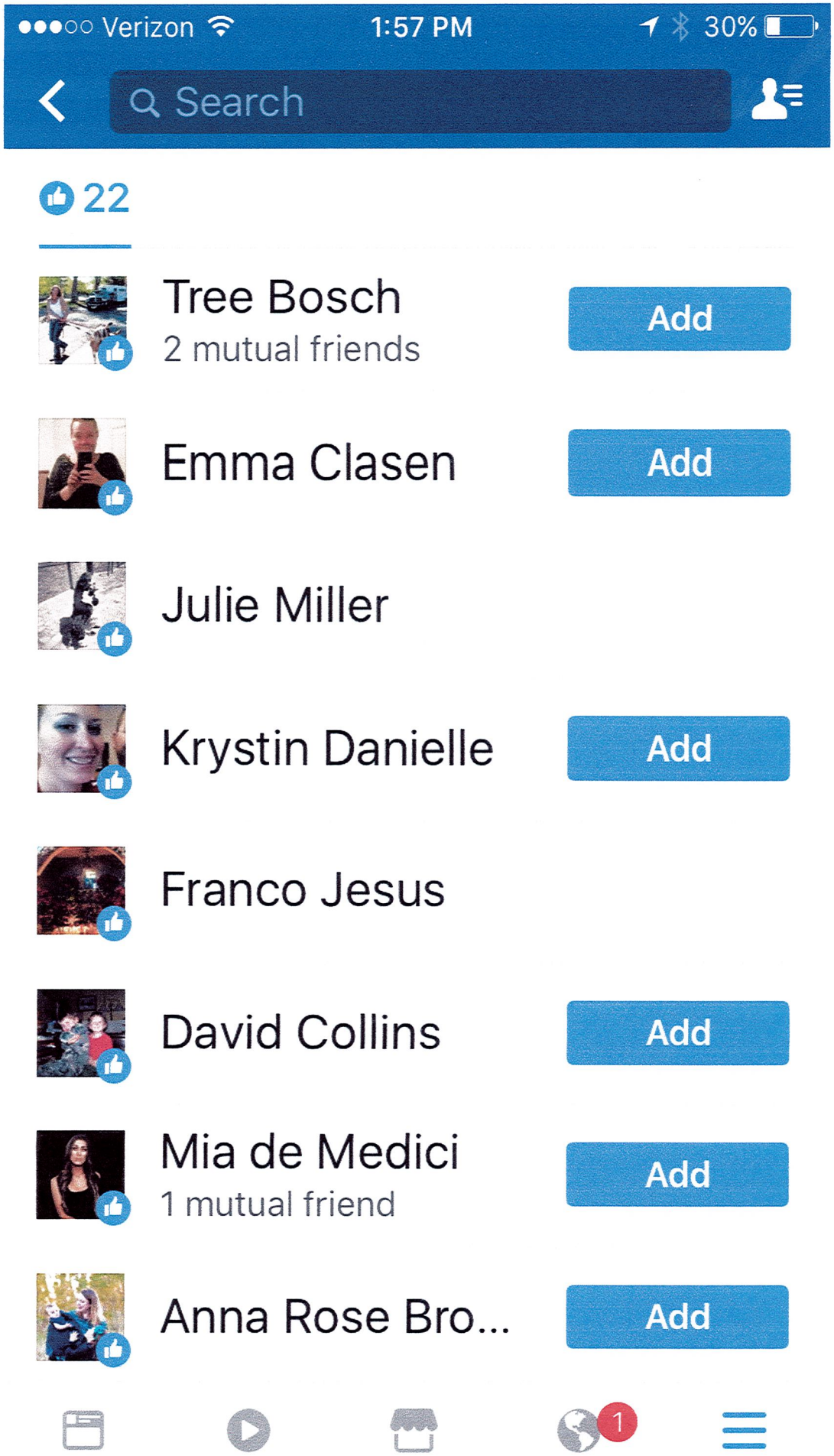
The above changes still require board approval, which will ensure that properties meet all the other legal requirements (such as adequate parking) prior to approval. These changes only expand the decision making for the board when the ADU makes sense for the area.

