AGENDA OF THE
HAILEY CITY COUNCIL MEETING
Tuesday May 5, 2020 * Hailey City Hall Meeting Room

Hailey City Council Special Meeting
Tue, May 5, 2020 5:30 PM - 6:30 PM (MDT)

Please join my meeting from your computer, tablet or smartphone.

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- One-touch: tel:+13127573121,,938971757#

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ACTION ITEM = a vote may occur but is not required to be taken
ACTION ITEM ...................................................................................................................................................................

5:30 p.m. CALL TO ORDER - Open Session for Public Concerns

MAYOR’S REMARKS:
MR 000

PUBLIC HEARING:

PH 192 Continuation of consideration of a recommendation of the Hailey Planning and Zoning Commission for a Planned Unit Development (PUD) Application by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, for development of a Two-Phased PUD totaling 145 units, with 90 units in Phase 1, to be located on Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey. The project will consist of:

- Park and Open Space for Residential and Public Use
- Bike and Pedestrian Connector Trails
- Recreation Field, Natural Play and Scenic Area
- Curtis Park Connection
- Single-Family Lots and Cottage Single-Family Lots ACTION ITEM .............................................................................

PH 193 Continuation of consideration of a recommendation of the Hailey Planning and Zoning Commission for a Preliminary Plat Subdivision Application (Phase I) by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, where Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey, is subdivided into 90 units on 71 lots. The project is to be known as Sunbeam Subdivision and will consist of two (2) phases of development. This application is concurrent with a Planned Unit Development (P.U.D.) Application ACTION ITEM .................................................................73

EXECUTIVE SESSION:

Matters & Motions from Executive Session or Workshop
Next Ordinance Number - Next Resolution Number- 2020-56
AGENDA ITEM SUMMARY

DATE: 05/05/2020  DEPARTMENT: Community Development  DEPT. HEAD SIGNATURE: LH

SUBJECT:
Continuation of the consideration of a Planned Unit Development (PUD) Application (Phase I) for Sunbeam Subdivision by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, for development of a Two-Phased PUD totaling 145 units, to be located on 54.38 acres (Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey). The project will consist of:

- Park and Open Space for Residential and Public Use
- Bike and Pedestrian Connector Trails
- Recreation Field, Natural Play and Scenic Area
- Curtis Park Connection
- Single-Family Lots and Cottage Single-Family Lots

A P.U.D Application has been submitted requesting to allow the Applicant to cluster a portion of the residential density of 66 units onto six (6) newly created parcels or cottage single-family lots (36) and 24 single-family lots smaller than 8,000 square feet. The remaining 79 lots will be greater than 8,000 square feet. Current zoning allows for a density of 177 lots, at a minimum lot size of 8,000 square feet. This application will consist of two (2) phases of development and is concurrent with a Preliminary Plat Subdivision Application.

AUTHORITY: □ ID Code ____________  □ IAR ____________  □ City Ordinance/Code Title 17
(IFAPPLICABLE)

BACKGROUND:
The Council conducted their first public hearing on this project on April 27, 2020. At that time, the applicant presented an overview, questions of the Council were taken, and a public hearing conducted. The Council continued the public hearing to Tuesday, May 5, 2020 at 5:30 pm.

Tonight’s meeting will go into more detail on topical issues. Specifically, transportation, water usage and water rights will be discussed. Please refer to the packet prepared on April 27 for the hyperlink to the Traffic Study. Also, in that packet was a follow-up memo from Hales Engineering regarding specific questions of the Planning and Zoning Commission. Links to this packet related to water use include:

1. Table showing water rights priority cuts for the subject property.
2. Water Right report
3. Table of irrigable areas prepared by Galena Engineering

ATTACHMENTS to the April 27, 2020 Council Packet:

1. Staff Report
2. Site Plan and Landscape Plan
3. PUD Development Agreement
4. Public Comment Received since April 26, 2020
5. Idaho Fish and Game Memos

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:
Caselle #___________________
Budget Line Item #_____________  YTD Line Item Balance $__________________
Estimated Hours Spent to Date:  Estimated Completion Date:
Staff Contact: Lisa Horowitz  Phone # 788-9815 #13

--1--
ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

_ x_ City Attorney  _ x_ City Administrator  _ x_ Engineer  _ x_ Building
_ ___ Library  _ x_ planning  _ __ Fire Dept.  _ ___ ____________
 _ ___ Safety Committee  _ x_ P & Z Commission  _ x_ Police  _ ___ ____________
 _ x_ Streets  _ x_ Public Works, Parks  _ ___ Mayor  _ ___ ____________

------------------------------------------------------------------------------------------------------------------------------------------

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:
Conduct a public hearing on the Sunbeam Subdivision PUD Application, and:

Option 1) Motion Language as outlined below
Option 2) Continue this public hearing to Tuesday, May 19th at 5:30 pm.

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ADMINISTRATIVE COMMENTS/APPROVAL:
City Administrator _____________ Dept. Head Attend Meeting (circle one) Yes  No

------------------------------------------------------------------------------------------------------------------------------------------

ACTION OF THE CITY COUNCIL:
Motion Language:
Approval:
Motion to approve the Planned Unit Development (PUD) Application for Sunbeam Subdivision by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, for development of a Two-Phased PUD totaling 145 units located on 54.38 acres (Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey), finding that the project meets the standards under Section 17.10 of the Hailey Municipal Code.

Denial:
Motion to deny the Planned Unit Development (PUD) Application for Sunbeam Subdivision by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, for development of a Two-Phased PUD totaling 145 units located on 54.38 acres (Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey), finding that the project does not meet the standards under Section 17.10 of the [the Council should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:
Motion to continue the public hearing upon the Planned Unit Development (PUD) Application for Sunbeam Subdivision to May 19, 2020.

Date ______________________
City Clerk ______________________________

------------------------------------------------------------------------------------------------------------------------------------------

FOLLOW-UP:
*Ord./Res./Agrmt. /Order Originals: *Additional/Exceptional Originals to: _________________
Copies (all info.): Copies
Instrument # _______________________

--2--
Return to AIS
### Date Cut for Priority

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<td>2015</td>
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<td>2016</td>
<td>8/16 50%</td>
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Return to AIS
WATER RIGHT REPORT

1/24/2020
IDAHO DEPARTMENT OF WATER RESOURCES
Water Right Report
WATER RIGHT NO. 37-21112

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<th>Owner Type</th>
<th>Name and Address</th>
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<td>KETCHUM, ID 83340</td>
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<td></td>
<td>2087264421</td>
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<tr>
<td>Attorney</td>
<td>JAMES P SPECK</td>
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<td></td>
<td>SPECK &amp; AANESTAD PC</td>
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<td>4540 CAMPUS DR</td>
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<tr>
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Original Owner | GREGG K STURTEVANT
| PO BOX 2924
| KETCHUM, ID 83340-2924
| 2087882462

Priority Date: 03/24/1883
Basis: Decreed
Status: Active

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<td>BIG WOOD RIVER</td>
<td>MALAD RIVER</td>
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<th>Beneficial Use</th>
<th>From</th>
<th>To</th>
<th>Diversion Rate</th>
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<td>1.419 CFS</td>
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<td>Total Diversion</td>
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Location of Point(s) of Diversion:

BIG WOOD RIVER SWNW Sec. 20 Township 03N Range 18E BLAINE County

Place(s) of use:

Place of Use Legal Description: IRRIGATION BLAINE County

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<th>Township</th>
<th>Range</th>
<th>Section</th>
<th>Lot</th>
<th>Tract</th>
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Total Acres: 53

Conditions of Approval:

1. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
2. P21 This right is a split from former right 37-12818A.
3. Right 37-12818A is a split from former right 37-577.
4. A portion of this water right is used for conveyance.

Dates:
Licensed Date:
Decreed Date: 03/02/2012
Enlargement Use Priority Date:
Enlargement Statute Priority Date:
Water Supply Bank Enrollment Date Accepted: 
Water Supply Bank Enrollment Date Removed: 
Application Received Date: 
Protest Deadline Date: 
Number of Protests: 0 

Other Information: 
State or Federal: S 
Owner Name Connector: 
Water District Number: TBD 
Generic Max Rate per Acre: 
Generic Max Volume per Acre: 
Civil Case Number: 
Old Case Number: 
Decree Plaintiff: 
Decree Defendant: 
Swan Falls Trust or Nontrust: 
Swan Falls Dismissed: 
DLE Act Number: 
Cary Act Number: 
Mitigation Plan: False
Return to AIS
### Sunbeam Subdivision Subdivision
#### Preliminary Irrigable Area
**Masterplan (Includes Phase 1 and Phase 2)**

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<tr>
<th>Description</th>
<th>Area (sf)</th>
<th>Acres</th>
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<tr>
<td>Private Lots (140)</td>
<td>961,653sf</td>
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<tr>
<td><strong>Total Lot Area</strong></td>
<td>1,418,053sf</td>
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<tr>
<td>Impervious Lot Area (Assume 3,260 sf per lot, includes driveways - 140)</td>
<td>456,400sf</td>
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<tr>
<td>Phase 1 Park Area, Parcel A</td>
<td>163,137sf</td>
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<td><strong>Total Park Area</strong></td>
<td>169,027sf</td>
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<td>Impervious Park Area (Bike Path)</td>
<td>5,890sf</td>
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<td>Open Space Parcels- Parcel BB, C, E</td>
<td>240,009sf</td>
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<td>Public Road Right-of-Ways</td>
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<td>2.64ac</td>
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<td>Carbonate Street Irrigable Area (Per Section 1, Road Cross Section Exhibit)</td>
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<tr>
<td>Doc Bar Drive Irrigable Area (Per Section 1, Road Cross Section Exhibit)</td>
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<td>El Dorado Lane Irrigable Area (Per Section 2, Road Cross Section Exhibit)</td>
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<td>San Badger Drive Irrigable Area (Per Section 2, Road Cross Section Exhibit)</td>
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<td>Gray's Starlight Drive Irrigable Area (Per Section 1, Road Cross Section Exhibit)</td>
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<td>Micah Street Irrigable Area (Per Section 2, Road Cross Section Exhibit)</td>
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<td><strong>Total Irrigable Area</strong></td>
<td>1,479,819sf</td>
<td>33.97ac</td>
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**Preliminary Irrigable Area Calculation**

By: SKS

Hidden Meadows

December 11, 2019
Return to AIS
To: Hailey Planning & Zoning Commission

From: Lisa Horowitz, Community Development Director

Overview: Consideration of a Planned Unit Development (PUD) Application (Phase I) for Sunbeam Subdivision by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, for development of a Two-Phased PUD totaling 145 units, to be located on 54.38 acres (Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey). The project will consist of:

- Park and Open Space for Residential and Public Use
- Bike and Pedestrian Connector Trails
- Recreation Field, Natural Play and Scenic Area
- Curtis Park Connection
- Single-Family Lots and Cottage Single-Family Lots

A P.U.D Application has been submitted requesting to allow the Applicant to cluster a portion of the residential density of 66 units onto six (6) newly created parcels or cottage single-family lots (36) and 24 single-family lots smaller than 8,000 square feet. The remaining 79 lots will be greater than 8,000 square feet. Current zoning allows for a density of 177 lots, at a minimum lot size of 8,000 square feet. This application will consist of two (2) phases of development and is concurrent with a Preliminary Plat Subdivision Application.

Hearing: April 27, 2020

Applicant: Marathon Partners, LLC

Project: Sunbeam Planned Unit Development – Phase I

Request: Phased Planned Unit Development (PUD)

Location: Tax Lot 6655, Section 9 & 10, T2N, R18

Size: 54.38 acres

Zoning: Limited Residential (LR-1)
Notice:
Notice for the January 21, 2020 public hearing was published in the Idaho Mountain Express on January 1, 2020, mailed to property owners and public agencies on December 31, 2019 and the onsite notice was posted on January 10, 2020. The project was continued on the record from the January 21 and February 18, 2020 meetings. Notice for the March 2, 2020 public hearing was published in the Idaho Mountain Express on February 12, 2020, mailed to property owners and public agencies on February 11, 2020 and the onsite notice was posted on February 24, 2020. Notice for the April 27, 2020 public hearing was published in the Idaho Mountain Express on April 8, 2020, mailed to property owners on April 7, 2020, the onsite notice was posted on April 17, 2020 and mailed to the agencies on April 22, 2020.

Procedural History:
The application was submitted on December 20, 2019 and certified complete on January 2, 2019. The Planning and Zoning Commission first heard the project on January 21, 2020 and continued on record to February 18, 2020. On February 18, 2020 Public Hearing the Planning and Zoning Commission heard the revised changes and discussed the Water and Traffic Studies, continuing on record to March 2, 2020. On March 2, 2020 the Planning and Zoning Commission heard the final changes and unanimously voted to approve the PUD Application.

Background and Application:
Sunbeam Subdivision by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, for development of a Planned Unit Development (PUD) Application (Phase I) for development of a Two-Phased PUD totaling 145 units, to be located on 54.38 acres (Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey). The project will consist of:

- Park and Open Space for Residential and Public Use
- Bike and Pedestrian Connector Trails
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A PUD Application has been submitted requesting to allow the Applicant to cluster a portion of the residential density of 66 units onto six (6) newly created parcels or cottage single-family lots (36) and 24 single-family lots smaller than 8,000 square feet. The remaining 79 lots will be greater than 8,000 square feet. Current zoning allows for a density of 177 lots, at a minimum lot size of 8,000 square feet. This application will consist of two (2) phases of development and is concurrent with a Preliminary Plat Subdivision Application:

**Phase I:** 71 Lots, 90 units total
- 23 Cottage Units
- 12 single family lots less than 8,000 sq. ft.
- 55 single family lots greater than 8,000 sq. ft.

**Phase II:** 71 Lots, 55 units total
- 13 Cottage Units
- 12 single family lots less than 8,000 sq. ft.
- 30 single family lots greater than 8,000 sq. ft.

**Total Number of Units Proposed:** 145 units
**Total Number of Lots Proposed:** 115 Lots
The Applicant has chosen to apply for a Planned Unit Development, which allows for greater flexibility in land use regulations, thereby allowing the Applicant to utilize a more creative and thoughtful approach in developing the land. Typical zoning requirements and restrictions, such as density requirements, setbacks and other land use regulations may vary or be augmented to allow for a more desirable living environment. Varied regulations may also allow the Applicant to retain, preserve and enhance more of the unique features of the site.

A PUD gives the Applicant the ability to group varied and compatible land uses, such as housing – both small-clustered housing and single-family residences, recreation and park, and, where appropriate, commercial centers, all within one development or subdivision. PUDs allow for waivers of certain city standards in exchange for one or more benefits, as outlined in the standards. Thus, flexibility is granted in exchange for superior design and/or amenities. City Staff is supportive of the Applicant’s decision to apply for a PUD.

The purpose of a PUD is as follows:

17.10.010: PURPOSE:

In some limited circumstances, the city of Hailey recognizes that strict adherence to the bulk and use regulations set forth in this title on a lot by lot basis is not always the most effective manner in which to carry out the intent of this title and the goals and objectives of the comprehensive plan. The planned unit development ("PUD") process encourages flexibility and creativity in the development of land in order to improve the design, character and quality of new development in projects that provide certain benefits to the public. Specific purposes of the planned unit development process include:

A. Promoting flexibility in the type, design and siting of structures to preserve and take advantage of the site’s unique natural resources or scenic features, and to avoid or mitigate any hazardous areas, thereby improving the character and quality of new development.

B. Encouraging more efficient use of land, public streets, utilities and government services.

C. Preserving green space for the benefit of residents or employees of planned unit developments, as well as the community in general.

D. Achieving a compatible relationship between the uses in the planned unit developments, as well as the community in general.

E. Encouraging the use of renewable resources and energy conservation measures. (Ord. 1191, 2015)

This application is concurrent with a Preliminary Plat Subdivision Application. Per Section 17.10.050.02 of the Hailey Municipal Code also provides for concurrent submission, such that a Planned Unit Development
Development (PUD) Application may be submitted and reviewed concurrently with other applications affecting the same piece of property.

I. Explanation and Analysis of Amenities Proposed and Developer Benefits

Amenities as described by the Applicant include:

A. Green Space: The proposed preliminary plat includes approximately 5.12 acres of park area in excess of the required park space (4.02 acres) per City of Hailey code § 16.04.110. The proposed park space will provide primitive trails for public walking paths around the parcel. This significant contiguous parcel will provide a direct benefit both for residents of Sunbeam Subdivision and residents of the City of Hailey. It should be noted that the design for the green space presents a space that is contiguous to the existing Curtis Park. Parcel A is to be improved in Phase I and will include improvements that will activate and connect to this existing underutilized park.

B. Active Recreation Facilities: The applicant is proposing Parcel A (Phase I park) and Parcel B (Phase II open space) be dedicated to and maintained by the City of Hailey in perpetuity. Parcels A and B and Curtis Park will provide contiguous open space with vast potential for active recreation facilities. The applicant is proposing a paved path through the park space, and primitive trails through the open space parcel. Additionally, passive park equipment will provide children a place to play without high maintenance play structures. Berming will allow for winter sledding. The scale of the open space parcel offers long term flexibility of use to meet a variety of future needs for the City of Hailey. Parking has been added to serve the park based on feedback at the January 21, 2020 hearing.

Sunbeam Subdivision also includes asphalt paved pedestrian pathways providing a much-needed connection between Old Cutters Subdivision, Hailey Replat Subdivision, and Quigley Road. Both Old Cutters and Hailey Replat Subdivisions currently have no separated access to Quigley Road which leads to Quigley Canyon recreation. The 10-foot-wide path provides that connection. The wider paths offer a benefit in that narrower, traditional sidewalks do not allow for: side-by-side biking and family walking. The 10-foot-wide paths are also physically separated from the paved vehicular circulation, which offers a potential safety and visual benefit.

C. Preservation of Vegetation: The parcel does not contain any native vegetation and consists of a large agricultural field bordered by mature planted evergreens. A small number, less than 25%, of these mature conifers will be impacted by proposed road connections at Gray’s Starlight Drive, San Badger Drive, and Doc Bar Drive. If possible, the trees impacted by these connections will be relocated on site.

D. Real Property: The applicant is proposing to dedicate 5.12 acres of open space to the City of Hailey in excess of the required park space for a total of 9.14 acres of park space. The total park area, 9.14 acres, shall be conveyed to the City of Hailey at the time of approval of Phase I. A temporary
A easement allowing the continued agricultural use of Parcel B will be dedicated to the applicant. This easement will be vacated upon approval of Phase II.

E. **Other Amenities: added density per the request of the city staff** - The applicant’s original proposal included 108 single family lots. After staff’s initial review, the city responded to the applicant with a request for more density and a variety of residential use types, specifically cottage townhouses. Cottage townhouses are only permitted in the LR-1 zoning with a Planned Unit Development (PUD). Per staff’s request and direction, the applicant agreed to pursue a layout that provides higher density and cottage townhouses. The added density is a benefit of the PUD subdivision as it will offer a wider variety of housing options.

The original proposal consisted of 108 lots ranging in size from 0.19 acres to 0.98 acres. The average lot size was 13,382, or 0.31 acres. The revised layout includes six cottage lots that, combined with single family lots, allow for a total of 145 units. The single-family lots range in size from 0.13 acres to 0.75 acres, and the average lot size is 9,807 square feet, or 0.23 acres. The average lot size has decreased by 26%; the number of residential units has increased by 34%.

F. **Other Amenities: reduced water consumption** - The applicants originally proposed 108-lot subdivision included less impervious surfaces (fewer roads) and larger lots (more irrigable area). An analysis of the irrigable area showed that roughly 36 acres of the subdivision was available for irrigation. An analysis of the revised subdivision layout shows that the plan revisions resulted in a reduction of approximately 2 acres of irrigable area, for a total of 34 acres. Of that remaining irrigable area, the applicant is proposing to include the following restrictions in the CC&Rs to minimize the subdivision’s impact to the municipal water system.

The applicant proposed CC&R restrictions that will be in alignment with the Wood River Land Trust’s “Trout Friendly Lawn” program. Measures to limit time-of-day watering, chemical use, and species of grass will be initiated for the front yard setback areas for all properties. In addition, the right-of-way irrigated areas will feature use of more drought tolerant grass species.

To further reduce consumption of municipal water, the Applicant has proposed the following irrigation restrictions to be included as a plat note or in the Development Agreement as noted in the staff report on file.

The restrictions below were made a requirement of the newest subdivision in Hailey, Colorado Gulch Preserve, as a way to reduce water consumption and lessen the impact to the municipal water system.

**Colorado Gulch will require seventy-five (75%) percent of the total land area of each residential lot on the plat shall be either hardscape, xeriscape, or qualified drought tolerant. Colorado Gulch will cause the Association to, prior to the issuance of the Building Permit for any residential lot, require and approve a drought tolerant Landscape Plan that incorporates at least the following criteria:**

1. **Integrates City of Hailey Smarty Water Program techniques**
ii. Promotes a low water use landscape through the use of drought tolerant plants as set forth on an approved plant list

iii. Each residential irrigation system shall be at a 70% distribution uniformity

iv. Includes detailed irrigation plans identifying water usage (per day) based on proposed plant requirements

v. Encourages rainwater harvesting techniques when environmentally feasible

vi. Minimizes impervious surfaces to the greatest extent reasonably feasible

Numerous lots in Colorado Gulch Subdivision are 14,000 square feet. Therefore, these lots would be limited to 3,500 square feet of “hardscape, xeriscape, or qualified drought tolerant” (non-turf areas). Therefore, the Commission found that lots under 14,000 square feet in Sunbeam Subdivision be limited to 3,500 square feet of turf area, to be on par with the recently approved Colorado Gulch Subdivision. Staff also recommends deleting “.v” and “.vi” above, as impractical and unenforceable, and so found by the Commission, as edited in Condition #7.

Waivers Requested: The request of waivers is fundamental to the PUD process, as it allows for greater flexibility in design than traditional Euclidean zoning. Section 17.10.040: Developer Benefits, of the Hailey Municipal Code allows the Council to grant modifications or waivers of certain zoning and/or subdivision requirements. The Applicant is proposing modifications to or waivers of the current zoning and subdivision requirements:

A. LR-1 Minimum Lot Size: The Applicant is proposing smaller lot sizes than what is currently permitted in the Limited Residential (LR-1) Zoning District. Specifically, the Applicant is proposing eighteen (18) small lots and forty-four (44) cottage units, which are smaller than the minimum permitted lot size allowed.

B. LR-1 Minimum Lot Width: Per the Hailey Municipal Code, the minimum lot width within the LR-1 Zoning District is 75 feet. The Applicant is proposing nine (9) small lots in Phase I that are less than 75 feet in width. The narrowest proposed lot is 60 feet in width. The forty-four (44) cottage units, as noted above, will also be insufficient in lot width.

C. Private Street -- Number of Units Served: Section 16.04.020 of the Hailey Municipal Code allows private streets to serve a maximum of five (5) residential dwelling units or private streets may be allowed within planned unit developments. Though no private streets are proposed, the cottage lots may include private streets. The allowance for potential private streets is requested as a part of this PUD Application.

D. Private Street -- Requiring Parking Spaces: Section 16.04.020(L) of the Hailey Municipal Code requires an additional two (2) parking spaces for each unit served off of a private street. Though no private streets are proposed at this time, the cottage lots may include private streets. Given the anticipated size of the future cottage units, the Applicant feels that four (4) parking spaces are excessive and requests that all units served off of a private street only be required to provide two (2) spaces per unit, consistent with Section 17.09.040.01 for Single-Family Residences. The Commission added a condition that parking be determined to be adequate at
the time of platting of the cottage lots.

E. Number of Flag Lots: Chapter 16.04.060, Section D allows for the permittance of one flag lot per subdivision. Given the irregular shape of the property, the applicant is requesting the permittance of two (2) flag lots in Phase I and one (1) flag lot in Phase II, for a total of three (3) flag lots.

Department Comments:

Life/safety issues: Fire: no fire or life/safety issues are presented by the PUD.

Water issues: Issues related to potable municipal water service are outlined under Standard #11 in this report and in the Subdivision staff report. The PUD application allows the applicant to create smaller cottage lots, which are naturally more water-conservative as there is less land to irrigate. The applicant states that they have reduced two (2) acres of irrigable area based on the PUD submittal. They are proposing restrictions in the CC & R’s to align with the Wood river Land Trust “Trout Friendly lawn” practices, as well as some turf limitations.

The applicant made a presentation regarding irrigation water service at the February 18th P & Z meeting. The City Engineer concurs that the City does need to increase water supply due to demand approaching FIRM capacity. The additional irrigation demands from the Sunbeam development will contribute to this need to increase supply. The applicant has offered a cash contribution of $200,000 towards the development of a new well. This will be incorporated into the Development Agreement. The Commission found that language similar to the requirements placed on the Colorado Gulch Subdivision with regards to landscape limitations be placed on this project. See conditions of approval and discussions herein.

The City is exploring a new water supply location to increase our firm capacity, to provide a redundant supply for filling the Quigley reservoir and increase the flow rate, and hopes of possibly increasing the water pressure very minimally in the nearby area.

Since the P & Z hearings, SPF has made a preliminary recommendation that the best location for a new municipal well site would be the Sunbeam property. Staff therefore requests a new well site on the Sunbeam property which could likely be incorporated into the proposed park. In addition, staff will be asking for a larger than normal water main 12” in diameter from the new supply site to Quigley road in order to increase the conveyance to the reservoir.

Sewer issues: Issues related to regular sewer service are outlined in the Subdivision staff report. There are no additional sewer service issues that are raised as a result of the PUD application.

Engineering issues: Issues related to regular road service are outlined in the Subdivision staff report. Regarding the waivers requested:

The City Engineer supports the concept of permitting private streets to serve more than five (5) units.
Private streets removal the burden of street maintenance from the City, and will work well to serve the proposed cottage lots. Engineering and planning staff feel there will be adequate on-street guest parking throughout the proposed project, and support the waiver to private street required parking spaces. The Commission added a condition of approval related to adequacy of parking on private streets.

17.10.030: General Requirements:

A. Minimum Size: The minimum gross size for properties that may be developed as a PUD is one (1) acre, except in the Business and Limited Business zoning districts within the Central Business District, the minimum gross size shall be 18,000 square feet. All land within the development shall be contiguous except for intervening streets and waterways.

The proposed 54-acre PUD site is greater than one (1) acre.

B. Ownership: A tract or parcel of land proposed for PUD development must be in one (1) ownership or the subject of an application filed jointly by the owners of all property included.

The parcel is in one ownership – Marathon Partners, LLC.

C. Area Development Plan:

1. When the owner of Contiguous Parcels is required to obtain PUD approval for 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:

There is only one parcel owned by Marathon Partners, LLC. No contiguous parcels exist.

a) Streets, whether public or private, shall provide an interconnected system and be adequate to accommodate anticipated vehicular and pedestrian traffic.

Proposed streets connect to six (6) city streets, creating excellent interconnectivity. The Traffic Study analyzes anticipated vehicular traffic, and was discussed at the February 21st P & Z public hearing. The City reserves the right to connect Seventh Street at a future time.

The submittal reviewed at the January 21, 2020 hearing showed two connection points through Phase I of the subdivision: Carbonate Street, to be accessed from Quigley Road, and Gray’s Starlight Drive, to be accessed from the Old Cutters Subdivision. The Applicant has modified Phase I to add an additional connection as follows:

a. The public street, previously labeled as Carbonate Street, will retain its access from Quigley Road; however, the street will be renamed to San Badger Drive.

b. San Badger Drive will run north-to-south through the subdivision and connect to the existing San Badger Drive within the Old Cutters Subdivision.

c. San Badger Drive, previously labeled Carbonate Street, will retain its connection to Gray’s Starlight Drive, also a connection point to/from the Old Cutters Subdivision.
At the February 18, 2020 public hearing, two of the Commissioners shared their concerns and preferences for constructing Carbonate Street, as a through street or connector street to Sunbeam Street, within Phase I of the development. The City received a Memorandum from Hales Engineering on February 21, 2020 regarding the necessity and feasibility of extending Carbonate Street in Phase I of the development (attached to the Preliminary Plat staff report). The Commission found that the street connections as proposed for Phase I are adequate.

The project features a paved separated multi-use path that connects Cutter Subdivision and Quigley Road. This connection is very desirable. The City plans for a separated multi-use path along the south side of Quigley road as a long-term nonmotorized project. The applicant is proposing to develop that portion of the nonmotorized path that is on their project frontage. Connecting this section of the trail west to Eastridge Drive and east to Quigley Farms is highly desirable.

b) **Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations.**

The project proposes a paved separated multi-use path that connects Cutter Subdivision and Quigley Road, which the City sees as a desirable connection. (This connection is identified in the Blaine County Bike/Pedestrian Master Plan). The City also plans for a separated multi-use path along the south side of Quigley road as a long-term nonmotorized project. The applicant is proposing to develop that portion of the nonmotorized path that is on their project frontage. Connecting this section of the trail west to Eastridge Drive and east to Quigley Farms is highly desirable. Trails also connect to the planned park space within the project.

The applicant has increased the amount of internal sidewalks through the PZ process.

c) **Water main lines and sewer main lines shall be designed in the most effective layout feasible.**

Water and Sewer line layout is straightforward, and is addressed in more detail in the Subdivision Staff Report. The Commissioners provided comment at the February 18th hearing that they did not feel that a redundant irrigation system should be required, and that irrigation and turf design that is efficient in water use is preferred.

The City is exploring a new water supply location to increase our firm capacity, to provide a redundant supply for filling the Quigley reservoir and increase the flow rate, and hopes of possibly increasing the water pressure very minimally in the nearby area.

Since the P & Z hearings, SPF has made a preliminary recommendation that the best location for a new municipal well site would be the Sunbeam property. Staff therefore requests a new well site on the Sunbeam property which could likely be incorporated into the proposed park. In addition, staff will be asking for a larger than normal water main 12” in diameter from the new supply site to Quigley road in order to increase the conveyance to the reservoir.
d) Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.

This standard will be met.

e) Park land shall be most appropriately located on the Contiguous Parcels.

The site connects a new municipal park to Curtis park which is considered to be an underutilized park. This project will create better connective to Curtis park.

f) Grading and drainage shall be appropriate to the Contiguous Parcels.

A grading and drainage plan has been prepared for Phase I as part of the Preliminary Plat.

g) Development shall avoid easements and hazardous or sensitive natural resource areas.

No natural resource areas are designated on this property. The subdivision and PUD were routed to area agencies for comment.

2. Upon any approval of the PUD application, the Owner shall be required as a condition of approval to record the Area Development Plan or a PUD agreement depicting and/or detailing the approved Area Development Plan. The Area Development Plan shall bind the Owner and Owner’s successors.

The Area Development Plan will be recorded. A Draft PUD Agreement has been reviewed by the City Attorney, and is attached to this report. Details of the PUD Agreement are typically negotiated by the City Council.

D. Solar Access: Street and lot orientation, landscaping, and placement of structures shall provide for solar access to all south roofs and walls to the maximum extent feasible in order to promote energy efficiency.

The alignment of the streets are designed to work with surrounding land uses and area circulation. Solar access is readily available to benefit the road layout.

The City’s Resiliency coordinator has suggested that the Commission consider requiring the project to rough in for solar PV at each residence. This requirement would be simply conduit with wires up to the roof and planning for space to put inverters (and, possibly, batteries). The applicant has concurred with this request: see conditions of approval, and Draft Development Agreement.

E. Access: Access shall be provided in accordance with standards set forth in Chapter 16.04, Development Standards, of this Code. Buildings may not be so arranged that any structure is inaccessible to emergency vehicles.
Access is acceptable to both Public Works and Fire Departments. Detailed comments regarding road design are found in the Subdivision staff report. No specific comments are directed towards the PUD application with regards to access or emergency service. The City Engineer is comfortable with the Phase I road layout as shown.

F. Underground Utilities: Underground utilities, including telephone and electrical systems, shall be required within the limits of all PUDs.

All utilities shall be and are proposed to be installed underground.

G. Public Easement: In each case where a PUD project is located adjacent to public lands, a public easement to those lands shall be provided. All existing public accesses to public lands must be preserved.

The project is not adjacent to any federally managed public lands. It is not adjacent to hillside land owned by the City of Hailey in the Cutters Subdivision: a private parcel of land intervenes. On the west, the project abuts Curtis Park. The park proposed as part of this development abuts Curtis Park, and integrates Curtis Park into the larger open space design.

H. Pathways: In each case where a PUD project encompasses a non-vehicular pathway as depicted on the Master Plan, a pathway constructed to City standards shall be provided.

The project proposes a paved separated multi-use path that connects Old Cutters Subdivision and Quigley Road, which the City sees as a desirable connection. (This connection is identified in the Blaine County Bike/Pedestrian Master Plan). The City Engineer will provide comments as to the construction specifications of this path.

The City also plans for a separated multi-use path along the south side of Quigley road as a long-term nonmotorized project. The applicant is proposing to develop that portion of the nonmotorized path that is on their project frontage. Connecting this section of the trail west to Eastridge Drive and east to Quigley Farms is highly desirable. Trails also connect to the planned park space within the project.

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

Please note that the above standard stipulates “one or more of the following amenities. It does not stipulate all of the following amenities.

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

<table>
<thead>
<tr>
<th>For residential PUDs</th>
<th>A minimum of .05 acres per residential unit.</th>
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</thead>
<tbody>
<tr>
<td>For non-residential PUDs</td>
<td>A minimum of 15% of the gross area of the proposed PUD</td>
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</table>

The proposed PUD and Subdivision includes approximately 5.12 acres of open space in addition to the required park space of 4.02 acres per City of Hailey code § 16.04.110. Total open space proposed is 9.14 acres. This equates to .06 acres pf open space per lot, which is in excess of the standard above. The phased park is proposed to be dedicated to the City of Hailey.

2. Active Recreational Facilities: Active recreational facilities include amenities such as a swimming pool, tennis courts or playing fields, of a size appropriate to the needs of the development. The PUD agreement shall contain provisions requiring that such facilities be maintained in perpetuity, or replaced with another similar recreation facility.

The proposed park contains a “recreation turf” area and a play lawn. These amenities are not technically active recreational facilities. They were however acceptable to the Parks and Lands Board. See memo attached to the Subdivision staff report.

3. Public Transit Facilities: Public transit facilities include a weather-protected transit stop or transit station, and must be located on a designated transit route.

Mountain Rides was routed the PUD as a commenting agency. While the Hailey Route does not currently go near this project, the Commission requested that the project be planned with future expansion of the Hailey route in mind. Staff has met with Mountain rides, and they suggest the following:

1) A dedicated pullout along Quigley Road, to be developed at a later date. The separated multi-use path should be developed to the rear (non-street side) of the transit stop, similar to the bus stops on Fox Acres. Staff suggests that land area be dedicated in Phase I, and improvements constructed in Phase II when bus service will likely be available.

2) Dedicated bus pullouts both north and southbound on San Badger Drive in the vicinity of the proposed park. Bicycle/pedestrian facilities should be developed to the rear (non-street side) of the stops. Staff suggests that land area be dedicated in Phase I, and improvements constructed in Phase II when bus service will likely be available.

See conditions of approval herein and in the Subdivision Staff Report.
4. **Preservation of Vegetation:** Preservation of significant existing vegetation on the site must include the preservation of at least 75% of mature trees greater than 6-inch caliper on the site.

The parcel does not contain any native vegetation and consists of a large irrigated agricultural field bordered by planted evergreens. A small number, less than 25%, of these mature conifers will be impacted by proposed road connections at Gray’s Starlight Drive, San Badger Drive, and Doc Bar Drive. The applicant states that, if possible, the trees impacted by these connections will be relocated on site.

5. **Wetlands:** Protection of significant wetlands area must constitute at least 10% of the gross area of the proposed PUD.

No wetlands exist on the site.

6. **River Enhancement:** Enhancement of the Big Wood River and its tributaries, must include stream bank restoration and public access to or along the waterway.

N/A—the site is not adjacent to the Big Wood River or its tributaries. The Hiawatha Canal is not considered a tributary of the Big Wood River.

7. **Community Housing:** For residential PUDs, the provision of at least thirty percent (30%) of the approved number of dwelling units or lots as Community Housing Units affordable to households earning between 50% and 120% of the Area Median Income, or the provision of at least twenty percent (20%) as Community Housing Units affordable to households earning less than 50% of the Area Median Income.

Lots will be varied in price, due to the variety of lot sizes proposed. All of the lots are planned as “market rate” lots. The applicant is not proposing community housing as contemplated in this standard.

8. **Real Property:** Dedication or conveyance of real property or an interest in real property to the City.

In excess of the required Park Space, the Applicant is proposing to dedicate an additional 5.12 acres of Open Space to the City of Hailey for a total of 9.14 acres of open space. The applicant has proposed that the total park area (9.14 acres) shall be conveyed to the City of Hailey at the time of approval of Phase I. A temporary easement allowing the continued agricultural use of Parcel B will be dedicated to the applicant. This easement will be vacated upon approval of Phase II.

Incomplete portions of Quigley Road will be dedicated to the City as part of the Phase I subdivision.

The applicant is also proposing to convey 0.24 cfs of the subject water right (Water Right 37-21112) to the City of Hailey at the time of approval of Phase I of the subdivision to be used by the City of Hailey as
an additional source of water for the irrigation of 8.8¹ acres of the park parcels in both phases. The applicant is proposing to construct the necessary infrastructure to deliver this portion of the subject water right from the Hiawatha Canal through the existing diversion works that serve Curtis Park and onto the subdivision parks. This system will also be conveyed to and operated by the City of Hailey.

The City is exploring a new water supply location to increase our firm capacity, to provide a redundant supply for filling the Quigley reservoir and increase the flow rate, and hopes of possibly increasing the water pressure very minimally in the nearby area.

Since the P & Z hearings, SPF has made a preliminary recommendation that the best location for a new municipal well site would be the Sunbeam property. Staff therefore requests a new well site on the Sunbeam property which could likely be incorporated into the proposed park. In addition, staff will be asking for a larger than normal water main 12” in diameter from the new supply site to Quigley road in order to increase the conveyance to the reservoir.