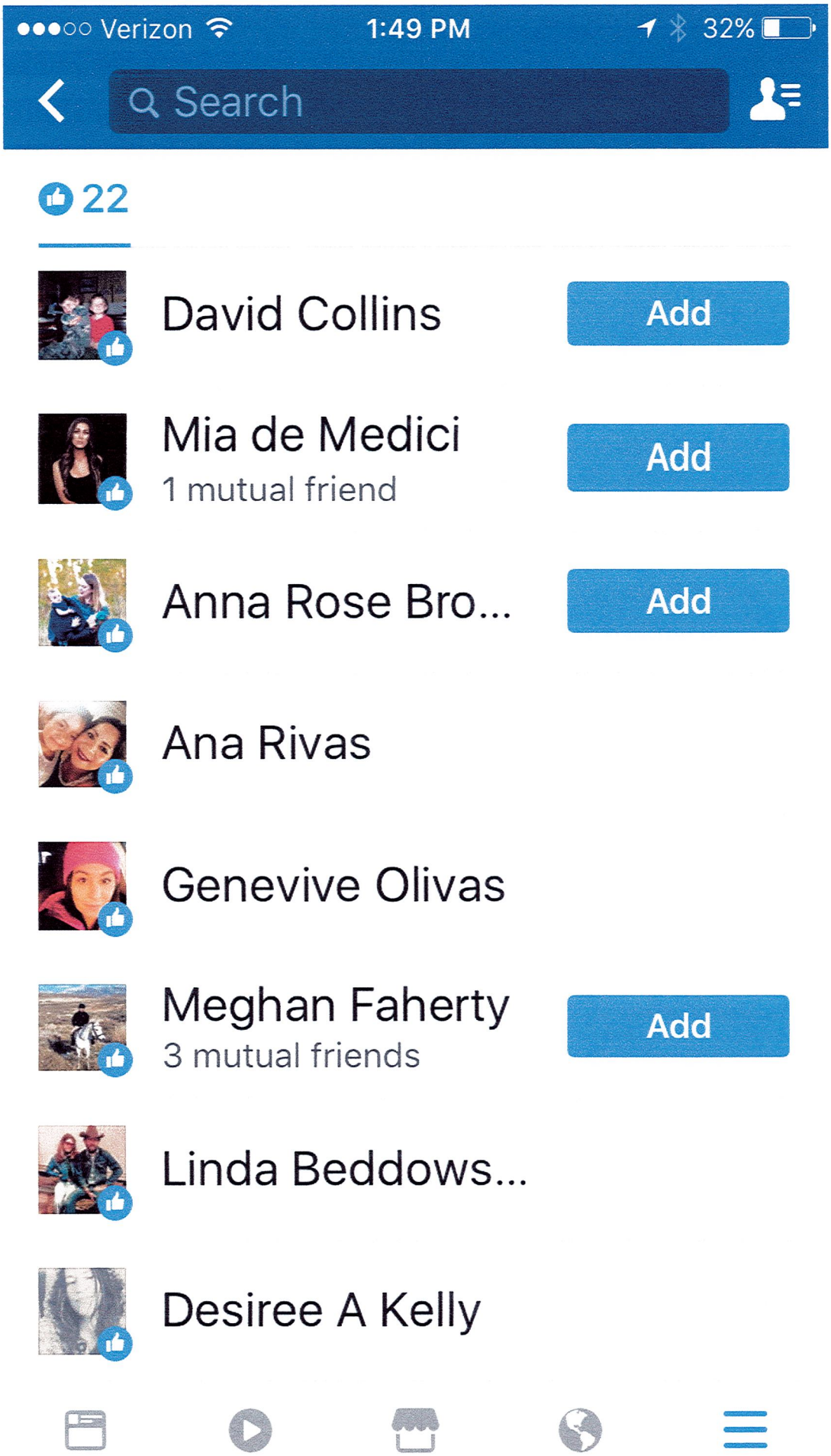
It is a known fact that Blaine County has a housing shortage. I heard from many community members on how beneficial this change will be for our community. We know and trust that the board will ensure that other legal requirements are met prior to approving a larger unit or a unit in area that previously could not offer ADU.