9. Sidewalks: Off-site sidewalk improvements shall be constructed according to City Standard Improvement Drawings and provided (in addition to sidewalk improvements that are required by ordinance adjacent to the subject property) in accordance with the following formulas:

<table>
<thead>
<tr>
<th>For residential PUDs</th>
<th>A minimum of 100 linear feet per residential unit.</th>
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</thead>
<tbody>
<tr>
<td>For non-residential or mixed-use PUDs</td>
<td>A minimum of 100 linear feet per 1000 square feet of gross floor area.</td>
</tr>
</tbody>
</table>

The project proposes a paved separated multi-use path on the subject property that connects Cutter Subdivision and Quigley Road, which the City sees as a desirable connection. The site plan has been modified from the first public hearing to show additional on-site sidewalks. Neighborhoods to the north of the project (Old Cutters) have sidewalks, as well as the future Quigley Farms development. The Applicant has modified the application to incorporate sidewalks surrounding island-like blocks within the proposed subdivision. The Applicant’s intent is to include enough sidewalk to walk around each block on the sidewalk. A multi-use path, which functions as a sidewalk, runs along San Badger Drive, connecting Old Cutters Subdivision with Quigley Road. This path also runs through the proposed park, connecting to Carbonate Street. The Applicant has stated that this combination of built sidewalk and a partial in-lieu payment will assist the City in the completion of the separated multi-use path along Quigley Road, connecting from the subject property to Quigley, thereby completing a key missing link in the cities nonmotorized pathway system. That in lieu fee has been estimated by the applicant to be $30,622. As part of the Subdivision, two estimates will be required at the time of infrastructure installation to confirm this estimate. (Note that the Quigley Farms Development Agreement requires a commitment towards this pathway after Phase II of Quigley Farms, if funds are remaining after the $200,000 earmarked towards the completion of the improved intersection at Bullion and 8th, and also after the completion of the mini-roundabout at 8th and Croy. Due to the uncertainty of timing of Phase II of

¹ This number excludes paved surfaces
Quigley Farms, combined with the uncertainty of adequacy of funding, reliance on Quigley Farm contributions towards this project are uncertain.

The Sidewalk and Wildlife Response, attached to the Subdivision staff report, notes higher carbon emissions associated with concrete over asphalt; that sidewalks on one side create a better separation of parking from pedestrian travel. The city’s Resiliency Coordinator notes:

“The jury is out on whether concrete or asphalt is more sustainable:

- Cement production (the binder in concrete) produces a ton of CO2 per ton of cement. It looks like the asphalt cement is about 82% of that.
- You can introduce fly ash into the concrete aggregate (up to 150%), if it is available here, to reduce the CO2 content. It actually makes the concrete stronger and more workable.
- They both use rock aggregate, so in that they are about equal.
- Asphalt uses bitumen, a petroleum-based product, which is pretty nasty and is unlikely to be locally produced.
- Concrete is a locally sourced material around here.
- Suggest asking the Public Works Department which material holds up better over time and is easier to repair. I think that’s the most important factor.
- And require fly ash, if concrete is the preferred material and fly ash is available.”

10. Underground Parking: Underground parking must be provided for at least 50% of the required number of parking spaces in the PUD.

This standard is not appropriate in a residential subdivision of this nature.

11. Energy Consumption: All principal buildings within the PUD must comply with sustainable building practices, as follows:

<table>
<thead>
<tr>
<th>For residential PUDs</th>
<th>Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.</th>
</tr>
</thead>
<tbody>
<tr>
<td>For non-residential or mixed-use PUDs</td>
<td>Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.</td>
</tr>
</tbody>
</table>

Hailey’s Resiliency Program is based on a three-legged stool of “Energy, Water and Waste”.

--26--
Energy:

The applicant has proposed to achieve certification per the National Green Building Standard (NGBS) ICC-700 2015 – Land Development path. The NGBS is an American National Standard (ANSI) green certification program that was created in collaboration between the International Code Council (ICC), American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE) and the National Association of Home Builders (NAHB). As a nationally recognized program, the city of Ketchum adopted this program as building code for residential new construction in 2012. Hailey Resiliency Coordinator notes that this is a good standard (similar to LEED for Neighborhoods, but less expensive to certify). The attached letter does not specify what level of certification they intend to meet (1 – 4 stars). A project needs more points for each higher level, so it gets more ambitious as you go higher. Single star is not bad, but is pretty easy to reach. Staff recommends the standard be held at 3 stars. The NGBS standard awards points for limiting turf by percentage of landscaped area of lot. The text requirement of max 60% turf submitted by the applicant as part of this PUD would get the project to the lowest # of points on the NGBS certification: 2. The program awards more points for 20-40%, under 20% and 0% turf reduction. There has not been a NGBS Land Development Path application in the state of Idaho to date.

The Commission discussed a 3-star category, and required a commitment to apply, but allowing for some flexibility given unforeseen circumstances with the newness of this certification in Idaho. See earlier comments under standard 17.10.030.D for discussion of wiring for rooftop solar. Both of these items will be addressed in the Draft Development Agreement.

Water:

Water consumption is also a point of discussion with a new subdivision that contains larger lots. Hailey’s Resiliency Program is based on a three-legged stool of “Energy, Water and Waste”. The subject property is currently an agricultural field under productive agricultural use with irrigation supplied by a center pivot using existing Hiawatha Canal Water Rights. Idaho Code, Title 67, Chapter 65, Local Land Use Planning, states the following:

67-6537. USE OF SURFACE AND GROUND WATER. (1) The intent of this section is to encourage the use of surface water for irrigation. All applicants proposing to make land use changes shall be required to use surface water, where reasonably available, as the primary water source for irrigation. Surface water shall be deemed reasonably available if:
(a) A surface water right is, or reasonably can be made, appurtenant to the land;
(b) The land is entitled to distribution of surface water from an irrigation district, canal company, ditch users association, or other irrigation delivery entity, and the entity’s distribution system is capable of delivering the water to the land; or
(c) An irrigation district, canal company, or other irrigation delivery entity has sufficient available surface water rights to apportion or allocate to the land and has a distribution system capable of delivering the water to the land.

(2) Consistent with sections 42-108 and 42-222, Idaho Code, any change in the nature of use of surface water provided by an irrigation delivery entity must be authorized by the entity holding the water right(s) for the available surface water. Nothing in this
section shall alter the authority and discretion of irrigation delivery entities to apportion, allocate and distribute surface water, or for municipalities, counties, or water and sewer districts to pass ordinances or regulations to promote the use of surface water for irrigation.

(3) Nothing in this section shall be construed to override or amend any provision of title 42 or 43, Idaho Code, or impair any rights acquired thereunder.

The above statute directs the City to look at the use of existing surface water rights for irrigation in the land use planning process. It appears to staff that the change from irrigated agricultural fields to residential subdivision is a “land use change” as described in the statute.

The City is well aware from years of documented water use data that the largest residential lots in Hailey create a high demand on domestic water during irrigation season. Northridge in particular shows the highest municipal water demands of any Hailey neighborhood during July and August. Two recent subdivisions (which were also annexations) were required to construct separate irrigation systems and to exclusively use existing water rights serving the properties up to the point of curtailment. (Quigley and Colorado Gulch). Irrigation use is the single most significant demand placed on our potable water supply. Generally speaking, providing irrigation water separate from a chlorinated, DEQ-regulated drinking water system is considered a responsible use of resources which is consistent with both previous annexations and Idaho code. Citizens are slowly reducing lawn size in Hailey, often through the “Water Smarty” program. This is an expensive retrofit. Careful planning for maximum turf size and drought tolerant plantings at the outset of a project are the best way to manage irrigation water use.

The proposed project contains a mix of lot sizes. However, 57% of the lots are larger than lots typical in surrounding neighborhoods, and are comparable in size and scale to lots in the Northridge Subdivision. The Commission should discuss whether the applicant should be required to develop a separate irrigation system tied to the private water right instead of using potable municipal water to serve irrigation needs as proposed, or recommend that the Council consider offsetting mitigation. Mitigation ideas might include: contributions to the expansion of the city water supply and/or greatly limiting lawn and high-water use areas combined with requiring drought tolerant landscaping practices for the majority of irrigable areas. Proposals for mitigation from the applicant are still being developed. Staff anticipates a full discussion of this topic at the next public hearing.

The applicant has stated that, 1) the cost of a separate irrigation system is cost prohibitive due to the amount of piping and infrastructure (estimated at $750,000) and 2) the water right associated with the property is curtailed in July/August approximately 50% of the time, and 3) during those curtailment periods, the City municipal water would be needed as a backup, therefore still resulting in demands on the potable system during peak times. The applicant also notes:

- The water right is 37-21112.
- The 2018 curtailment was 25% on August 10, 2018 and 100% on Sept. 4, 2018. The right was not cut for priority in 2019. From 1990 through 2019 the dates of curtailment ranged from July 1 to August 29. (See also Attachment B on file with City Staff Reports).
- The Hiawatha Canal diversion works were destroyed by the 2017 flooding. They have been rebuilt, but they are thought to be at risk of damage by another very high-water year which would
make this water right completely non-deliverable even though it was in priority. (Staff would note that the beneficiaries of the Hiawatha Canal are unlikely to allow for failure of this infrastructure).

- Actual delivery to the Marathon Partners property has been even worse than that, since the property is over 5 miles from the diversion on the Big Wood River. The Hiawatha canal users are not policed effectively, and upstream users take excessive water on a regular basis, making the Marathon right extremely unreliable.
- Based on the above facts 37-21112 is NOT “reasonably available” under Idaho Code 67-6537 for residential irrigation in the proposed PUD development.

The applicant states that a secondary water system is anti-conservation and, in their opinion, is wasteful of water. According to a City memo dated April 19, 2017 (City water right status, options and requirements for irrigation of new developments) "A drawback to this requirement (LUPA) could be that water meters may not be installed at individual properties for irrigation use and as a result, property owners would not be charged for usage based on the gallons of water consumed. This could lead to excessive water use and less incentive for individuals to conserve. In addition, a private system like this would not allow the City the ability to impose watering restrictions during certain times of day or days of the week, which improves water conservation.” Once people become used to using that excessive amount of water, their habits will not change once switched to the municipal system. (Staff would note that the City’s highest priority for conservation is to conserve municipal potable water and use of existing surface water rights from the Hiawatha is a lower concern to the City).

Water consumption can also affect water pressure. As noted in the Subdivision Staff report, a new City well is needed, and this project impacts water pressure in existing neighborhoods (Northridge Subdivision). The City is exploring a new water supply location to increase our firm capacity, to provide a redundant supply for filling the Quigley reservoir and increase the flow rate, and hopes of possibly increasing the water pressure very minimally in the nearby area.

Since the P & Z hearings, SPF has made a preliminary recommendation that the best location for a new municipal well site would be the Sunbeam property. Staff therefore requests a new well site on the Sunbeam property which could likely be incorporated into the proposed park. In addition, staff will be asking for a larger than normal water main 12” in diameter from the new supply site to Quigley road in order to increase the conveyance to the reservoir.

The Applicant has proposed to contribute $200,000 towards the development of a new well, which equals approximately 27% of the cost based on most recent cost estimates of $732,000. Ultimately, the City Council will determine the adequacy of the financial contribution.

The Applicant proposal results in a reduction of irrigable land area (approximately two acres in size), subsequently, reducing the subdivision’s water consumption.

The Applicant is proposing to incorporate verbiage that aligns with the Wood River Land Trust’s ‘Trout Friendly Lawn’ program into its C.C. & R’s. Said restrictions would limit time-of-day watering and regulate chemical use. Species of grass will also be initiated for the front yard setback areas on all properties. The right-of-way irrigated areas will also feature use of more drought tolerant grass species.
To further reduce consumption of municipal water, the Applicant has proposed the following irrigation restrictions to be included as a plat note and/or in the Development Agreement:

“The following turf landscape restrictions apply:

A. For lots less than or equal to 8,000 square feet, a maximum of forty percent (40%) of the total land area of each residential lot may be turf.
B. For lots greater than 8,000 square feet and less than or equal to 12,000 square feet, a maximum of thirty-five percent (35%) of the total land area of each residential lot may be turf.
C. For lots greater than 12,000 square feet and less than or equal to 14,000 square feet, a maximum of thirty percent (30%) of the total land area of each residential lot may be turf.
D. For lots greater than 14,000 square feet, a maximum of twenty-five percent (25%) of the total land area of each residential lot may be turf.”

The restrictions below were made a requirement of the newest subdivision in Hailey, Colorado Gulch Preserve, as a way to reduce water consumption and lessen the impact to the municipal water system.

Colorado Gulch will require seventy-five (75%) percent of the total land area of each residential lot on the plat shall be either hardscape, xeriscape, or qualified drought tolerant. Colorado Gulch will cause the Association to, prior to the issuance of the Building Permit for any residential lot, require and approve a drought tolerant Landscape Plan that incorporates at least the following criteria:

vii. Integrates City of Hailey Smarty Water Program techniques
viii. Promotes a low water use landscape through the use of drought tolerant plants as set forth on an approved plant list
ix. Each residential irrigation system shall be at a 70% distribution uniformity
x. Includes detailed irrigation plans identifying water usage (per day) based on proposed plant requirements
xi. Encourages rainwater harvesting techniques when environmentally feasible
xii. Minimizes impervious surfaces to the greatest extent reasonably feasible

Numerous lots in Colorado Gulch Subdivision are 14,000 square feet. Therefore, these lots would be limited to 3,500 square feet of “hardscape, xeriscape, or qualified drought tolerant” (non-turf areas). Therefore, the Commission found that lots under 14,000 square feet in Sunbeam Subdivision be limited to 3,500 square feet of turf area, to be on par with the recently approved Colorado Gulch Subdivision, further recommending deleting “. v” and “.vi” above, as impractical and unenforceable. See Conditions of Approval herein.

Waste:

No particular proposals have been discussed with regards to waste reduction. The project will comply with construction waste sorting procedures required by the Green Building Code.
12. Other Amenities: Other project amenities and/or benefits to the community that are found, by recommendation of the Commission and approval of the Council, to promote the purpose of this Chapter and the goals and objectives of the Comprehensive Plan.

The Commission found that the Comprehensive Plan calls for a variety of housing types, such as a mix of lot sizes (see Attachment A to this report). The Applicant has increased density from its original proposal of 108 single-family lots to allow for 145 units. The additional units are “cottage single family”, which means smaller lot sizes. This is a 28% decrease in average lot size, but is still at a lower density than what would be allowed under the current LR-1 zoning (177 lots).

Amenities listed by the applicant (park space water right, partial public well financial contribution) are discussed earlier in this report.

17.10.040: Developer Benefits:
The Council may grant modifications or waivers of certain zoning and/or subdivision requirements to carry out the intent of this Chapter and the land use policies of the City.

The Applicant is proposing modifications to or waivers of the current zoning and subdivision requirements:

A. LR-1 Minimum Lot Size: The Applicant is proposing smaller lot sizes than what is currently permitted in the Limited Residential (LR-1) Zoning District. Specifically, the Applicant is proposing eighteen (18) small lots and forty-four (44) cottage units, which are smaller than the minimum permitted lot size allowed.

B. LR-1 Minimum Lot Width: Per the Hailey Municipal Code, the minimum lot width within the LR-1 Zoning District is 75 feet. The Applicant is proposing nine (9) small lots in Phase I that are less than 75 feet in width. The narrowest proposed lot is 60 feet in width. The forty-four (44) cottage units, as noted above, will also be insufficient in lot width.

C. Private Street -- Number of Units Served: Section 16.04.020 of the Hailey Municipal Code allows private streets to serve a maximum of five (5) residential dwelling units or private streets may be allowed within planned unit developments. Though no private streets are proposed, the cottage lots may include private streets. The allowance for potential private streets is requested as a part of this PUD Application.

D. Private Street -- Requiring Parking Spaces: Section 16.04.020(L) of the Hailey Municipal Code requires an additional two (2) parking spaces for each unit served off of a private street. Though no private streets are proposed at this time, the cottage lots may include private streets. Given the anticipated size of the future cottage units, the Applicant feels that four (4) parking spaces are excessive and requests that all units served off of a private street only be required to provide two (2) spaces per unit, consistent with Section 17.09.040.01 for Single-Family Residences.
E. **Number of Flag Lots:** Chapter 16.04.060, Section D allows for the permittance of one flag lot per subdivision. Given the irregular shape of the property, the applicant is requesting the permittance of two (2) flag lots in Phase I and one (1) flag lot in Phase II, for a total of three (3) flag lots.

17.10.040.01: Density Bonus:

A. The following maximum increases in density may be granted only if one of the following conditions are met, and if no other density increase has been granted:

1. Ten percent (10%): Solar, wind, geothermal or other alternative renewable energy source will provide at least fifty percent (50%) of the total energy needs of the PUD.

2. Ten percent (10%): At least twenty-five percent (25%) of the property included in the PUD is located in the floodplain and no development occurs within the floodplain.

3. Ten percent (10%): The developer of the PUD provides or contributes to significant off-site infrastructure benefiting the city (e.g., water tank, fire station).

4. Twenty percent (20%): The developer of the PUD provides or contributes to significant multi-modal infrastructure providing both vehicular and nonvehicular amenities benefiting the city and Wood River Valley.

5. Ten percent (10%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for silver certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.

6. Fifteen percent (15%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for gold certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.

7. Twenty percent (20%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for platinum certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.

While this standard is not directly applicable, the applicant is proposing a different level of neighborhood green building, as described elsewhere in this report.

B. Density bonuses for project amenities and benefits to the community other than those listed here may be granted by unanimous vote of the council, following a recommendation by the commission, in order to carry out the purpose and intent of this chapter and the land use policies of the city. (Ord. 1191, 2015)
This standard is not applicable, as the applicant is not requesting a density bonus.

**17.10.040.02: Density Transfer:**
Densities may be transferred between zoning districts within a PUD provided the resulting density shall be not greater than aggregate overall allowable density of units and uses allowed in the zoning districts in which the development is located.

The Applicant has increased density from its original proposal of 108 single-family lots to allow for 145 units on 115 lots. The additional units are “cottage single family”, which means smaller lot sizes. This is a lower density than what would be allowed under the current LR-1 zoning (177 lots). This is considered a “density transfer” as allowed under this standard of review, as some lots are smaller than the standard 8,000 square foot- LR-1 lot. Staff supports the concept of varied lot sizes.

**17.10.040.03: Bulk Requirements Modification:**

A. **Setbacks, Lot Size and Width:** Modifications may be permitted in minimum front, side and/or rear yard setbacks, minimum lot size and/or minimum lot width, provided the proposal creates a superior design resulting in clustering of units for the purpose of creating green space or other common amenities.

See waivers 1 and 2 described above.

B. **Height:** In order to provide flexibility in the type and design of structures, the maximum height or size of buildings and structures may be varied in consideration of the following factors:
   1. Geographic location.
   2. The probable effect on surrounding slopes and terrain.
   3. The visual effect on adjacent sites or other areas in the immediate vicinity; potential problems for adjacent sites caused by shadows, loss of circulation or loss of view.
   4. The integration, or lack thereof, of the proposed building or structure with surrounding buildings, structures or other manmade or natural features.
   5. Uses within the building or structure requiring additional height as clearly shown by the applicant.
   6. Applicable IFC, IBC and IRC requirements. (Ord. 1191, 2015)

No height waivers have been requested. The height limit in LR-1 is 30 feet. The height limit in GR (adjacent to the north) is 35 feet.

**17.10.040.04: Off-Street Parking Modification:**

A. The number and/or dimensions of off-street parking spaces required by this title may be increased or decreased in consideration of the following factors:
   1. Proximity to central business district or other employment center.
2. The actual parking needs of any nonresidential uses as clearly shown by the applicant.

3. The varying time periods of use, whenever joint use of shared parking is proposed; provided shared parking is approved in accordance with section 17.09.040.08 of this title.


See waiver request relative to parking requirements for private streets. Staff and the City Engineer recommend that adequate parking is likely available in throughout the subdivision. Transit is also planned for in Phase II. See Condition #8 for additional review of adequacy of parking.

B. The dimensions of spaces may be modified in consideration of the following factors:
   1. Whether spaces will be primarily utilized by residents/employees of a development, or by public/customers.
   2. The actual parking needs of any nonresidential users as clearly shown by the applicant.
   3. The spaces are located underground or within a parking structure. (Ord. 1191, 2015)

See waiver request relative to parking requirements for private streets. Staff and the City Engineer recommend that adequate parking is likely available in throughout the subdivision. See Condition #8 for additional review of adequacy of parking.

17.10.040.05: Phased Development Allowed:
The development of the PUD may be planned in phases provided that as part of the general submission, a development schedule is approved which describes:

A. Parcels: The parcels that are to be constructed upon in each phase and the date of each phase submission.

The project is proposed in two Phases. Phase I is proposed for development at this time.

B. Number of Units: The number of units to be built in each submission.

<table>
<thead>
<tr>
<th>Phase I: 71 Lots</th>
<th>Phase I: 44 Lots</th>
</tr>
</thead>
<tbody>
<tr>
<td>23 Cottage Units</td>
<td>13 Cottage Units</td>
</tr>
<tr>
<td>12 single family lots less than 8,000 sq. ft.</td>
<td>12 single family lots less than 8,000 sq. ft.</td>
</tr>
<tr>
<td>55 single family lots greater than 8,000 sq. ft.</td>
<td>30 single family lots greater than 8,000 sq. ft.</td>
</tr>
</tbody>
</table>

Total Number of Units Proposed (Phases I and II): 145 units
Total Number of Lots Proposed (Phases I and II): 115 Lots

C. Schedule for Completion: A schedule for making contributions (if any), for the completion of
project amenities and public improvements, for posting of security pursuant to subsection 17.10.050.08 of this Chapter, for dedication of Green Space, for conveyance of community housing and/or provision of employee housing.

The applicant proposes to dedicate all of the park land in Phase I. The applicant is proposing to dedicate 5.12 acres of open space to the City of Hailey in excess of the required park space for a total of 9.14 acres of park space. The total park area, 9.14 acres, shall be conveyed to the City of Hailey at the time of approval of Phase I. A temporary easement allowing the continued agricultural use of Parcel B will be dedicated to the applicant. This easement will be vacated upon approval of Phase II.

Water rights for the park would also be conveyed in Phase I.

D. Stage Planning: Each stage within the PUD shall be so planned and related to existing and/or planned services and facilities, including commercial space, such that each phase is self-sufficient and not dependent on later phases and so that failure to proceed to the subsequent stages will not have any adverse impacts on the PUD, its surroundings, or the community in general. Each stage shall also be planned so as to ensure that green space and any other amenities will be provided along with proposed construction at each phase of construction.

The first phase is planned to stand on its own. Fire access, through circulation park space and pedestrian amenities are adequate to serve this phase.

The Phasing plan shows which streets are to be connected (Quigley Road, San Badger and Grays Starlight), and the portion of the Park land planned for Phase I. The applicant has stated that connecting to the three roads as shown will best disperse Phase I traffic throughout the City. Staff concurs with the Phase I street connection proposal. See memo from Hales Engineering attached to the Subdivision Staff report as to the value of connecting to Carbonate Street in Phase I.

17.10.040.06: Modifications to the Subdivision Standards:
Standards in the Subdivision Title for streets, sidewalks, alleys and easements, lots and blocks, and parks may be allowed. The requirements for sidewalks in the zoning districts set forth in Section 16.04.030 shall not be waived.

See waiver request relative to private streets and lots in this report. Staff concurs with the waivers requested, and notes that a superior design will be achieved with the waiver of the standards requested, if executed as per the proposed site plan.

Sidewalks are not requested to be waived, and will be subject to an in-lieu payment for the limited areas not constructed.

17.10.050.04(C): Standards of Evaluation required by City Council:
1. The proposed development can be completed within one (1) year of the date of approval or phased according to a development schedule as submitted in accordance with Section 17.10.040.05 of this chapter and approved by the City;
The applicant is proposing to complete Phase I of the project within one year.

2. **The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic;**

A traffic study and is hyperlinked in the Subdivision Staff Report. A peer review has been conducted by and independent traffic engineer selected by the City (Stanley Engineering). The independent engineer requested minor changes to analyses and assumptions. A final review by the independent engineer was completed prior to the February 18th P & Z hearing; the independent engineer has concurred with the conclusions of the report. The Traffic study concludes that all intersections, existing and proposed, will operate at acceptable levels of service during peak hours.

Completion of 7th Street is desired at some point, which could be Phase II. No requirement for the completion of 7th Street has been made at this time.

The City Engineer supports the concept of permitting private streets to serve more than five (5) units. Private streets removal the burden of street maintenance from the City, and will work well to serve the proposed cottage lots.

3. **The PUD will not create excessive additional requirements at public cost for public facilities and services;**

The Traffic Study concludes that all intersections, existing and proposed, will operate at acceptable levels of service during peak hours.

The applicant is proposing to contribute financially to the cost of a new well as outlined in the Draft Development Agreement.

Land area for future bus stops are being requested of Mountain Rides to provide for future transit service.

4. **The existing and proposed utility services are adequate for the population densities and non-residential uses proposed;**

Utility services available in the area are adequate.

5. **The development plan incorporates the site's significant natural features;**

Very few natural features existing. The parcel does not contain any native vegetation and consists of a large irrigated agricultural field bordered by planted evergreens. A small number, less than 25%, of these mature conifers will be impacted by proposed road connections at Gray’s Starlight Drive, San Badger Drive, and Doc Bar Drive. The applicant states that, if possible, the trees impacted by these connections will be relocated on site.
6. **Each phase of such development shall contain all the necessary elements and improvements to exist independently from proposed future phases in a stable manner;**

Each phase is planned to stand on its own. Fire access, through circulation park space and pedestrian amenities are adequate to serve this phase.

7. **One or more amenities as set forth in subsection 17.10.030I of this chapter shall be provided to ensure a public benefit;**

See previous section in this report.

8. **All exterior lighting shall comply with the standards set forth in subsection 17.08C of this chapter; and**

All exterior lighting will be compliant.

9. **The proposed PUD Agreement is acceptable to the applicant and the City.**

**Summary and Suggested Conditions:**

The Council shall conduct a public hearing and review the Application, all supporting documents and plans, and recommendations of City staff and Planning and Zoning Commission. In any public hearing on a PUD Application, the presiding officer may order the hearing to be continued for up to thirty (30) days at the same place, in which case no further published notice shall be required.

The project shall receive Planned Unit Development approval subject to the following conditions, and the conditions of concurrent applications (Preliminary Plat):

1. The project shall receive Planned Unit Development approval subject to the following conditions outlined in the PUD Development Agreement.

2. Waivers are hereby granted as follows:

   A. **Section 17.05.050, District Use Matrix, LR-1 Minimum Lot Size:** Waivers are hereby granted to Section 17.05.050, District Use Matrix, allowing for lots smaller than the minimum permitted lot size allowed as shown on the approved site plans.

   B. **Section 17.05.050, District Use Matrix, LR-1 Minimum Lot Width:** Waivers are hereby granted to Section 17.05.050, District Use Matrix, allowing for lots in Phase I that are less than 75 feet in width as shown on the approved site plans.

   C. **Section 16.04.020.L.1, Private Streets:** Waivers are hereby granted to Section 16.04.020.L.1, allowing for private streets to serve a more than five (5) residential dwelling units and within a planned unit development.
D. **Section 16.04.020.L.6, Private Street -- Requiring Parking Spaces:** Waivers are hereby granted to Section 16.04.020.L.6 of the Hailey Municipal Code waiving the requirement for an additional two (2) parking spaces for each unit served off of a private street.

E. **Section 16.04.060.D, Flag Lot**—maximum of one: Waivers are hereby granted to Section 16.04.060.D, Flag Lot waiving the requirement that no more than one (1) flag lots be designed in any subdivision, and allowing for three (3).

3. Acceptance of additional park space as a benefit called for under 17.10.030.I.1 in the amount of 5.12 acres above the standard requirement, to be dedicated as part of Phase 1 at the time of recordation of Phase 1 Final Plat, subject to an easement for agricultural use as specified in the Development Agreement.

4. Conveyance of 0.24 cfs of the subject water right (Water Right 37-21112) to the City of Hailey at the time of approval of Phase 1 of the subdivision to be used by the City of Hailey as an additional source of water for the irrigation of 8.8² acres of the park parcels in both phases. The applicant shall construct the necessary infrastructure to deliver this portion of the subject water right from the Hiawatha Canal through the existing diversion works that serve Curtis Park and onto the subdivision parks. This system will also be conveyed to and operated by the City of Hailey.

5. The project shall pursue certification per the National Green Building Standard (NGBS) ICC-700 2015 – Land Development path, Level 3 as outlined in the Development Agreement.

6. Each new residence in the subdivision shall make accommodations for a future solar photovoltaic system. At building permit submittal, plans shall be submitted showing accommodations for the system, including roughed in wiring and space allotted to accommodate the associated equipment, such as solar panels, inverters and/or battery storage. Rough in wiring for the system shall be completed and inspected prior to issuance of a Certificate of Occupancy.

7. Drought Resistant Water Policy. The Development Agreement shall be amended to include the following:

   “The following turf landscape restrictions apply:

   A. For lots less than or equal to 8,000 square feet, a maximum of forty percent (40%) of the total land area of each residential lot may be turf.
   B. For lots greater than 8,000 square feet and less than or equal to 12,000 square feet, a maximum of thirty-five percent (35%) of the total land area of each residential lot may be turf up to a maximum of 3,500 square feet.

   ² This number excludes paved surfaces
C. For lots greater than 12,000 square feet and less than or equal to 14,000 square feet, a maximum of thirty percent (30%) of the total land area of each residential lot may be turf up to a maximum of 3,500 square feet.

D. For lots greater than 14,000 square feet, a maximum of twenty-five percent (25%) of the total land area of each residential lot may be turf.

E. Promotes a low water use landscape through the use of drought tolerant plants either from an approved list or as recommended by a landscape design professional.

F. Each residential irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent.

8. Developer shall plat no less than 36 cottage units at the time of final plat approval of Phase 2. Adequate designated parking shall be delineated in each cottage plat.

Motion Language:

Approval:
Motion to approve the Planned Unit Development (PUD) Application for Sunbeam Subdivision by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, for development of a Two-Phased PUD totaling 145 units located on 54.38 acres (Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey), finding that the project meets the standards under Section 17.10 of the Hailey Municipal Code.

Denial:
Motion to deny the Planned Unit Development (PUD) Application for Sunbeam Subdivision by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, for development of a Two-Phased PUD totaling 145 units located on 54.38 acres (Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey), finding that the project does not meet the standards under Section 17.10 of the [the Council should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:
Motion to continue the public hearing upon the Planned Unit Development (PUD) Application for Sunbeam Subdivision by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, for development of a Two-Phased PUD totaling 145 units located on 54.38 acres (Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey) to ____ (the Council should specify a date).
Return to AIS
ARCHITECTURAL ELEVATION REPRESENTATION
Return to AIS
SUNBEAM SUBDIVISION PLANNED UNIT DEVELOPMENT AGREEMENT

THIS PLANNED UNIT DEVELOPMENT AGREEMENT (“Agreement”) is dated for reference purposes this ______ day of __________, 2020, by and between the CITY OF HAILEY, IDAHO, a municipal corporation ("City" or “Hailey”) and MARATHON PARTNERS, LLC, an Idaho limited liability company ("Owner", and together with the City, the “Parties”).

REcitals

A. City is a municipal corporation possessing all powers granted to municipalities under the applicable provisions of the Idaho Code, including the power to approve planned unit developments and the power to contract. A development agreement between the Parties is a collaboration that will provide mutual benefit for the Parties and residents of the City.

B. Owner owns the real property within the municipal boundary of the City of Hailey, Idaho and more particularly described as Tax Lot 6655, Sections 9 and 10, T2N, R18E records of Blaine County, Idaho which is currently zoned Limited Residential-1 (LR-1) (“Property”). The Property was annexed into the City pursuant to an Annexation Agreement dated October 12, 1981 and recorded in Blaine County, Idaho on August 26, 1992 as Instrument No. 344111 under and by virtue of paragraph 5(b) of which Owner is obligated to pay the City the sum of ______________ dollars ($_____) through the date hereof and eleven dollars and nine cents ($11.09) for each day thereafter until the plat for Phase 1 is recorded at which time the entire amount is due and payable.

C. Owner has applied for subdivision approval (“Land Use Applications”) to develop the Property in two phases (each a “Phase”) as a single planned unit development (“PUD”) consisting of 145 residences comprised of 109 single family lots and 6 cottage townhome lots for 36 residences, a 9.14 acre park all as described and depicted in the Sunbeam Subdivision Phase 1 prepared by Galena Engineers, Inc., dated __________, 2020 (“PUD Development Plan”).

D. City has the capacity to provide essential services to the PUD, including, water, sewer, and emergency services.

E. City, having held all lawfully required public hearings and public meetings for consideration of each of the Land Use Applications and this Agreement; approving each of the Land Use Applications, and this Agreement; having adopted findings of fact, conclusions of

Sunbeam Subdivision PUD Agreement
32022-007
Page 1
law as the written decision with regard thereto in conjunction with this Agreement; and having determined it is in the best interests of City and Owner that the Property be developed in accordance with this Agreement and the PUD Development Plan.

F. City and Owner enter this Agreement for the purpose of fulfilling the requirement of HMC §17.10.050.05 establishing certain rights and obligations of the Parties with regard to the development of the Property, including limitations as to the use, development, design, phasing, construction of necessary improvements, describing modifications granted and amenities provided, a schedule for development and mitigating the impacts directly attributable to the PUD.

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements contained herein, City and Owner hereby mutually covenant and agree as follows:

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises, agreements, terms and conditions set forth herein, the Parties agree as hereinafter provided,

1. Incorporation of Recitals. The Recitals set forth above are hereby incorporated into and made an integral part of this Agreement.

2. Incorporation of Related Agreements, Approvals, Plans, Permits and other documents. The following agreements, approvals, plans, permits and other documents are hereby incorporated into and made an integral part of this Agreement by reference as if restated herein in full:

   PUD Findings of Fact, Conclusions of Law and Decision dated ___

   PUD Development Plan

   Subdivision Findings of Fact, conclusions of Law and Decision dated ___

   Preliminary Plat drawings dated ___

   Hidden Meadows Annexation Agreement dated October 12, 1981.

   Any material failure to comply with the terms and conditions of any of the above-referenced agreements, approvals, plans, permits and other documents shall constitute a breach of this Agreement.

   In the event of any inconsistency between the terms and conditions of this Agreement and the agreements, approvals, plans, permits and other documents listed above, the terms and conditions of this Agreement shall govern.

   Except as provided otherwise in this Agreement, development of the Project shall be vested and governed by policies, procedures, guidelines, ordinances, codes and regulations of the
City governing land use in effect as of the date of this Agreement. Any amendments or additions made during the term of this Agreement to City policies, procedures, guidelines, ordinances, codes or regulations shall not apply to or affect the conditions of development of the Project; provided, however, the following are exempt from vesting under this Agreement:

i) plan review fees and inspection fees.

ii) amendments to building, plumbing, fire and other construction codes.

iii) City enactments that are adopted pursuant to state or federal mandates that preempt the City’s authority to vest regulations.

Owner may request to be bound by future amendments to the City Municipal Code, or other regulations, policies or guidelines affecting development, and such request may be approved administratively provided no new land use not allowed under this Agreement and no increase in total square footage of structures to be developed is proposed. In all other instances, the request to be bound by future amendment(s) shall be approved by the Council as an amendment to this Agreement.

3. Right to Develop. Subject to the requirements of this Agreement, the Owner and all future owners of some or all of the Property shall have the right to develop, construct, improve and use the Property for single family residential purposes as depicted and described in the PUD Development Plan, including the following modification or waivers of zoning or subdivision requirements:

(i) 24 lots and 36 cottage units of less than the 8,000 square foot required in the LR-1 zone;

(ii) 29 lots and 36 cottage lots of less than 75 feet wide;

(iii) two flag lots in Phase 1 and one flag lot in Phase 2;

(iv) private streets for ingress to and egress from the cottage lots whether or not serving more than five residential dwelling units;

(v) a requirement of only two parking spaces per cottage unit accessed from a private street; and

(vi) allowance of parking on City streets, subject to winter restrictions.

Any application for a building permit submitted by Owner shall substantially comply with the requirements of applicable codes, agreements, approvals, plans, permits and other documents as such requirements exist on the day the building permit application is submitted.

A building permit application that does not substantially comply with the requirements contained in applicable codes, agreements, approvals, plans, permits and other project documents may be rejected by the City within a reasonable time after completing review of the application by providing written notice to Owner describing the non-compliance in detail unless the non-compliance is cured by Owner within thirty (30) days. If a building permit application contains material changes to the above-referenced applicable codes, agreements, approvals, plans, permits and other documents an amendment to this Agreement must be applied for by Owner and considered by the City Council. If such amendment is approved by City Council, all inconsistent
terms and conditions of the approvals referenced in Section 2 shall be deemed to have been amended to conform the amendment to this Agreement.

4. **Phased Development.** The Property may be developed as set forth in the PUD Development Plan as 145 residential units comprised of 109 single family lots and 6 cottage townhouse lots for 36 residential units in two phases at the discretion of Owner. The first Phase (“Phase 1”) shall consist of (i) a 4.72-acre park integrated into the existing Curtis Park depicted on the PUD Development Plan as Parcel A, (ii) 67 single family lots and (iii) 4 cottage townhouse lots. The second Phase (“Phase 2”) shall consist of all improvements not included in the Phase 1 including a 4.42-acre park depicted on the PUD Development Plan as Parcel B. The streets and combined 9.14-acre park depicted on the PUD Development Plan shall be dedicated to the City for public use at the time of recordation of the plat for Phase 1. An easement shall be reserved by Owner to permit continued agricultural use of the Phase 2 land areas until recordation of the plat for Phase 2 at which time the easement shall be vacated and of no further force or effect.

A reasonable number of existing mature conifer trees along the north and east boundary of the Property shall be preserved. Areas will be set aside as depicted on the PUD Development Plan for future development as a public bus stop on Quigley Road and near the proposed park.

The Declaration of Covenants, Conditions and Restrictions impressed upon the Property at the time of recordation of the plat for Phase 1 (“Declaration”) shall (i) provide for the formation and operation of an owners association (“Association”), (ii) require that the Association perform those obligations set forth in an agreement to be made with the City providing for the maintenance of the landscaping in the public right-of-way at Association expense irrigating with municipal water provided by the City at no charge to the Association, (iii) requiring each residence on the Property be wired to accommodate solar energy devices and systems, (iv) requiring the Association to plow the 10 foot multi-use path along San Badger Drive starting at the time of recordation of the plat for Phase 2, and (v) requiring that the cottage Lots depicted in the PUD Development Plan may only be developed with Cottage units.