Attached are several responses to a posting on social media. We received 3 email messages in support of the change. One person lived in Woodside for several years but recently moved up to Ketchum. In addition, the social media post received 22 likes and one positive comment. Typically, on social media, you receive both positive and

From: **Kim Hayes** khayes83333@gmail.com
Subject: Support
Date: February 4, 2017 at 1:55 PM
To: Kimberly Hayes khayes83333@gmail.com




Verizon
1:57 PM
30%
Search
22
Tree Bosch
2 mutual friends
Add
Emma Clasen
Add
Julie Miller
Krystin Danielle
Add
Franco Jesus
David Collins
Add
Mia de Medici
1 mutual friend
Add
Anna Rose Bro...
Add
1


Verizon
1:49 PM
32%
Search
22
David Collins
Add
Mia de Medici
1 mutual friend
Add
Anna Rose Bro...
Add
Ana Rivas
Genevive Olivas
Meghan Faherty
3 mutual friends
Add
Linda Beddows...
Desiree A Kelly

Desiree A Kelly

David Collins

Do you have info on a public hearing or office to contact directl at the city? A shortage of housing is certainly a major local issue to address

January 18 at 10:59 PM · Edited · Like · 1 · Reply

Kimberly Hayes

There have been a number of public hearings and the board would like to hear the general census from the community.

The next one maybe February

The next one maybe February 23 but you can also write to the city if you are in support o this. The housing director is Lisa H.

January 19 at 7:00 AM · Like · Reply

Write a reply...

Write a comment...

From: **Greg Walters** gwalters482@hotmail.com
Subject: Re: ADU's and rental in general
Date: January 19, 2017 at 5:14 PM
To: Kim Hayes khayes83333@gmail.com

341 Little Indio Ln

From: Kim Hayes <khayes83333@gmail.com>
Sent: Thursday, January 19, 2017 4:10 PM
To: Greg Walters
Subject: Re: ADU's and rental in general

Thank you Greg! I will submit your letter of support. May I ask for your physical address for the board?

Kim Hayes

On Jan 19, 2017, at 3:29 PM, Greg Walters <gwalters482@hotmail.com> wrote:

> The need is not just "availability" it is also a need for more "affordable" rental housing. The demand is so high right now that rental housing costs are extremely high. I retired from my career in Pennsylvania and moved here to Hailey a little over a year ago. I love living here, it peaceful, quiet, low crime, lots of entertainment, and the great outdoors and blue skies of Idaho. However, my cost for housing has doubled, while I am trying to live on SS and a small part time job. Yes I do support very much the idea of expanding ADU's in the area, in hopes that the demand for housing would go down and the cost of rental units would also go down. I am fortunate to love where I am living now, but I am aware of the need for more rental units in general. If I were to really speak up for the retirement community I would say they need more housing like the River Street Apts.

From a Hailey resident in support of the changes:

"More affordable rentals is a good thing and it will enable the infrastructure we need to grow in the direction we want! -Spencer"

Thank you so much Kim, I'm sorry I can't do much more than add my name to the list, but as a struggling renter in Blaine County (working in the service industry) I'm most definitely the target demographic and directly affected by the rental crunch!

Thank you for being proactive, have a beautiful day!

From: smsavage0@gmail.com
Subject: ADU
Date: January 28, 2017 at 10:23 AM
To: tkhayes@cox.net

I have been thinking about a plan like you are offering to P&Z for some time now. It is so important and would be a win. win for so many people.
We just moved to Ketchum a few months ago so I might not be able to support your cause.
We lived in Woodside for several years and there is great potential there.

Susan Savage
smsavage0@gmail

Sent from my iPhone

From: Lisa Horowitz
To: Robyn Davis
Subject: FW: ADU
Date: Thursday, February 23, 2017 12:29:20 PM

ADU public comment for the next meeting.

Lisa

Lisa Horowitz
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF HAILEY
115 S. MAIN ST. HAILEY, ID 83333
208-788-9815 EXT. 13
CELL: 727-7097

From: Kim Hayes [mailto:khayes83333@gmail.com]
Sent: Thursday, February 23, 2017 11:28 AM
To: Lisa Horowitz
Subject: ADU

Hi Lisa,

I saw the article in the paper by Mayor Hammerle - so cool to have his support. I noticed one thing that he mentioned in the article. He is talking about only allowing the 1200 sq foot ADU on a lot size of 12,000. I would prefer this not be included and allow for P&Z to make the call based on location, what is around the unit, parking, etc. I think this will restrict too many residents as lot sizes are pretty small in Hailey. So I suggest just leaving at lowering from 7000 sq foot lot size to 6000 and allow for a maximum ADU of 1200 sq feet and allow P&Z to dictate the appropriate size.