5. **Water Rights and Water Conservation.** Potable water and water for Irrigation of the residential lots shall be provided by municipal water. Owner shall dedicate and convey to the City 0.24 cubic feet per second of Owner’s surface irrigation Water Right No. 37-21112 for the irrigation of 8.8 acres within park parcels A and B (the “Dedicated Water Right”) to be dedicated to and maintained by the City of Hailey. A supplemental municipal connection shall be provided for these areas in the event the Dedicated Water Right is shut off or otherwise becomes completely or partially unavailable prior to the end of the irrigation season. All other irrigable areas within the Property shall be irrigated by municipal water services. Owner shall construct the improvements necessary to deliver the Dedicated Water Right from the Hiawatha Canal through the existing diversion serving Curtis Park to the subdivision parks. The improvements shall be conveyed to the City which shall operate the irrigation system.

All residential and park area landscaping and irrigation shall be consistent with the Wood River Land Trust’s “Trout Friendly Lawn” program and those programs adopted and implemented by the City on all residential properties. In addition, irrigated areas in the right-of-way shall feature drought tolerant grass species. Additional measures to conserve water, limit
irrigation times, chemical use and species of grass and percentages of lot areas where irrigation of grass turf is permissible shall be set forth in the Declaration, including the following:

(i) Owner shall apply for and diligently and in good faith prosecute to completion an application for level 3 certification under the National Green Building Standard (NGBS) ICC-700 2015 – Land Development.

(ii) Restrictions on the total land area of each lot which can be landscaped with turf consistent with the following: for lots up to 8,000 square feet a maximum of 40% of the total land area; for lots greater than 8,000 square feet but less than 12,000 square feet a maximum of 35% of the total land area up to a maximum of 3,500 square feet; for lots greater than 12,000 square feet but less than 14,000 square feet a maximum of 30% of the total land area up to a maximum of 3,500 square feet; and for lots greater than 14,000 square feet a maximum of 25% of the total land area.

(iii) A requirement that residential lots (A) use qualified drought tolerant plantings from an approved list or as recommended by a landscape design professional and (B) an irrigation system that has 70% distribution uniformity for turf areas and/or utilizes EPA WaterSense irrigation controllers and heads or equivalent.

6. **Public Well.** Owner shall pay the City the sum of $200,000 which shall be used to develop a new municipal water well at a location to be determined by the City. The payment shall be made at the time of recordation of the plat for Phase 2.

7. **No Other Conditions of Approval.** City has determined that except as otherwise expressly set forth in paragraphs 4, 5, and 6, that no other conditions need be attached to the PUD to mitigate potential adverse impacts to the City’s infrastructure, to further the City’s land use policies or ensure the benefits to be derived from the PUD. Accordingly, City hereby unconditionally and knowingly waives its right to attach conditions to the PUD under paragraph D of HMC § 17.10.050.04, except as set forth in paragraphs 4, 5 and 6 of this Agreement.

8. **Conditions to Owner’s Obligations.** Owner’s obligations hereunder are expressly conditioned upon it obtaining approval of and receiving funding for the Project in amounts and on terms and conditions acceptable to Owner. If Owner is unable to secure acceptable funding for the Project, Owner shall elect either to waive the unsatisfied condition or contingency by commencing construction of the Project improvements or terminate this Agreement by giving written notice of such termination to City.

9. **Term.** The term of this Agreement shall be perpetual, subject to the conditions set forth above.

10. **Miscellaneous Provisions.**

a) **Police Powers.** Except as otherwise expressly provided herein, nothing contained herein is intended to limit the police powers of the City or its discretion in review of subsequent applications regarding development of the Property. This Agreement shall not be construed to modify or waive any law, ordinance, rule, or regulation not expressly provided for herein.
including, without limitation, applicable building codes, fire codes, City's Zoning Ordinance, Subdivision Ordinance, and Planned Unit Development requirements for the Property.

b) Amendment. This Agreement may be revised, amended, or canceled in whole or in part, only by means of a written instrument executed by both Parties and as evidenced by amended plats and development plans.

c) Specific Performance. In the event of a breach of this Agreement, in addition to all other remedies at law or in equity, this Agreement shall be enforceable by specific performance by either party hereto. All remedies shall be cumulative.

d) Attorney's Fees. In the event either party hereto is required to retain counsel to enforce a provision of this Agreement, or to recover damages resulting from a breach hereof, the prevailing party shall be entitled to recover from the other party all reasonable attorney's fees incurred, whether or not litigation is actually instituted or concluded.

e) Notices. All notices required or provided for under this Agreement shall be in writing and deemed delivered upon delivery in person or upon mailing by certified mail, return receipt requested, postage prepaid. However, the time period in which a response to such notice must be given shall commence to run from the date of receipt on the return receipt of the notice. Rejection or refusal to accept, or the inability to deliver because of a change of address of which no notice was given shall be deemed to be receipt of the notice.

Notices to City shall be addressed as follows:

City of Hailey
115 Main Street South, Suite H
Hailey, ID 83333
Attn: Community Development Director
Email: lisa.horowitz@haileycityhall.org

Notices given to Owner shall be addressed as follows:

Marathon Partners, LLC
Post Office Box 3118
Ketchum, ID 83340
Attn: Ed Dumke
Email: edumke@mac.com

with a copy to:

Lawson Laski Clark, PLLC
675 Sun Valley Road, Suite A
Post Office Box 3310
Ketchum, Idaho 83340
Attn.: Edward A. Lawson
Telephone: 208.725-0055
Email: eal@lawsonlaski.com
A party may change the address to which further notices are to be sent by notice in writing to the other party, and thereafter notices shall be addressed and transmitted to the new address.

f) **Reliance by the Parties.** This Agreement is intended by Owner to be considered by the City as part of Owner’s Land Use Applications. Owner acknowledges and intends the City to consider and rely upon this Agreement in its review and consideration of said Land Use Applications.

g) **Relationship of Parties.** It is understood that the contractual relationship between City and Owner is such that neither party is the agent, partner, or joint venturer of the other party. No third parties are intended beneficiaries of this Agreement.

h) **Successors and Assigns; Covenant Running with the Land.** This Agreement shall inure to the benefit of City and Owner and their respective heirs, successors and assigns. This Agreement, including all covenants, terms, and conditions set forth herein, shall be and is hereby declared a covenant running with the land with regard to the Property or any portion thereof, and is binding on both parties to this Agreement as well as their respective heirs, successors and assigns.

i) **Recordation and Release.** This Agreement shall be recorded with the Blaine County Recorder. City agrees to execute all appropriate documentation to cause the encumbrance of this Agreement to be terminated in the event of termination. Upon recordation of a deed or other instrument of conveyance of individual lots or cottages to third parties as an incident of a bona fide sale or conveyance all of the financial obligations of Owner set forth herein shall automatically be released from said individual lots and cottages.

j) **No Waiver.** In the event that City or Owner, or its successors and assigns, do not strictly comply with any of the obligations and duties set forth herein, thereby causing a default under this Agreement, any forbearance of any kind that may be granted or allowed by Owner, City, or their successors and assigns, to the other party under this Agreement shall not in any manner be deemed or construed as waiving or surrendering any of the conditions or covenants of this Agreement with regard to any subsequent default or breach.

k) **Partial Invalidity.** In the event any portion of this Agreement, or part hereof, shall be determined by any court of competent jurisdiction to be invalid, void, or otherwise unenforceable, the remaining provisions of this Agreement, or parts hereof, shall remain in full force and effect and shall in no way be affected, impaired or invalidated, it being understood that such remaining provisions shall be construed in a manner most closely approximating the intention of the parties with respect to the invalid, void, or unenforceable provision or part hereof.

l) **Entire Agreement.** This Agreement constitutes the full and complete agreement and understanding between the parties hereto. Excluding formal conditions placed upon the design review approval, subsequent plat approvals or other matters related to the public process,
no representations or warranties made by either party shall be binding unless contained in this Agreement or subsequent written amendments hereto.

m) Exhibits. All exhibits referred to herein are incorporated in this Agreement by reference, whether or not actually attached.

n) Authority. Each of the persons executing this Agreement represents and warrants that he or she has the lawful authority and authorization to execute this Agreement, as well as all deeds, easements, liens and other documents required hereunder, for and on behalf of the entity executing this Agreement.

o) Choice of Law. This Agreement shall be governed by and construed in accordance with the laws of the state of Idaho, which shall be the sole jurisdiction and venue for any action which may be brought by either party with respect to this Agreement or the subject matter hereof.

p) Force Majeure. If either party hereto is delayed in the performance of any of its obligations hereunder because of inclement weather; material shortages; labor shortages; unavailability of gas, electric or other utilities through no fault of Owner; dispute or strike; civil strife; acts beyond the control of the delayed party including, viruses, communicable diseases, epidemics, market conditions, lack of credit facilities, acts of God; and actions by the United States of America or the State of Idaho, or the City of Hailey or any of their agencies, the time of performance for completion of such amenity or improvement shall be extended for the same time as lost by the cause hereinabove set forth.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

Marathon Partners, LLC, an Idaho limited liability company

By: ______________________________
   Ed Dumke, Managing Member

City of Hailey, Idaho, a municipal corporation

By: ______________________________
   Martha Burke, Mayor
ACKNOWLEDGMENTS

STATE OF IDAHO )
County of Blaine )

SS.

Subscribed and sworn before me on this _____ day of __________, 2020, before me a Notary Public in and for said State, personally appeared MARTHA BURKE, known to me to be the Mayor of the CITY OF HAILEY, IDAHO and the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of the City Of Hailey, Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first written above.

___________________________________
Notary Public
Residing at _________________________
My Commission Expires __________

STATE OF IDAHO )
County of Blaine )

SS.

Subscribed and sworn before me on this _____ day of __________, 2020, before me a Notary Public in and for said State, personally appeared ED DUMKE known or identified to me to be the Managing Member of MARATHON PARTNERS, LLC, the limited liability company that executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first written above.

___________________________________
Notary Public
Residing at _________________________
My Commission Expires __________

Sunbeam Subdivision PUD Agreement
32022-007
Page 9
Return to AIS
PUBLIC COMMENT
Received since April 27, 2020
4/26/20

Dear Jessica Parker; Community Development Assistant,

I hope this is the correct spot to comment on the upcoming City Council meeting regarding the proposed Sunbeam Subdivision. I have attended three Planning and Zoning meetings regarding this development and have a few comments to make to the council.

First: When this parcel was annexed in the early 1980's it was zoned for 108 units. The developers proposed a plan with 108 units. Fine. Then apparently someone at the city thought there should be more density in the area. So now we have a plan with 145 units proposed. I and many other residents of the city and neighboring hoods believe that this is too much. The eastern edge of the city is not a good location for higher density. Higher density belongs adjacent to the business core of our city, like River Street. Please scale this back to 108 units as was originally planned and accepted.

Second: Regarding the traffic study, I was shocked to see the city staff just accept without question the study's projections and concerns. The study seems to be most concerned with how long someone in a car will be held up in an intersection, rather than the impact that 1400 plus vehicle trips through the neighboring streets will have on the quality of life for the residents on those streets. This huge impact should not be taken lightly by the city and could partially be eased by reducing the unit number back to 108 units.

Third: There is a trail that runs at the base of the hills just north east of this development heading north towards Hangman's Gulch and beyond that gets a tremendous amount of foot traffic. Until now, we have accessed this trail through Old Cutters but it seems that when platting that subdivision nobody considered an access easement on the southeast corner. Now the property owners of that lot are prohibiting our access, so I wonder if there is a way for this development to provide an easement for pedestrians to access this great trail. That would be wonderful for existing neighbors and future residents of Sunbeam Subdivision.

Fourth: The proposed extension of Eldorado Street in Phase Two seems to be undesirable for the residents of Hailey Replat (Curtis Subdivision) where the streets are narrow, winding and without sidewalks. The other proposed street access points have the advantage of relatively direct routes to downtown and/or to the upgraded Myrtle Street with wider streets and sidewalks. A non-motorized access (except for emergency vehicles) would be a preferred alternative.

Fifth: I believe the developers have some good plans for this property and that by making a few adjustments it could be even better.

Thanks, Andrew Harding
From: Lisa Horowitz
To: Martha Burke; Sam Linnet; Kaz Thea; Juan Martinez; Heidi Husbands
Cc: Mary Cone; Jessica Parker; Christopher Simms; Heather Dawson
Subject: FW: Sunbeam
Date: Monday, April 27, 2020 9:24:57 AM

Public comment

Lisa Horowitz
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF HAILEY
115 S. MAIN ST. HAILEY, ID 83333
208-788-9815 EXT. 2013
CELL: 727-7097

-----Original Message-----
From: Elizabeth Jeffrey <makeitgreen@me.com>
Sent: Monday, April 27, 2020 6:41 AM
To: Lisa Horowitz <lisa.horowitz@haileycityhall.org>
Subject: Sunbeam

Hi Lisa,

I know I should tune into tonight’s city Council meeting and read the info more carefully but the mayor said I could just write to you,

Two concerns I have about the development that may already be resolved.

I still feel that maximum density in new developments is the only appropriate way to go forward. As many residents as you can have close into town is going to be a good thing going forward. Both cutting transportation and cutting the need to sprawl and annex land are important issues here.

Also, as we walked up to Cutters Toe of the Hill yesterday we found a sign that the trail at the south end of Cutters is not an access trail. We have always used it to access the southern most point of that short trail going north. That brought up the question of whether we would be able to access the south end from the sunbeam development in the future. There is a barbwire fence and private property sign on the trail at the line between cutters and sunbeam so if there is not an access point into the Cutters section here, it will simply be a dead end trail. That’s disappointing for us and also makes it less likely that people will not choose to trespass over that wire and posted signage.

So, my two thoughts/ two cents.
Thanks
Elizabeth
Attached is my Public Comment letter for the record for the Council meeting tonight.
Thank you,
Rachel Martin
Dear Hailey City Council Members,

I write to you today to express some concerns about the Sunbeam Subdivision.

First, I want to say that it is beautifully designed and will be a welcome addition to the East Hailey neighborhood and will hopefully establish some long needed workforce housing.

A month ago, I thought nothing of the asphalt walking path in lieu of concrete sidewalks. However, everything has changed in the world of Covid 19 and Social distancing may be the way of the future. I have been grateful for the sidewalks in Cutters. I have been able to walk with my children with adequate spacing from others enjoying their day on the opposite side of the street. Also, sidewalks will add continuity and neighborhood flow with the adjacent Cutters Subdivision.

I also understand the desire for connectivity into El Dorado Lane. Would you be willing to consider making that a pedestrian and bike only access like the one that cuts through South Hiawatha to Cutters Sub adjacent to 138 S Hiawatha? This would please the adjacent neighbors while achieving the desired neighborhood connection.

I am also concerned with already inadequate water and water pressure with the future full buildout of Cutters, Quigley and Sunbeam. I understand that the developer is donating $250,000 for another municipal well. Does Hailey have designated property for this well and the remaining funds to build it? Should not mitigating their impact be the responsibility of the developer and not the taxpayers?

Lastly, I am most concerned about the impact on Myrtle. It does seem that Myrtle Street will be the main access point for Sunbeam. Myrtle currently has substandard view corridors and is a school zone. The same question applies here. Mitigating their impact is the responsibility of the developer and not the taxpayers.

It is not the cities job to put money in the developer’s pocket. They will make a profit whether you require them to mitigate their impact or not. Now is your opportunity to require any desired upgrades within and outside of the subdivision.

Thank you for your service and consideration,

Rachel Martin
142 S. Hiawatha Dr
Mr. Dumke held a neighborhood meeting on January 16th 2020 to preview his plan for Sunbeam. Eddie Dumke has been generous and kind to me. For 20 years he has allowed me to ride my horses on his property each spring, summer and fall. I kept the gates closed, chained, and always rode outside the hay the conservation easement. All of these years, I have rarely ever spoken up for my own interests or property.

Quigley Canyon’s rich wildlife habitat and roadless areas by locating development at the Canyon’s opening. In the final application, I encouraged the Wood River Land Trust to take on the easement instead of the team and worked on the 2008 BLM Travel Plan after GPS mapping trails and roads from Hailey to Carey. For over 20 years in public process and through 5 Quigley iterations, I advocated for the conservation of

I believe that fair, public and transparent process creates better outcomes for governments and neighbors. Of only 4 properties directly along the east side of Phase One.

Dear Mayor Burke and City Councilpersons Linnet, Husbands, Thea and Martinez;

Re: Sunbeam Preliminary Plat

Mayor Burke and City Council

Subject: public comment-Sunbeam

To: Mayor Burke and City Councilpersons Linnet, Husbands, Thea and Martinez;

Re: Sunbeam Preliminary Plat

Dear Mayor Burke and City Councilpersons Linnet, Husbands, Thea and Martinez;

Thank you for the opportunity to comment on the Sunbeam subdivision.

My name is Elizabeth Lili Simpson. My husband Neil Wheeler and I have lived at 7 Quigley Lane since 1995. Our home, garden and horse property is located in Marvin Gardens subdivision, in Blaine County, one of only 4 properties directly along the east side of Phase One.

I believe that fair, public and transparent process creates better outcomes for governments and neighbors. I served on County Planning and Zoning for 7 ½ years, and I have served on the Blaine Land Water and Wildlife Levy Board since 2008. Perhaps you have seen the wildlife sign that I created through a public process with the City, BJL and Evelyn Phillips located at the Old Cutter’s Trailhead. I was on the scoping team and worked on the 2008 BLM Travel Plan after GPS mapping trails and roads from Hailey to Carey. For over 20 years in public process and through 5 Quigley iterations, I advocated for the conservation of Quigley Canyon’s rich wildlife habitat and roadless areas by locating development at the Canyon’s opening. In the final application, I encouraged the Wood River Land Trust to take on the easement instead of the Rocky Mountain Elk Foundation, as WRTL is a better fit for the community. I encouraged the Quigley Farms neighborhood opposition group to donate to the WRTL during Idaho Gives, in support of WRTL holding the conservation easement. All of these years, I have rarely ever spoken up for my own interests or property. We love our home and are thus commenting on Sunbeam’s preliminary plat.

Eddie Dumke has been generous and kind to me. For 20 years he has allowed me to ride my horses on his property each spring, summer and fall. I kept the gates closed, chained, and always rode outside the hay crop and away from adjoining neighbors.

Mr. Dumke held a neighborhood meeting on January 16th 2020 to preview his plan for Sunbeam. I told him at the time that we would not attend the hearings. I thanked him for all the years that he allowed me to ride there. He showed us the proposed Phase 1 and 2 plan; my comment was that Phase 1 had only 4 neighbors that might comment, as compared to many on Phase 2 Cutter’s and Curtis side. His proposal showed two clusters of Cottage lots along the east side, one at the Cutter’s end, and one near Quigley Road.