I hope this makes sense but I would hate to see the board get into another situation because it is "written" in the regs. Our lot size is 9000 sq ft and so if it is approved we would like to use the 1200 sq feet for apartment living space. Our lot meets all the set back guidelines, etc and has plenty of room for the an ADU that size and parking. My suggestion would be to leave as much off the regs and include board approval for situations such as what the building will look like, size and all. I really hope we can make that meeting but just in case you have my statement on that piece.

Thank you,
Kim & Terry Hayes.

Return to Agenda

March 13, 2017

TO: Planning and Zoning Commission

FM: Lisa Horowitz, Community Development Director

RE: Consideration of Sidewalk in Lieu fees

Numerous projects have come forward over the last year that require a decision as to whether to install sidewalk, or to take an in lieu payment. Often City staff feels that an in lieu payment is most appropriate. A recent applicant has complained that the current rules are punitive: when staff recommends a sidewalk in lieu payment, the code requires the applicant to pay an extra 10%. The recent applicant has indicated she would rather install the sidewalk in order to save the 10% (about $500, for this particular single family project), which seems contrary to the planning process.

Code excerpt:

A. Sidewalks and Drainage Improvements:

1. Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.

a. The requirement for sidewalk and drainage improvements may be waived if the proposed project construction is less than five hundred (500) square feet.

b. The requirement for sidewalk and drainage improvements may be waived for any remodel or addition to single-family dwelling and duplex projects within the Townsite Overlay District; sidewalk and drainage improvements shall be required for new principal building.

c. The city may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the city and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the city engineer. Any approved in lieu contribution shall be paid before the city issues a certificate of occupancy.

Planning and Public Works Staff recommend that A.(c) above be modified to allow for a 100% contribution in cases where staff concurs with the In Lieu payment, and payment is made within a set time period from project approval- suggested at 6 or 12 months.

Return to Agenda

March 13, 2017

TO: Planning and Zoning Commission

FM: Lisa Horowitz, Community Development Director

RE: Consideration of a Pre-Application Design Review Process

Now that the economy has begun to pick up, larger projects are coming into staff in preparation of Commission public hearings. Larger projects often present very different conceptual layouts, with different options regarding street access, interior circulation and layout. The current design review process requires that a full, complete design be complete as part of the packet. Options are precluded by the nature of the Design Review requirements. Staff feels creating a process whereby larger projects could be brought to the Commission in a conceptual form would help inform the design before applicants spend tens of thousands of dollars on engineering design, and allow the Commission and the public to weigh in at an early stage in the design process, rather than at the end.

The attached memo from Randall Arendt, well known Land Use Author, speaks to this issue in a broad context. Many cities have such a process. Ketchum's pre-application process reads as follows:

Ketchum Zoning Code Excerpt:

C. Pre-Application Design Review:

1. **Pre-Application review is required for all new nonresidential construction and all multi-family developments of five (5) or more units.**

2. **The purpose of Pre-Application review is to allow the commission to exchange ideas and give direction to the applicant on the "design concept", keeping in mind the purpose of this chapter and the application of the evaluation standards.**

3. **Pre-Application review materials shall be submitted according to the application requirements of section 17.96.040 of this chapter.**

4. **The Commission may require a model of the project or computer simulation renderings showing the proposal from one or more key vantage points for presentation at regular design review meetings in order to assist in the understanding of the project. Models and computer renderings must include surrounding properties in sufficient detail for the proposal to be viewed in context.**

5. **The Administrator may waive the requirement for preapplication review if the project is found to have no significant impact. (Ord. 1148, 2016)**

Staff is interested in feedback from the Commission regarding the creation of a similar provision in Hailey. It may be most practical to make the Pre-Application Design Review Process optional rather than a requirement.

Flawed Processes, Flawed Results, and a Potential Solution

A Constructive Critique of Outmoded Subdivision Ordinance Provisions

by Randall Arendt, FRTPI, ASLA Hon.)

Ever wonder why the vast majority of subdivisions look so much alike, despite the fact that they are built in such varied landscapes (forest, meadow, field) and on different terrain (flat, rolling, steep)?

The simple answer is that most of them are designed generically, in "cookie-cutter" style, with very little regard to the special natural or cultural features that give many properties their distinctive character.