We did not attend the Planning and Zoning hearings out of respect for Mr. Dumke, but I requested that Lisa Horowitz send me the Preliminary Plat after the hearings. Because I thought I had done the respectful thing by Mr. Dumke, I was stunned when I saw that the flag lots (19 and 20) and all of the Cottage lots on the east side were aligned directly with our front door, which is on the SW corner of our property (see Preliminary Plat below with yellow square house location). No other properties in our subdivision in Phase 1 have small flag lots, or Cottage units in their immediate viewshed. My husband and I feel this is opportunistic, punitive, and unequal treatment relative to all other Phase 1 neighboring lots.

I tried without success to discuss with Mr. Dumke what we consider reasonable changes, with whom I have had an amicable relationship for 20 years. He said that the City Staff required the lot configuration and property value.

This is why I believe in the public process. You are elected officials, and I trust you to evaluate applications by considering the Findings of Fact and Rule of Law that outlines what is fair and equitable to all neighbors.

We would much prefer to have one lot instead of two small lots approximately 130 feet in front of our entry door (see measured distance attachment, door is actually to the right). I would be happy to have the cottage lots in sight of my horse pasture rather than seeing their lights out my dining and living room each evening. We propose 2 reasonable changes: that the only small flag lot (two lots .25 and .19) in Phase 1 be removed from directly in front of our entry door view, creating one lot, and to move the 2 cottage lots to the north side of Eclipse Drive to location of lots 51/52 and 57/58, which are of almost identical size. Lots 51/52 and 57/58 would then replace the previous Cottage lot location. (See attached Preliminary Plat with yellow highlights showing our house location and potential changes). Cottage lots would be still aligned with our property, but along our undevelopable horse pasture rather than our front door and viewshed. That should be quite a nice view for them. There would be no change in density except for the flag lot, which is up to your discretion, and could be put any number of places that shouldn’t offend neighbors. In the Preliminary Plat, our property hosts the only flag lot with 2 small lots (.19 and .25), unlike the only other one that creates 2 lot sizes of .45 and .44. This is unequal treatment which reduces our property value.

Is there one major task required of you tonight, and that is the fair and equitable evaluation of this application relative to the Findings of Fact, Conclusion of Law and Decision. Standard 16.04.070 requires that you consider impacts to neighboring properties. The flag lot and alignment of Cottage lots in our viewshed reduce our property value. NO other properties in Phase 1 have these lots detrimental to their property value.

Mr. Dumke told us the proposed Phase 1 and 2 plan; my comment was that Phase 1 had only 4 neighbors that might comment, as compared to many on Phase 2 Cutter’s and Curtis side. His proposal showed two clusters of Cottage lots along the east side, one at the Cutter’s end, and one near Quigley Road.

I went through the Planning and Zoning process and recommended that Lisa Horowitz send me the Preliminary Plat after the hearings. Because I thought I had done the respectful thing by Mr. Dumke, I was stunned when I saw that the flag lots (19 and 20) and all of the Cottage lots on the east side were aligned directly with our front door, which is on the SW corner of our property (see Preliminary Plat below with yellow square house location). No other properties in our subdivision in Phase 1 have small flag lots, or Cottage units in their immediate viewshed. My husband and I feel this is opportunistic, punitive, and unequal treatment relative to all other Phase 1 neighboring lots.

I tried without success to discuss with Mr. Dumke what we consider reasonable changes, with whom I have had an amicable relationship for 20 years. He said that the City Staff required the lot configuration and were pushing him on density.

This is why I believe in the public process. You are elected officials, and I trust you to evaluate applications by considering the Findings of Fact and Rule of Law that outlines what is fair and equitable to all neighbors.

We would much prefer to have one lot instead of two small lots approximately 130 feet in front of our entry door (see measured distance attachment, door is actually to the right). I would be happy to have the cottage lots in sight of my horse pasture rather than seeing their lights out my dining and living room each evening. We propose 2 reasonable changes: that the only small flag lot (two lots .25 and .19) in Phase 1 be removed from directly in front of our entry door view, creating one lot, and to move the 2 cottage lots to the north side of Eclipse Drive to location of lots 51/52 and 57/58, which are of almost identical size. Lots 51/52 and 57/58 would then replace the previous Cottage lot location. (See attached Preliminary Plat with yellow highlights showing our house location and potential changes). Cottage lots would be still aligned with our property, but along our undevelopable horse pasture rather than our front door and viewshed. That should be quite a nice view for them. There would be no change in density except for the flag lot, which is up to your discretion, and could be put any number of places that shouldn’t offend neighbors. In the Preliminary Plat, our property hosts the only flag lot with 2 small lots (.19 and .25), unlike the only other one that creates 2 lot sizes of .45 and .44. This is unequal treatment which reduces our property value.

There is one major task required of you tonight, and that is the fair and equitable evaluation of this application relative to the Findings of Fact, Conclusion of Law and Decision. Standard 16.04.070 requires that you consider impacts to neighboring properties. The flag lot and alignment of Cottage lots in our viewshed reduce our property value. NO other properties in Phase 1 have these lots detrimental to their property value. Most importantly, under 16.04.070B you must include a phasing agreement for both Phase 1 and 2 in your findings. You must require that the applicant commit to Phase 2 at this juncture, or you will not be able to find that the property owners on the east side Phase 1 are receiving equal consideration under that standard.

I have spent years in land use in service to my community. Please consider my request for equal treatment to other bordering lot owners, removing the flag lot in front of our entry door, replacing it with one lot. In addition, please consider moving the proposed cottage lots across Eclipse drive to the location of lots 51/52 and 57/58, and moving these lots to the previous Cottage lot location. It should be noted that I am not opposed to these density lots, but am asking for them to be located along our property away from the front of our home.

Thank you very much for your consideration.

With best regards,

Elizabeth Lili Simpson

7 Quigley Lane,
Blaine County
Return to AIS
February 14, 2020

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

RE: Sunbeam Subdivision - Wildlife Clarification

Dear Ms. Horowitz:

On January 17, the Idaho Department of Fish and Game (IDFG) submitted comments in reference to the preliminary plat for the proposed Sunbeam Subdivision in the City of Hailey. These comments were intended to help deter big game from entering the proposed subdivision (e.g., recommendations for less palatable tree species). It is our understanding that the landscape architect has addressed this concern via a number of adjustments to the landscape plan.

The subject parcel is currently an irrigated agricultural field. As such, it does not constitute natural habitat for big game. IDFG discourages activities that would attract big game into the subdivision given the potential for negative human-wildlife interactions.

Thank you for the opportunity to provide additional comment. Please contact Keats Conley, Environmental Staff Biologist, in this office if you have any questions.

Sincerely,

Craig White
Magic Valley Regional Supervisor

Ecc: Keats Conley (IDFG, Region 4)
January 17, 2020

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

RE: Proposed Preliminary Plat— Sunbeam Subdivision, City of Hailey

Dear Lisa:

The Idaho Department of Fish and Game (IDFG) has reviewed the landscape drawings associated with the Planned Unit Development (PUD) Application for Sunbeam Division (Sections 9&10, Township 2 North, Range 18 East) in the City of Hailey. Please note that IDFG’s mission is to protect, preserve, and manage Idaho’s fish and wildlife resources for the public interest (Idaho Code 36-103). The purpose of these comments is to assist the decision-making authority by providing technical information addressing potential effects to fish, wildlife, and habitats and how any adverse effects might be mitigated.

Because the proposed subdivision is proximate to big game winter habitat, we anticipate depredations on ornamental plants and gardens. IDFG appreciates that the Master Plan incorporates mature trees (1- to 4-inch caliper), which should be more resilient to depredations. The Master Plan, however, includes several types of trees that are severely susceptible to depredations, including apples (Malus spp.), cherries (Prunus spp.), and European mountain ash (Sorbus aucuparia). IDFG suggests selecting trees that are less preferred by wild ungulates to minimize damage. More resistant species proposed in the Plan include Colorado blue spruce (Picea pungens) and red osier dogwood (Cornus sericea). IDFG appreciates that no yews are proposed, since this genus is toxic to a variety of animals.

The proposed subdivision occurs in the modeled range of pollinators of conservation concern, including several species of bumble bees (Bombus spp.) and monarch butterflies (Danaus plexippus). The Plan could be refined to benefit nongame species—for example, by replacing the large turf area with landscaping that provides more wildlife value, such as native wildflowers. An open space parcel to benefit pollinators could be located on the northeast corner to provide a transition zone between the subdivision and the toe of the hillslope. Appendix B of the Xerces Society’s guide, Conserving Bumble Bees: Guidelines for Creating and Managing Habitat for America’s Declining Pollinators, provides regionally specific lists of native plants that benefit bumble bees. The Western Monarch Butterfly Conservation Plan 2019-2069 is another resource that...
offers guidance on monarch conservation strategies for urban development projects.

In addition to these technical comments on the landscape drawings, we offer the following recommendations for incorporation into the plat notes:

1. All responsibility for controlling wildlife depredation belong with the property owner. Any actions taken to alleviate depredation should follow IDFG’s recommendations.
2. Prohibit game and predatory wildlife feeding, which can create nuisances and attract big game away from native habitats. Livestock feed and hay should be stored and fed in a manner that does not attract big game.
3. Require pets be under control at all times (e.g., indoors, kenneled, leashed, etc.), noting that pets at-large dramatically increase a residential subdivision’s negative effects on wildlife.
4. Pet food should be stored and fed in a manner that does not attract nuisance wildlife such as skunks, raccoons, magpies, and red fox.
5. Completely enclose outdoor pet kennels (including a roof) to prevent mountain lion depredation.
6. Completely enclose any outbuildings, patios, decks, and window-wells, since these structures can serve as day-beds for mountain lions.
7. Minimize fencing (no fencing preferred) and specify post-and-rail designs with maximum 42-inch top rail height and minimum 18-inch bottom rail height to facilitate wildlife passage.
8. Prohibit refuse (household garbage, landscaping trimmings, etc.) burning.
9. We recommend recreational use (especially with pets) of slopes adjacent to the development be restricted from December 15 to April 1 to help minimize disturbance to wintering elk. Activities should follow the administrative guidelines for winter wildlife set forth by Blaine County, the City of Hailey, the Bureau of Land Management, and the IDFG.

Thank you for the opportunity to provide recommendations on the PUD Application. We are happy to provide additional technical assistance as needed for this project, including review of wildlife-related draft plat notes, or discussions with the developer or property owners regarding landscape design, fencing, or other wildlife considerations. For questions, please contact Keats Conley (Environmental Staff Biologist) via phone (208-644-6310) or e-mail (keats.conley@idfg.idaho.gov).

Sincerely,

Craig White
Magic Valley Regional Supervisor

Ecc: Keats Conley (IDFG, Region 4)
Return to Agenda
Continuation of consideration of a Preliminary Plat Subdivision Application (Phase I) by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, where Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey, is subdivided into 90 units on 71 lots. This includes development of four (4) cottage single-family lots (23 units in total). A 4.72-acre Park will be dedicated in Phase I. The project is to be known as Sunbeam Subdivision and will consist of two (2) phases of development. This application is concurrent with a Planned Unit Development (PUD) Application.

BACKGROUND:
The Council conducted their first public hearing on this project on April 27, 2020. At that time, the applicant presented an overview, questions of the Council were taken, and a public hearing conducted. The Council continued the public hearing to Tuesday, May 5, 2020 at 5:30 pm.

Tonight’s meeting will go into more detail on topical issues. Specifically, transportation, water usage and water rights will be discussed. Please refer to the packet prepared on April 27 for the hyperlink to the Traffic Study. Also, in that packet was a follow-up memo from Hales Engineering regarding specific questions of the Planning and Zoning Commission. Links to the PUD staff report related to water use include:

1. Table showing water rights priority cuts for the subject property.
2. Water Right report
3. Table of irrigable areas prepared by Galena Engineering

ATTACHMENTS to the April 27, 2020 Council Packet:
1. Staff Report
2. Preliminary Plat Map, Site Plan and Landscape Plan
3. Recommendation from the Parks and Lands Board dated February 12, 2020
4. Recommendation from the Hailey Tree Committee dated February 13, 2020
5. Traffic Study (see hyperlink page 19 of the April 27, 2020 staff report)
6. February 21, 2020 Hales Engineering additional memo.

On file and available upon request:
1. Public comment received during Commission review of the subdivision, and public comment received since the Planning and Zoning Commission review.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:
Caselle #
Budget Line Item #
YTD Line Item Balance $
Estimated Hours Spent to Date:
Estimated Completion Date:
Staff Contact: Lisa Horowitz Phone # 788-9815 #13

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)
City Attorney City Administrator Engineer Building
RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:
Conduct a public hearing on the Sunbeam Subdivision Preliminary Plat Application, and:

Option 1) Motion Language as outlined below
Option 2) Continue this public hearing to Tuesday, May 19th at 5:30 pm.

ADMINISTRATIVE COMMENTS/APPROVAL:
City Administrator _____________ Dept. Head Attend Meeting (circle one) Yes  No

ACTION OF THE CITY COUNCIL:
Motion Language:
Approval: Motion to approve the Preliminary Plat Application by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, where Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey, is subdivided into 90 units on 71 lots, finding that the application meets all City Standards, and that Conditions (1) through (19) are met.

Denial: Motion to deny the Preliminary Plat Application by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, where Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey, is subdivided into 90 units on 71 lots, finding that ________________ [Council should cite which standards are not met and provide the reason why each identified standard is not met].

Continuation: Motion to continue the public hearing to May 19, 2020.

Date ______________________
City Clerk ______________________________

FOLLOW-UP:
*Ord./Res./Agrmt. /Order Originals: *Additional/Exceptional Originals to: _______________
Copies (all info.): Copies
Instrument # ______________________
Return to AIS
To: Hailey Planning & Zoning Commission

From: Lisa Horowitz, Community Development Director

Overview: A Preliminary Plat Subdivision Application (Phase I) by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, where Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey, is subdivided into 90 units on 71 lots. This includes development of four (4) cottage single-family lots (23 units in total). A 4.72-acre Park will be dedicated in Phase I. The project is to be known as Sunbeam Subdivision and will consist of two (2) phases of development. This application is concurrent with a Planned Unit Development (PUD) Application.

Hearing: March 2, 2020

Applicant: Marathon Partners, LLC

Project: Sunbeam Subdivision – Phase I

Request: Preliminary Plat

Location: Tax Lot 6655, Section 9 & 10, T2N, R18

Size: 54.38 acres

Zoning: Limited Residential (LR-1)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on February 12, 2020, mailed to property owners and public agencies on February 11, 2020 and the onsite notice was posted on February 24, 2020.

On March 2, 2020, the Hailey Planning and Zoning Commission approved a Preliminary Plat Subdivision Application (Phase I) by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, where Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey, is subdivided into 90 units on 71 lots. This includes development of four (4) cottage single-family lots (23 units in total). A 4.72-acre Park will be dedicated in Phase I. The project is to be known as Sunbeam Subdivision and will consist of two (2) phases of development. This Application was heard concurrently with a Planned Unit Development (PUD) Application, which the Planning and Zoning Commission also recommended for approval by the Hailey City Council.
Current Application: Consideration of a recommendation by the Planning and Zoning Commission for a Preliminary Plat Subdivision Application (Phase I) by Marathon Partners, LLC, where Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey, is subdivided as follows:

Phase I: 71 Lots, 90 units total
- 23 Cottage Units
- 12 single family lots less than 8,000 sq. ft.
- 55 single family lots greater than 8,000 sq. ft.

Phase II: 44 Lots, 55 units total
- 13 Cottage Units
- 12 single family lots less than 8,000 sq. ft.
- 30 single family lots greater than 8,000 sq. ft.

Total Number of Units Proposed (Phases I and II): 145 units
Total Number of Lots Proposed (Phases I and II): 115 Lots

A 4.72 acre (205,458 square feet) public park is proposed to benefit the general public and satisfy the City’s park contribution. An additional open space parcel, approximately 4.42 acre (192,395 square feet), will be developed and dedicated in Phase II of the project. The total park/open space contribution between the two phases is 9.14 acres. The park land area contribution is slightly less than the first iteration, but still exceeds the City’s park contribution requirement.

Procedural History: The project is to be known as Sunbeam Subdivision and will consist of two (2) phases of development. This project is located in the Limited Residential (LR-1) Zoning District.

This parcel was previously known as and annexed into the City of Hailey (October 13, 1981) as Hidden Meadows Subdivision. Hailey Ordinance No. 439 describes the annexation process on file at the Community Development Department.

This Application was concurrently heard with a Planned Unit Development (PUD) Application, which the Planning and Zoning Commission recommended for approval by the Hailey City Council. Pursuant to Section 17.10.050.02: Concurrent Submission:

A PUD Application may be submitted and reviewed concurrently with other applications affecting the same piece of property with the approval of the Administrator. Concurrent submissions shall be voted on separately. (Ord. 1191, 2015).

The Application was submitted on November 1, 2019 and certified complete on November 19, 2019. A public hearing before the Planning and Zoning Commission was held on January 21, 2021, in the Council Chambers of Hailey City Hall. The Planning and Zoning Commission continued the item to February 18, 2020. A second public hearing before the Planning and Zoning Commission was held on February 18, 2020. The Planning and Zoning Commission continued the item to March 2, 2020. A public hearing before the Planning and Zoning Commission was held on March 2, 2020, in the Council Chambers of Hailey City Hall, at which time the Commission unanimously recommended approval of the plat to the City Council.

Standards of Evaluation for a Subdivision
## Compliant Standards and Staff Comments

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<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
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<tr>
<td>Yes</td>
<td>City Code</td>
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<td>☒</td>
<td>17.06.050  Complete Application</td>
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<td>☒</td>
<td>Engineering: All infrastructure will require detailed final construction drawings to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey standard drawings, specifications and procedures. The Public Works Department made a variety of comments which were made Conditions of Approval by the Planning and Zoning Commission (see PZ Findings of Fact, and recommended conditions to this report).</td>
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<td>☒</td>
<td>Life/Safety: No comments</td>
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<td>Water and Wastewater:</td>
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<td>The Water and Wastewater Divisions made a variety of comments which were made Conditions of Approval by the Planning and Zoning Commission (see PZ Findings of Fact, and recommended conditions to this report).</td>
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<td>☒</td>
<td>Building: No comments</td>
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<td>Streets:</td>
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<td>The Street Division made a variety of comments which were made Conditions of Approval by the Planning and Zoning Commission (see PZ Findings of Fact, and recommended conditions to this report).</td>
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| ☒          | City Arborist: The Hailey Tree Committee met on February 13, 2020 and unanimously voted to accept the street tree plan/park design with the following recommendations:  
  - All Ash Trees shall be removed  
  - Additional plantings, with appropriate diversity, shall be incorporated  
  - All plantings shall be wildlife appropriate  
  The above recommendations have been made to the Landscape Plans; thereby, no Conditions of Approval are needed.  
  The Parks and Lands Board met on February 12, 2020 and unanimously voted to accept the park dedication and design as proposed. No recommendations and/or conditions were made. |
<p>| ☒          | 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: Please refer to the specific standards as noted herein. |</p>
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**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: The full project will connect to Quigley Road, Carbonate Street, El Dorado Lane, Doc Bar Drive, San Badger Drive and Gray’s Starlight Drive. Phase I proposes connections to Quigley Road, San Badger Drive and Gray’s Starlight Drive. The Commission concurs with connecting this project to all available City streets at buildout, and Phase 1 streets as outlined above.