In most municipalities, subdivision design regulations have never evolved beyond the basic stage where code requirements focus on a few mundane but important points (soil suitability, wetlands, floodplains, street paving, stormwater management) and a few mundane but rather unimportant points (street frontage, lotline setbacks, lot area).

The sad reality is that most towns (and counties) do not require subdivisions to consist of anything more than houselots, streets, and drains. And that approvals are forthcoming more or less automatically as long as applicants bring in plans showing houselots with the minimum required size and frontage, and avoid areas that are inherently unfit for building (wetlands, floodplains, etc.). When community standards are set so very low, developers typically respond with the least imaginative designs, for nothing more is asked of them.

Even in communities which understand that lot size and density are best treated as completely independent variables (controlling density directly so that lot sizes may be trimmed to produce quality open space), subdivision regulations typically suffer from **four fundamental flaws**, which are reflected in flawed designs.

The first flaw is that most local ordinances fail to require that applicants submit detailed surveys or inventories of their site features, beyond those few which would render property unbuildable (wetlands, floodplains, steep slopes), and ditto for maps depicting the subject parcel's surrounding context.

Second, most municipalities do not require Planning Board members to walk the land, essential to understanding any property, at any time during the process, and fail to involve abuttors in the process until 95% of the work has been completed, which is both insulting and counter-productive.

Third, many codes (outside Rhode Island) typically require highly detailed design drawings at the so-called *Preliminary Plan* stage, involving tens of thousands of dollars expenditure by developers, as the very first submission. Understandably, developers are not inclined to discard

such plans, even when better ways to design the developer are pointed out to them.

Fourth, layouts are typically prepared by people trained in recording site data and in street and drainage issues (surveyors and engineers), but who have little or no expertise in the field of landscape architecture or neighborhood design.

The solutions are four-fold: (1) require a detailed *Existing Resources and Site Analysis Map* of the property and a *Context Map* of the immediate area, (2) conduct a Site Walk with all officials, staff, and abutters from the outset, (3) require inexpensive a conceptual *Sketch Plan* as the first layout document, and (4) require that these *Sketch Plans* be prepared by a landscape architect or physical planner. Following this procedure allows all parties to understand what is important about the property, and to begin a process that is collaborative and consensual, instead of adversarial and combative.

Based on the work I have done at the Natural Lands Trust over the last nineteen years in the state-wide *Growing Greener: Conservation by Design* program (supported by the PA Department of Conservation and Natural Resources), and in Rhode Island over the last ten years (supported by the RI Department of Environmental Management), the reforms which I recommend often begin with updating local subdivision regulations to include the above-mentioned items, which are described below in greater detail.

Recommended Improvements

Context Maps: The Location Map required in most ordinances should be expanded in scope and content so that staff and Planning Board members may acquaint themselves with the resources and development patterns near the development site at an early stage of the process. This kind of understanding is critical to planning for improved buffers and open space connections, and minimizing developmental impacts in the neighborhood.

To minimize the cost involved, this expanded item (re-named as a *Context Map*), would show only data that can easily be reproduced from published sources such as aerial photographs, USGS topo sheets, FEMA floodplain maps, tax maps, and USFWS wetlands maps. These maps and photos should then be reproduced by the applicant's engineer to the same scale (1 inch = 400 feet), showing reviewing officials the location of natural features and development patterns on properties within one-half mile of the development site (just five inches on the map).

Existing Resources/Site Analysis Plan: The *Existing Resources / Site Analysis (ER/SA) Plan* provides a greater amount of essential information than is typically required in most regulations, thoroughly documenting the location of a large variety of site features. It is typically prepared by a landscape architect for the developer, and is sometimes based on recommendations from historic preservation specialists and/or conservation biologists. Such information enables the site designer, the developer, and municipal officials to make much better-informed decisions.

The *ER/SA Plan,* which should be required from the outset, tells reviewers virtually everything they need to know about the property in terms of its noteworthy natural and cultural features. Drawn to a scale of one inch equals 100 or 200 feet, it reflects a deep understanding of the site so

that even the location of noteworthy trees or tree groups, laurel or rhododendron stands, unusual geological formations, vernal pools, or the depth of the public viewshed, can be identified.