All streets proposed in Phase I are to be public streets, 60-feet in width, except San Badger Drive, an arterial street planned at 70-feet in width. For further comments or concerns noted by the Streets Division, please refer to Section 17.06.050: Streets.

A Traffic Impact Study has been submitted and has had preliminary review by an independent traffic engineer selected by the City (Stanley Engineering). Final review by Stanley has been completed, and Stanley concur with the report conclusions. Please see the Traffic Study summary in Section 16.04.070 of this report.

The remainder of the Quigley Road Right-of-Way shall be dedicated to the City (this has been shown on the plat).

The Commission found that this standard has been met.

| ☐ | ☐ | ☒ | 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 unplatted areas shall not be considered dead end streets. |

Staff Comments: N/A, as no cul-de-sacs or dead-end streets are proposed.

| ☒ | ☐ | ☐ | 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: The project will connect to Quigley Road, Carbonate Street, El Dorado Lane, Doc Bar Drive, San Badger Drive and Gray’s Starlight Drive. Phase I has been modified to show connections to Quigley Road, San Badger Drive and Gray’s Starlight Drive. The Commission recommends the Phase I connections as
shown, and with connecting this project to all available City streets at buildout. The Commission found that this standard has been met.

| ☒ | ☐ | ☐ | 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 It appears that all proposed streets intersect at 90-degree angles and that the proposed streets are separated by 250-890’. Traffic calming measures have also been incorporated within the development – short street sections on Eclipse Street and Gray’s Starlight Drive, and limited to no straight street sections.

The Applicant is requesting that, Pursuant Section 16.05.010: Minimum Improvements Required, the City Engineer and City Council will allow for slightly larger intersection separation distances on Carbonate Street and Sunbeam Street. The Commission found the Applicant’s request appropriate, and that this standard has been met.

| ☒ | ☐ | ☐ | 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 All streets within the subdivision are proposed as public streets. Each street varies in length, right-of-way width and alignment in order to service the proposed subdivision, its lots and the park/open space.

Deflections and curve radii will be further analyzed by the City Engineer at final design. The Applicant is requesting that, Pursuant Section 16.05.010: Minimum Improvements Required, the City Engineer and City Council will allow for larger radii to act similar to that of straight streets with slight curvature. The Commission found the Applicant’s request appropriate, and that this standard has been met.

| ☒ | ☐ | ☐ | 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 | The public streets proposed in Phase I (San Badger Drive, Gray’s Starlight Drive, Eclipse Street and Sunbeam Street) meet the minimum City standards of 60’ in width (San Badger Drive is proposed to be 70’ in width), which is consistent with Title 18. The Commission found that this standard has been met. |
| ☒ ☐ ☐ | 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  

The proposed roadway width from edge of asphalt to edge of asphalt is 22'-wide with 2'-wide shoulders, which totals 26'-wide roadways. The Commission found that this standard has been met. |
| ☒ ☐ ☐ | 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  

The subject property is relatively flat. Per the Applicant, no road slopes are proposed to be greater than 6%. Slopes are proposed to be a minimum of 0.5%. Road cross slopes are proposed to be 2.5%. The Applicant is requesting that, Pursuant Section 16.05.010: Minimum Improvements Required, the City Engineer and City Council will allow for flatter slopes, as it will result in less cut/fill activity and unnecessary peaks and valleys. The Commission concurred with this recommendation. |
| ☒ ☐ ☐ | 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  

Drywells are proposed along all public streets. The Streets Division further recommends various elements to be resolved, which have been made conditions of approval. Additional drainage may be needed to address seasonal (rain on snow) events from the undeveloped portion of Phase II. The Commission found that this standard has been met. |
| ☒ ☐ ☐ | J. Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.  

Staff Comments  

Street Signage is proposed. The Streets Division recommends that the type and location of street signs be incorporated into the plan prior to final design. This has been made a Condition of Approval. The Commission found that this standard has been met. |
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<th>K.</th>
<th>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.</th>
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<td>Staff Comments</td>
<td>Proposed street names have been approved by City Staff and by Blaine County. The proposed subdivision name has also been approved by the Blaine County Assessor. The Commission found that this standard has been met.</td>
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<td>L.</td>
<td>Private Streets:</td>
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<td>L. 1.</td>
<td>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.</td>
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<td>Staff Comments</td>
<td>No private streets are proposed at this time; however, the cottage lots may include private streets as part of the PUD Application. Pursuant Section 17.10.040, the Applicant would request a waiver to allow private streets to serve more than five (5) residential dwelling units within the subdivision, if approved as part of the PUD Application (the Commission concurred with these waivers. Please refer to the PUD Staff Report for further information). The Commission found that this standard has been met.</td>
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<td>L. 2.</td>
<td>Private streets, wherever possible, shall provide interconnection with other public streets and private streets.</td>
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<td>L. 3.</td>
<td>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.</td>
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<td>L. 4.</td>
<td>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.</td>
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<td>L. 5.</td>
<td>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.</td>
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<td>L. 6.</td>
<td>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 another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.</td>
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<td><strong>Staff Comments</strong></td>
<td>No private streets are proposed at this time; however, the cottage lots may include private streets as part of the PUD Application. Pursuant Section 17.10.040, the Applicant would request a waiver to allow private streets to serve more than five (5) residential dwelling units within the subdivision, if approved as part of the PUD Application (the Commission concurred with these waivers. Please refer to the PUD Staff Report for further information). The Commission found that this standard has been met.</td>
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|   | M. | Driveways: | 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,
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<th>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.</th>
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<tr>
<td>Staff Comments</td>
<td>Minimal pathway crossings are preferred. This has been made a Condition of Approval. The Commission found that this standard has been met.</td>
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</table>
| ☒ ☐ ☐ 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 driveway materials are proposed at this time, but shall conform to this standard. The Commission found that this standard has been met. |
| ☒ ☐ ☐ 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 | It appears that no driveway exceeds 150’ in length. More details are needed with regard to proposed driveways. Please refer to Section 16.04.020(M) for further details. The Commission found that this standard has been met. |
| ☒ ☐ ☐ 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 | This is preferred by the City; however, more details are needed with regard to driveways. Please refer to Section 16.04.020(M) for further details. |
| ☒ ☐ ☐ 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 | Please refer to Section 16.04.020(M) for further details. The Commission found that this standard has been met. |
| ☒ ☐ ☐ 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 | Driveways will not impact existing infrastructure and appear compatible with existing and planned residential units. The Streets Division has some questions and/or comments with regard to driveways, which will be addressed in the construction drawings. Please refer to Section 16.04.020(M) for further details. The Commission found that this standard has been met. |
| ☐ ☐ ☒ 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. |
All proposed streets are 60’ in width, except San Badger Drive, which is 70’ in width. No private streets are proposed at this time; however, the cottage lots may include private streets as part of the PUD Application.

Pursuant Section 17.10.040, the Applicant would request a waiver to allow private streets to serve more than five (5) residential dwelling units within the subdivision.

At their March 2, 2020 public hearing, the Commission discussed whether allowing a private street to serve more than five (5) residential dwelling units was appropriate. Ultimately, the Commission found that that the above could be addressed in more detail during the platting process of said cottage lots, and drafted a Condition of Approval that states:

- All proposed roads within the development shall be dedicated public streets according to City Standard 12.04.010, shall allow public parking and be subject to all other uses and restrictions identified in City Code, with the exception of any private streets approved as part of development of cottage lots.

No parking access lanes are proposed. The proposed streets comply with IFC Requirements for fire access to interior lots. The Commission found that this standard has been met.
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<tr>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
<th>City Code</th>
<th>City Standards and Staff Comments</th>
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<td>A.</td>
<td>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.</td>
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**Staff Comments**

A multi-use path, which functions as a sidewalk, runs along San Badger Drive, connecting Old Cutters Subdivision with Quigley Road. The City sees this as a desirable connection. This path also runs through the proposed park, connecting to Carbonate Street. A separated multi-use asphalt path is also proposed adjacent to Quigley Road for the project frontage.

Comments at the January 21, 2020 P & Z public hearing noted the desire for additional sidewalks within the subdivision. Sidewalks, site circulation and pedestrian-friendly subdivisions were noted in public comment. The Applicant has incorporated sidewalks to island-like blocks within the proposed subdivision. The Applicant’s intent is to include enough sidewalk to walk around each block on the sidewalk.

The Applicant requested an approved alternative to the requirement for all sidewalks within residential zoning districts, with a request for a partial in-lieu payment. A preliminary calculation has been submitted, and two cost estimates will be required at the time of construction to determine the actual amount.

The Commission recommends that any sidewalk in-lieu fees be applied toward the separated multi-use pathway connecting from the subject property to Quigley Road, thereby completing a key missing link in the cities nonmotorized pathway system (note that the Quigley Farms Development Agreement requires a commitment towards this pathway in Phase II of Quigley Farms, if funds are remaining after the $200,000 slated towards the completion of the improved intersection at Bullion and 8th, and also after the completion of the mini-roundabout at 8th and Croy Street. Due to the uncertainty of timing of Phase II of Quigley Farms, combined with the uncertainty of funding, reliance on Quigley Farm contributions towards this project are uncertain). Two cost estimates will be required at the time of construction to determine the final amount of the partial in-lieu payment—see conditions of approval.

City Staff and the Commission agreed that the following comments regarding the proposed multi-use pathway and drainage be addressed as Conditions of Approval:

1. Native grass area between pathway and road may be problematic with weeds on a limited landscape budget. It is preferred that the HOA maintain these areas (Please refer to the Conditions of Approval regarding the need for a Rights of Way Maintenance Agreement).
2. Details for the new pathway/existing Old Cutters sidewalks for the tie in at Gray’s Starlight Drive and San Badger Drive shall be provided.
3. Drywell details and other construction related details shall be provided at final design.
The above comments have been made Conditions of Approval. The Commission found that this standard has been met.

**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**
Please refer to Section 16.04.030(A) for further details. The Commission found that this standard has been met.

**C.** New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.

**Staff Comments**
Please refer to Section 16.04.030(A) for further details. The Commission found that this standard has been met.

**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**
During Phase I of the project, a 10’-wide separated multi-use asphalt path is proposed through the park/open space, which will provide pedestrian access to Carbonate Street (an existing dead-end street). The asphalt path is also proposed to run the length of San Badger Drive (western side of the proposed street). This pathway allows for connectivity to the existing subdivision, Old Cutters Subdivision. This connection is highly desired. This path also runs through the proposed park, connecting to Carbonate Street.

The Applicant has incorporated sidewalks to island-like blocks within the proposed subdivision. The Applicant’s intent is to include enough sidewalk to walk around each block on the sidewalk. The Commission found that this standard has been met.

Please refer to Section 16.04.030(A) for further details and/or comments noted by City Staff. The Commission found that this standard has been met.

**E.** The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.

**Staff Comments**
N/A

### 16.04.040: Alleys and Easements

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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
N/A, as no alleys are proposed.

A. 6. Dead-end alleys shall not be allowed.

Staff Comments
N/A, as no alleys are proposed.

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
N/A, as no alleys are proposed.

B. 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
Though the proposed subdivision does not border the Big Wood River, the following easements are shown on the plat for Phase I:
1. Snow storage and public utility easements along all frontages.
   A 10’ private irrigation easements along the north and east boundaries to continue to provide irrigation to existing conifers until all lots are purchased.
   A 15’ wide sewer easement (located in Parcel B, Phase II), shown graphically and noted in the plat notes.
2. The 20’ wide Hiawatha Canal easement along the west property boundary. This has been modified to encompass all of the canal. The Commission suggested plat notes, somewhat simpler to those from the Old Cutters Subdivision be included as Conditions of Approval. The Commission found that this standard has been met.

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.

<table>
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<tr>
<th>Staff Comments</th>
<th>N/A, as no natural resource, riparian area, hazardous area or other limitation requires an easement for the proposed subdivision.</th>
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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.

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<tr>
<th>Staff Comments</th>
<th>Snow storage easements are proposed along all lot frontages. The Commission found that this standard has been met.</th>
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16.04.050: Blocks

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| Standards and Staff Comments | 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 | All proposed blocks are shown on the Preliminary Plat. The Commission found that this standard has been met. |

16.04.060: Lots

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| Standards and Staff Comments | 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. |

A concurrent PUD Application submittal allows for varied lot sizes, which are proposed within the zoning district. The overall density of the project is less than the 177 lots, which could be created if the Limited Residential (LR-1) Zoning District minimum lot size of 8,000 square feet was utilized.

See also Section 16.04.070 of this Staff Report for additional suggested restrictions on irrigated areas. The Commission found these restrictions.
appropriate, as the project impacts water pressure in other City neighborhoods, and because water conservation is a desired goal for the City of Hailey. Irrigation water conservation will lessen impacts to water pressure and water use. The Commission found that this standard has been met.

| ☒ | ☐ | ☐ | 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 in Phase I are more than double the minimum size of the Limited Residential Zone District (minimum size is 8,000 square feet). Staff did not count lots planned for cottage development, as they will contain more than one home. One (1) of these lots, which is double the minimum lot size, has been shown as a flag lot. The second flag lot proposed in Phase I is approximately 11,000 sq. ft. (Lot 20). No other lots in Phase I are proposed as flag lots. These other, larger lots could be shown as flag lots with a waiver to the provision below allowing for only a single flag lot.

The Commission found that this standard has been met.

| ☐ | ☐ | ☒ | 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**

N/A, as no double frontage lots are proposed.

| ☒ | ☐ | ☐ | 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**

Park and open space are delineated; no unbuildable lots are proposed. The Commission found that this standard has been met.

| ☒ | ☐ | ☐ | 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**

The Applicant is proposing two (2) flag lots in Phase I and one (1) flag lot in Phase II. Given the irregular shape of the subject parcel, the Applicant is requesting a waiver to this standard (pursuant Section 17.10.040) as part of
the PUD application. The Commission did not see the three (3) flag lots as problematic and agreed to waive this standard in their PUD Findings.

Please refer to Section 16.04.060(A) regarding lots that are more than twice the minimum lot size. The Commission found that this standard has been met.

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**

Within Phase I of the proposed development, it appears that all proposed lots have adequate street frontage off of the proposed public streets: Sunbeam Street, San Badger Drive, Eclipse Street and Gray’s Starlight Drive. The Commission found that this standard has been met.

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, as this project is not located within the Townsite Overlay (TO) Zone District.

### 16.04.070: Orderly Development

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#### A. Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.

**Staff Comments**

The proposed project will consist of two (2) phases of development:

**Phase I:** 71 Lots, 90 units total
- 23 Cottage Units
- 12 single family lots less than 8,000 sq. ft.
- 55 single family lots greater than 8,000 sq. ft.

**Phase II:** 44 Lots, 55 Units
- 13 Cottage Units
- 12 single family lots less than 8,000 sq. ft.
- 30 single lots greater than 8,000 sq. ft.

**Total Number of Units Proposed:** 145 units
**Total Number of Lots Proposed:** 115 Lots

A 4.72-acre (205,458 square feet) park space parcel is proposed to benefit the general public and satisfy the City’s Park Contribution.

The Commission found that this standard has been met.

#### B. Agreement: 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**

A Phasing Agreement will be incorporated into the PUD Agreement, which will layout all of the commitments that are required in Phase I. A Phasing Agreement shall be submitted prior to the public hearing of the Preliminary Plat with City Council. This has been made a Condition of Approval.

That said, the Commission concurred with the phasing layout as proposed, subject to commitments developed in the PUD Agreement.

| ☒ | ☐ | ☐ |

C. **Mitigation of Negative Effects:** 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:

- a) Provision of on-site or off-site street or intersection improvements.
- b) Provision of other off-site improvements.
- c) Dedications and/or public improvements on property frontages.
- d) Dedication or provision of parks or green space.
- e) Provision of public service facilities.
- f) Construction of flood control canals or devices.
- g) Provisions for ongoing maintenance.

**Staff Comments**

Comment letters have been received from Idaho Department of Fish and Game and from Mountain Rides.

Off-site improvements identified for discussion by City Staff include the completion of Seventh Avenue, parking along Seventh Avenue related to Curtis Park, the completion of the Quigley Road multi-use separated path, and the need for a new City well based on current water pressures in Northridge Subdivision and the projected slight drop in water pressure associated with the development of this subdivision.

- **a) Provision of on-site or off-site street or intersection improvements.**

A Traffic Impact Study has been prepared by traffic consultant, Hales Engineering. A peer review was conducted by Stanley Engineering, and numerous comments were incorporated into the draft that was presented to the Commission.

This study addressed the traffic impacts associated with the proposed Sunbeam Subdivision. Included within the analyses for this study were the traffic operations and recommended mitigation measures for existing conditions, as well as project conditions (conditions after development of the proposed project) at key intersections and roadways near the site. Future 2024 and 2030 conditions were also analyzed. The evening peak hour level of service (LOS) was computed for each study intersection. The results of this analysis are shown in Table ES-1 of the report.
Assumptions: The development will consist of 145 single-family homes. It was assumed that 90 homes would be constructed immediately, a total of 120 homes would be constructed within the next five years, and that all 145 homes would be built by 2030.

The following intersections were studied:
- Main Street (SH-75) / Myrtle Street
- 2nd Avenue / Myrtle Street
- 5th Avenue / Myrtle Street
- Buttercup Road / Myrtle Street
- Project Access (Doc Bar Drive) / Myrtle Street
- Project Access (San Badger Drive) / Myrtle Street
- El Dorado Lane / Mother Lode Loop
- Carbonate Street / 6th Avenue
- Main Street (SH-75) / Bullion Street
- 5th Avenue / Bullion Street
- 2nd Avenue / Croy Street
- 4th Avenue / Croy Street
- 8th Avenue / Croy Street
- Eastridge Drive / Quigley Road
- Project Access (Carbonate Street) / Quigley Road
- Buckhorn Drive / Quigley Road

The report projects the following total traffic volumes:

Phase I (Per ITE Trip Gen)
- Daily Trips: 944
- Morning Peak Hour Trips: 71
- Evening Peak Hour Trips: 92

Phase I and Partial Phase II (Per ITE Trip Gen)
- Daily Trips: 1,230
- Morning Peak Hour Trips: 91
- Evening Peak Hour Trips: 122

Buildout, Phases I and II (Per ITE Trip Gen)
- Daily Trips: 1,464
- Morning Peak Hour Trips: 108
- Evening Peak Hour Trips: 146

Enter/Exiting Distribution (Per ITE Trip Gen)
- Daily Trips: 50/50
- Morning Peak Hour Trips: 63/37
- Evening Peak Hour Trips: 25/75

The report proposes that the trips will be distributed as follows:
Directional Trip Distribution: 60% North, 40% South

Phase I (See Figure 4 of Traffic Study)
- North: Gray’s Starlight- 20%
- San Badger- 40%
- South: Quigley Road- 40%

Phase I and Partial Phase II (See Figure 5 of Traffic Study)
- North: Gray’s Starlight- 15%
San Badger - 20%
Doc Bar - 20%
El Dorado - 5%
South: Quigley - 35%
Carbonate - 5%

Buildout, Phases I and II (See Figure 6 of Traffic Study)
North: Gray’s Starlight - 15%
San Badger - 20%
Doc Bar - 20%
El Dorado - 5%
South: Quigley - 35%
Carbonate - 5%

The complete Traffic Impact Study, dated February 11, 2020, can be found at the link provided:

Summary of Key Findings and Recommendations:
1. Myrtle Street and Main Street: The Main Street (SH-75) / Myrtle Street intersection is currently operating at a poor LOS and is anticipated to continue to operate poorly in all scenarios (the intersection is failing due the fact that Main Street carries a very heavy volume, with few gaps for traffic from Myrtle Street to enter Main Street).