Regarding locations of specific features (including trees), the use of GPS (Global Positioning Systems) technology makes their documentation relatively easy and inexpensive. A growing number of communities routinely require that plans show the location of every tree greater than a given diameter, and that these trees be identified by species on the drawing. With respect to the diameter at which a tree becomes noteworthy, I recommend girths related to specific species, such as 4 inches for Eastern redbud or flowering dogwood; 6 inches for a holly, sassafras, or water beech; 10 inches for a wild cherry; 12 inches for a red or white oak; 14 inches for a tulip poplar; and 16 inches for a sycamore, etc.

In this way, reviewers can identify those parts of woods that are more worthy of conservation and "designing around" (which trees to hug and which to let go). However, I would not require this information for trees growing in areas that would not be disturbed because of their location within proposed conservation areas.

In addition, I recommend identifying farmland soils by productivity class, locating vernal pools and their associated upland habitat areas (essential in the life-cycle of salamanders and other woodland amphibians), plus views into the property from public roads or highways, to enable those important considerations to be properly evaluated.

In the absence of sewers, another key factor is data on soil suitability for septic sewage disposal, to locate the very best soil available on the entire property. Septic systems need the deepest, best-drained soil that can be provided, and those areas must be "designed around" just as carefully -- and from the very beginning -- as any of the "Primary Conservation Areas", so they may be reserved for sewage treatment and effluent disposal and not be carelessly covered by foundations, driveways, or streets. To maximize the amount of open space, I typically locate septic drainfields (either shared or individual ones) off-lot, in easements under conservation meadows, neighborhood greens, and ballfields.

If officials agree that these items are necessary and should be submitted at some point during the subdivision application process anyway, it doesn't increase the applicant's costs for them to be required up front where the important information they provide can be of the greatest use (helping to avoid wasting money on plans that do not take these features fully into account).

I feel that this is the most important document in the subdivision design process, as it provides the factual foundation upon which all design decisions are based.

Site Walk: Because it is impossible to completely understand a site only by examining a two-dimensional paper document inside a meeting room, it is essential that most Planning Board members, Conservation Commission members, and staff walk the property with the *ER/SA Plan*, to take the full measure of the proposed development site, and to help them determine which site features are most worthy of "designing around". I also encourage officials to invite abutters to this advertised site meeting, where information will be collected and input solicited, but where

no decisions will be taken. I have found that abutters greatly appreciate being included from the outset, and that they are usually much less inclined to fight a process which includes them from the very beginning, rather than being kept in the dark and held at arm's length until the Public Hearing stage, by which time all major design decisions have been made, and the die has been cast. (Why ask folks for their input at that very late point in the process, pretending that meaningful changes can still be made, when that is rarely the case, in actual fact?)

Without the benefit of experiencing the property in a three-dimensional manner at a very early stage in the process, it is extremely difficult for staff and officials to offer informed suggestions as to the preferred locations of conservation areas and development areas, and to evaluate the proposed layouts. In my view, such site walks should definitely become a standard operating procedure, and part of the job description for all Planning Board members (except those with physical disabilities).

Officials who choose not to attend Site Walks, and who do not have good reasons to miss them, should be offered other ways in which they might serve the community -- because (in my judgment) they cannot serve it well without walking potential development sites. In many towns this is a new concept, and it is often a "hard sell" among local officials who are already very busy with many other matters. However, I maintain, it is simply not possible to make an informed decision without experiencing the site in question. Local officials who take their first site walk with a detailed site analysis map in hand, meeting the applicant, his site designer, and abutters in a casual and informal way, tell me they wouldn't think of missing this critical part of the process ever again.

Not attending a site walk is to rely entirely on a two-dimensional abstraction, black lines on white paper, and makes as little sense a hiring someone on the basis of a resume only, without an interview. No local official would ever consider such an approach to filling a vacancy, but they routinely fail to walk project sites to fully understand development proposals that will change the land forever.

Regarding timing, I suggest walking the site with the applicant even before the *Sketch Plan* is prepared, if possible, so that the applicant may receive critical input before he/she prepares that conceptual layout.

I usually end the site walk with an informal design session, where the significant natural and cultural features (from the *ER/SA* Plan) are identified and "designed around", with house sites being positioned in proximity to these special features to add value to all homes.

Sketch Plan Overlay Sheet: Apart from the *Existing Resources/Site Analysis Plan,* the *Sketch Plan* is perhaps the second most important document in the entire subdivision process. This is the step where the overall concept is outlined, showing areas of proposed development and areas of proposed conservation. I recommend that the *Sketch Plan* be required to be prepared by a landscape architect or physical planner working with a civil engineer. Under this approach, surveyors and engineers would continue to perform all of the usual surveying and engineering tasks -- and could end up working even more hours (such as in locating significant trees and rock formations). However, the conceptual design and layout should definitely be handled by the

landscape architect or physical planner as a supplemental team member called in for this special service.

The *Sketch Plan* should be drawn to scale on white tracing paper or on a clear overlay sheet to be lain on top of the *ER/SA Plan* so that everyone can clearly see how well (or how poorly) the proposed layout avoids conservation lands with resources that have been ranked highly on the priority list contained in the subdivision regulations. Ideally the proposed development "footprint" on the *Sketch Plan* should dovetail and not intrude upon with the resources documented on the *ER/SA Plan*. This section of the code should also provide more criteria for staff or Board members to follow, so that everyone knows the parameters for evaluating the *Sketch Plan*. The review process for *Sketch Plans* should identify and document their shortcomings, which should then be communicated to the applicant, so that these deficiencies can be corrected prior to submitting the detailed, expensive *Preliminary Plan.*

Under most state planning enabling acts, municipalities can pass along to the applicant the reasonable review costs of consultants including the physical planner or LA to walk the site, conduct the site analysis, and review the site plan, thereby launching the developer in the right direction. Developers with whom I have worked are often skeptical of the value of this approach until they try it once.

It is essential that a conceptual step such as this occur before the applicant spends large sums on preparing the substantially-engineered drawing that typically constitutes the *Preliminary Plan*. Many municipalities make the HUGE mistake of establishing procedures requiring applicants to submit highly-detailed, so-called "Preliminary Plans" as the first document that staff and officials see. This puts the cart way before the horse, and is akin to bringing a diamond ring on one's first date. (In fact, most "Preliminary Plans" cost applicants five times more than a basic diamond ring.) After agreement is reached at this stage, the applicant moves to the *Preliminary Plan*, with the full benefit of the site analysis, site visit, and concept review to prepare him for the next stage where serious engineering money is spent.

Four-Step Design Approach: I believe that the most effective methodology for producing conservation subdivision layouts that are responsive to the site and which preserve value-adding features, begins by determining the open space as the first step. If this is done, and if the regulations also require that a significant proportion of the unconstrained land be designated as open space, it is nearly impossible to produce a truly inferior or simply conventional plan, particularly if that open space is closely related to a *Community-wide Map of Potential Conservation Lands* in the *Comprehensive Plan*. The logical second step, after locating the preservation areas, is to select house locations, with homes positioned to take maximum advantage of that protected land in neighborhood squares, commons, greens, playing fields, greenways, farmland, or forest preserves.

The third step involves "connecting the dots" by aligning the streets and trails to serve the new homes. Drawing in the lot lines, Step Four, is the least significant part of the process.

One of the greatest weaknesses of most current "cluster" regulations is that the open space is not defined in this manner, and therefore tends to become a collection of whatever bits of land that

have proven difficult to develop. The other common failing of such provisions is that they often require deep perimeter buffers around the proposed development (as if it were a gravel pit, junkyard, or leper colony), a practice that inadvertently leads to very poor layouts in which a substantial percentage of the total open space is consumed by this excessive separation (particularly needless when new single-family homes are being "buffered" from existing single-family homes).

The combined influence of the expanded *Context Map*, the *Existing Resources/Site Analysis Plan*, the *Site Walk,* the *Sketch Plan* overlay sheet, and the four-step design approach makes a significant difference in the way that sites are approached by developers, their engineers, and local officials, and in the quality of the resulting layout of conservation areas, houselots, and streets.

Learning More: Readers interested in learning more about this approach are referred to *Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks* (Island Press, 1996) and its sequel *Growing Greener: Putting Conservation into Local Plans and Ordinances* (Island Press, 1999). They may also download an18-page booklet describing this process, from the internet, at www.greenerprospects.com (see the "Products" section, at the end, under Free Downloadable Articles).

Randall Arendt is the Senior Conservation Advisor to the Natural Lands Trust in Media, Pennsylvania. He resides with his wife in the village of Narragansett Pier, RI, from which he lectures and consults nationwide.

E-mail: rgarendt@cox.net

Website: www.greenerprospects.com (for bio, publications info, etc.)

Return to Agenda