   Staff Comment: Over the long term, the City of Hailey plans to pursue a traffic light at Myrtle Street and Main Street to create an alternative to the light at Bullion Street.

   At this time the minor street volumes are too low to warrant a traffic signal at the intersection, even with the buildout of this project.

   Staff Comment: The City will pursue a signal at this intersection despite the “warrant” constraints.

   The City of Hailey could consider striping a left-turn lane and a shared through/right turn lane on the westbound and eastbound approaches of the Main Street (SH-75) / Myrtle Street intersection to reduce delays and queuing.

2. Main Street and Bullion street: The study confirms the results of the Quigley Traffic Study, that the intersection of Main Street and Bullion Street is heavily impacted due to the lack of additional signalized intersections in the downtown. Based on queuing in the future (2024) background analysis, City of Hailey could consider changing the westbound and eastbound left-turn phasing at the Main Street (SH-75) / Bullion Street intersection to reduce queueing. Changing the timing of the traffic light to allow westbound permissive protected and eastbound permissive left-turn phasing instead of protected-only left turn phasing may help reduce queue lengths for both approaches.
By future (2030) background conditions, the Main Street (SH-75) / Bullion Street signalized intersection is anticipated to operate at LOS E. City of Hailey could consider installing a right-turn pocket on the eastbound approach of the Main Street (SH-75) / Bullion Street intersection. It is anticipated that the Main Street (SH-75) / Bullion Street intersection would operate at LOS D (40.1 sec. of delay per vehicle) with the proposed turn pocket.

Staff Comment: This turn pocket will further reduce parking. A better solution may be to pursue traffic lights at both Myrtle Street and Elm Street on Main Street.

Based on review of the Traffic Impact Study and observation of neighborhood traffic patterns, the Commission and City Staff concurred that discussion regarding the need to improve Seventh Avenue could take place during Phase II of the subdivision. The Public Works Director recommended that, ultimately, Seventh Avenue should be improved even though the Traffic Impact Study did not show it to be crucial for circulation.

The Commission found that this standard has been met.

b) Provision of other off-site improvements.
As noted in Section 16.05.040 of this report, a new City well is needed, and this project impacts water pressure in existing neighborhoods (Northridge Subdivision). The Public Works Director is working with SPF Consultants at this time to determine the best location for a new City well, which may be on the subject property, or may be at the well site dedicated at Quigley Farms. The Applicant has proposed to contribute $200,000 towards the development of a new well, which equals approximately 27% of the cost based on most recent cost estimates. The Commission found the Applicant’s contribution generous; however, the City Council will ultimately determine the adequacy of the financial contribution.

Water consumption was also a point of discussion with a new subdivision that contains larger lots. Hailey’s Resiliency Program is based on a three-legged stool of “Energy, Water and Waste”. The subject property is currently an agricultural field under productive agricultural use with irrigation supplied by a center pivot using existing Hiawatha Canal Water Rights. Idaho Code, Title 67, Chapter 65, Local Land Use Planning, states the following:

67-6537. USE OF SURFACE AND GROUND WATER.
(1) The intent of this section is to encourage the use of surface water for irrigation. All applicants proposing to make land use changes shall be required to use surface water, where reasonably available, as the primary water source for irrigation. Surface water shall be deemed reasonably available if:

a) A surface water right is, or reasonably can be made, appurtenant to the land;

b) The land is entitled to distribution of surface water from an irrigation district, canal company, ditch users association, or other irrigation delivery entity, and the
entity’s distribution system is capable of delivering the water to the land; or
c) An irrigation district, canal company, or other irrigation delivery entity has sufficient available surface water rights to apportion or allocate to the land and has a distribution system capable of delivering the water to the land.

(2) Consistent with sections 42-108 and 42-222, Idaho Code, any change in the nature of use of surface water provided by an irrigation delivery entity must be authorized by the entity holding the water right(s) for the available surface water. Nothing in this section shall alter the authority and discretion of irrigation delivery entities to apportion, allocate and distribute surface water, or for municipalities, counties, or water and sewer districts to pass ordinances or regulations to promote the use of surface water for irrigation.

(3) Nothing in this section shall be construed to override or amend any provision of title 42 or 43, Idaho Code, or impair any rights acquired thereunder.

The above statute directs the City to look at the use of existing surface water rights for irrigation in the land use planning process. It appears to Staff that the change from irrigated agricultural fields to residential subdivision is a “land use change”, as described in the statute.

The City is well aware from years of documented water use data that the largest residential lots in Hailey create a high demand on domestic water during irrigation season. Northridge Subdivision, in particular, shows the highest municipal water demands of any Hailey neighborhood during July and August. Two (2) recent subdivisions (which were also annexations) were required to construct separate irrigation systems and to exclusively use existing water rights serving the properties up to the point of curtailment (Quigley Farms and Colorado Gulch Preserve). Irrigation use is the single most significant demand placed on our potable water supply. Generally speaking, providing irrigation water separate from a chlorinated, DEQ-regulated drinking water system is considered a responsible use of resources which is consistent with both previous annexations and Idaho Code.

The proposed project contains a mix of lot sizes; however, 57% of the lots are larger than lots typical of surrounding neighborhoods, and are comparable in size and scale to lots in the Northridge Subdivision.

At the February 18, 2020 public hearing, the Commission discussed whether the Applicant should be required to develop a separate irrigation system tied to the private water right instead of using potable municipal water to serve irrigation needs as proposed, or recommend that the City Council consider offsetting mitigation. The Applicant has presented data and legal opinion as to why a separate irrigation system is impractical, described below. The
Applicant also proposed mitigation as an alternative to the redundant system, described below.

The Applicant stated that, 1) the cost of a separate irrigation system is cost prohibitive due to the amount of piping and infrastructure (estimated at $750,000), 2) the water right associated with the property is curtailed in July/August approximately 50% of the time, and 3) during those curtailment periods, the City municipal water would be needed as a backup; therefore, still resulting in demands on the potable system during peak times. The Applicant also noted:

- The water right is 37-21112.
- From 1990 through 2019 37-21112 was curtailed 17 times or in 57% of these 30 years. From 2000 through 2019, the curtailment increased to 70% of the years and in 11 of those 14 years it was cut off on or before August 16. (see also Attachment B on file with the City).
- The Hiawatha Canal diversion works were destroyed by the 2017 flooding. They have been re-built, but they are thought by the applicant to be at risk of damage by another very high-water year which would make this water right completely non-deliverable even though it was in priority (Staff would note that the beneficiaries of the Hiawatha Canal are unlikely to allow for failure of this infrastructure).
- Actual delivery to the Marathon Partners property has been even worse than that, since the property is over five (5) miles from the diversion on the Big Wood River. The Hiawatha Canal users are not policed effectively, and upstream users take excessive water on a regular basis, making the Marathon right extremely unreliable.
- Based on the above facts 37-21112 the applicant concludes that water is NOT “reasonably available” under Idaho Code 67-6537 for residential irrigation in the proposed PUD Development.

The Applicant stated that a secondary water system is anti-conservation and, in their opinion, is wasteful of water. According to a City Memo dated April 19, 2017 (City water right status, options and requirements for irrigation of new developments), "A drawback to this requirement [LUPA] could be that water meters may not be installed at individual properties for irrigation use and as a result, property owners would not be charged for usage based on the gallons of water consumed. This could lead to excessive water use and less incentive for individuals to conserve. In addition, a private system like this would not allow the City the ability to impose watering restrictions during certain times of day or days of the week, which improves water conservation”. Once people become used to using that excessive amount of water, their habits will not change once switched to the municipal system (Staff would note that the City’s highest priority for conservation is to conserve municipal potable water and use of existing surface water rights from the Hiawatha Canal is a lower concern to the City).
The Commission found that, at the February 18, 2020 public hearing, a secondary water system would not be the preferred alternative.

To further reduce consumption of municipal water, the Commission concurred that the following irrigation restrictions be applied:

A. For lots less than or equal to 8,000 square feet, a maximum of forty percent (40%) of the total land area of each residential lot may be turf.
B. For lots greater than 8,000 square feet and less than or equal to 12,000 square feet, a maximum of thirty-five percent (35%) of the total land area of each residential lot may be turf up to a maximum of 3,500 square feet.
C. For lots greater than 12,000 square feet and less than or equal to 14,000 square feet, a maximum of thirty percent (30%) of the total land area of each residential lot may be turf up to a maximum of 3,500 square feet.
D. For lots greater than 14,000 square feet, a maximum of twenty-five percent (25%) of the total land area of each residential lot may be turf.
E. Promotes a low water use landscape through the use of drought tolerant plants either from an approved list or as recommended by a landscape design professional.
F. Each residential irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent.

The above restrictions have been made Conditions of Approval.

For further details regarding the Water Study Analysis, please refer to Section 16.05.040(A).

The Commission found that this standard has been met.

c) Dedications and/or public improvements on property frontages.
The Applicant proposed to develop the portion of the multi-use separated Quigley Road pathway on the property frontage. Mountain Rides has also requested land area for a future bus stop in this location, which could result in a slight redesign of the path such that it be located behind a future bus stop. The Commission found that this standard has been met.

d) Dedication or provision of parks or green space.
See multiple Standards of Review in this report regarding the park space dedication, and the amount of park space in excess of City Standards. The Commission found that this standard has been met.

e) Provision of public service facilities.
See previous comments regarding a city well and bus stops needed both on and off-site. The Commission found that this standard has been met.
f) Construction of flood control canals or devices.
This property has experienced occasional sheet flooding during rain on snow events when the ground is frozen. The Applicant will address possible sheet flooding while Phase II is still in agricultural use. The Commission found that this standard has been met.

g) Provisions for ongoing maintenance.
Roads within the subdivision will become public roads maintained by the City of Hailey. The park land will be dedicated to Hailey and maintained by the Parks Division. The Conditions of Approval address ongoing maintenance of sidewalks in winter, bus stops and landscape strips. The Commission found that this standard has been met.

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, as no contiguous parcel is owned by the Applicant.

16.04.080: Perimeter Walls, Gates and Berms

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<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
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<td>Yes</td>
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Staff Comments
N/A, as it appears no perimeter walls, gates or landscape berms are proposed.

16.04.090: Cuts, Fills, Grading and Drainage

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<th>Compliant</th>
<th>Standards and Staff Comments</th>
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<tbody>
<tr>
<td>Yes</td>
<td>No</td>
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</table>
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 | The site is flat and free of vegetation. No floodplain exists and the parcel is currently utilized as irrigated agricultural land with appurtenant water rights. Per the Applicant, grading is designed for minimal impact to natural grade (natural grade is approximately 0.5% sloping from north to south across the property). The Applicant is proposing to fill in an existing ditch along the north property boundary, which historically, has been used for flood irrigation. Parcel B, proposed to be developed during Phase II of the project, will remain an agricultural field, currently irrigated with a pivot. The Commission found that this standard has been met. |

| ☒ ☐ ☐ | 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 | At this time, the City Engineer has not required that a Soils Report be prepared and/or submitted. The Commission found that this standard has been met. |

| ☐ ☐ ☒ | 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 | Preliminary grading, drainage, landscaping, street and utility improvements have been shown on the Civil Plans and/or Landscaping Plans. City Staff has conducted an initial review and any comments and/or concerns are noted herein. The Commission found that this standard has been met. |

B. Design Standards: The proposed subdivision shall conform to the following design standards:

| ☐ ☐ ☒ | 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. | Staff Comments | Very little grading will be necessary as the site is relatively flat. Any and all excess material removed for the road base will be disposed of on Parcel A |
| ☒ | ☐ | ☐ | 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 | N/A, as none exist onsite. |
| ☒ | ☐ | ☐ | 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. The Commission found that this standard has been met. |
| ☒ | ☐ | ☐ | 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 horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability. |
| | | | d) Fill slopes shall be no steeper than three horizontals 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. The Commission found that this standard has been met. |
| ☒ | ☐ | ☐ | 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 | A Storm Water Pollution Prevention Plan (SWPPP) will be necessary for any disturbances greater than one (1) acre and shall be provided at final design. |
This has been made a Condition of Approval. The Commission found that this standard has been met.

## 16.04.100: Overlay Districts

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<th>Compliant</th>
<th>City Code</th>
<th>Standards and Staff Comments</th>
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<tbody>
<tr>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
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<tr>
<td>A. Flood Hazard Overlay District:</td>
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<td>☐ ☐ ☒</td>
<td>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.</td>
<td>Staff Comments N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</td>
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<tr>
<td>☐ ☐ ☒</td>
<td>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.</td>
<td>Staff Comments N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</td>
</tr>
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<td>☐ ☐ ☒</td>
<td>A. 3. Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.</td>
<td>Staff Comments N/A, as the proposed subdivision is not located adjacent to the Big Wood River or its tributaries.</td>
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<td>☐ ☐ ☒</td>
<td>B. Hillside Overlay District:</td>
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<td>☐ ☐ ☒</td>
<td>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.</td>
<td>Staff Comments N/A, as the proposed subdivision is not located within the Hillside Overlay District.</td>
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<tr>
<td>☐ ☐ ☒</td>
<td>B. 2. Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.</td>
<td>Staff Comments N/A, as the proposed subdivision is not located within the Hillside Overlay District.</td>
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<td>☒ ☐ ☐</td>
<td>B. 3. All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.</td>
<td>Staff Comments The Applicant shall obtain a Site Alteration Permit prior to any development occurring. This has been made a Condition of Approval. The Commission found that this standard has been met.</td>
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## 16.04.110: Parks, Pathways and Other Green Spaces

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<th>Compliant</th>
<th>City Code</th>
<th>Standards and Staff Comments</th>
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<td>☒ ☐ ☐</td>
<td>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.</td>
<td>Staff Comments The project is proposed to be developed in two (2) phases. To fulfill the Park Area Requirements, as noted in the Hailey Municipal Code, the Applicant is proposing to dedicate a 205,458 square foot (4.72 acre) park to the City. The proposed park space will include a variety of trees, shrubs, picnic table(s), trash container(s), dog station(s), bike rack(s), park bench(es), play field, slide</td>
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and sledding hills and pathways connecting one subdivision to another; new trails to existing trails (see image below for further details).

In addition to the Park Space, the Applicant is also proposing to develop 192,395 square feet (4.42 acre) of open space, which is scheduled during Phase II of the project. The total park/open space contribution proposed between the two phases is 9.14 acres. The contribution exceeds the City’s Park Contribution requirement.

The Hailey Tree Committee met on February 13, 2020 and unanimously voted to accept the street tree plan/park design with the following recommendations:

- All Ash Trees shall be removed
- Additional plantings, with appropriate diversity, shall be incorporated
- All plantings shall be wildlife appropriate

The Parks and Lands Board met on February 12, 2020 and unanimously voted to accept the park dedication and design as proposed. No recommendations and/or conditions were made.

The Commission found that this standard has been met.

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<th>A. 1. a.</th>
<th>Parks:</th>
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<td>☒</td>
<td>The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and</td>
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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:

\[ P = x \times 0.0277 \]

“\( P \)“ 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.

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<th>Staff Comments</th>
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<td>Mathematical calculations of this formula for the submitted plat result in the following requirements:</td>
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**Project Buildout with Number of Units:**

Project Buildout: 145 \( x \times 0.0277 = 4.02 \) acres (175,111 square feet)

Proposed size of Park Parcel – Phase I: 4.72 acre (205,458 square feet)

In addition to the park space, the Applicant is also proposing to develop 192,395 square feet (4.42 acre) of open space, which is scheduled during Phase II of the project.

The total park/open space proposed is approximately 5.12 acres in excess of the required park space, per the Hailey Municipal Code. This is an additional benefit to the City, which is described in more detail in the PUD Staff Report.
The proposed park and open space are greater than the required park contribution. The Commission found that the proposed park/open meets and exceeds the Parks Contribution, as outlined in the Hailey Municipal Code.

The Parks and Lands Board met on February 12, 2020 and unanimously voted to accept the park dedication and design as proposed. No recommendations or conditions were made. The Commission found that this standard has been met.

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<td>A.1.b</td>
<td>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.</td>
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<td>Staff Comments</td>
<td>N/A, as the subdivision is located within the Limited Residential (LR-1) Zone District.</td>
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<td>A. 2.</td>
<td>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.</td>
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<td>Staff Comments</td>
<td>N/A, as no paths are located on the property to be subdivided or on City property adjacent to the proposed project.</td>
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| B. | Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:  
a) By the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or |   |
b) By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies),

c) 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.

d) 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.

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<tr>
<th>Staff Comments</th>
<th>N/A</th>
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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 Hailey Tree Committee met on February 13, 2020 and unanimously voted to accept the street tree plan/park design with the following recommendations:
- All Ash Trees shall be removed
- Additional plantings, with appropriate diversity, shall be incorporated
- All plantings shall be wildlife appropriate

The Parks and Lands Board met on February 12, 2020 and unanimously voted to accept the park dedication and design as proposed. No recommendations and/or conditions were made. The Commission found that this standard has been met. |

D. Minimum Requirements:

| Staff Comments | The Applicant is proposing Parcel D as private green space. Per the Applicant, said space will allow for a potential monument sign to the subdivision (see image below). Note that this area may need to be slightly redesigned to accommodate the Mountain Rides bus stop. The Commission found that this standard has been met. |

| ☒ ☐ ☐ | 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. |

---103--
Parcel B will remain agricultural space until Phase II of the future subdivision is developed. The Commission found that this standard has been met.

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<th>D. 2.</th>
<th>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 rack(s), 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.</th>
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<td><strong>Staff Comments</strong></td>
<td>The proposed neighborhood park space will include a variety of trees, shrubs, picnic table(s), trash container(s), dog station(s), bike rack(s), park bench(es), play field, slide and sledding hills and pathways connecting one subdivision to another; new trails to existing trails (see image below for further details).</td>
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More specifically, the Applicant is proposing to add a slide and natural play area (logs, boulders, etc.), stone steps, picnic area, bridge and benches, bike and pedestrian paths, sledding hill, small parking area and turf area.

The Applicant is also proposing the following trees to be incorporated within the park during Phase I of the project:
- Two (2) Acer x Freemanii ‘Jeffsred’ of 4” caliper
- Ten (10) Crataegus Ambigua of 3” caliper
- Two (2) Gleditsia Triancanthos Inermis ‘Skyline’ of 4” caliper
- One (1) Gymnocladus Dioicus of 3” caliper
- Twelve (12) Juniperus Scopulorum of 8’ B&B
- Fifteen (15) Malus X ‘Snowdrift’ of 8’ B&B
- Three (3) Pseudotsuga Menziesii of 12’ B&B
- Sixteen (16) Quercus Alba of 3” caliper
- Three (3) Syringa Reticulata of 3” caliper
- Four (4) Tilia Cordata of 4” caliper

The following shrubs are also proposed to be incorporated within the park during Phase I of the project:
- Thirty-eight (38) Amelanchier Canadensis of 8’ B&B
- Five (5) Prunus Tomentosa of 5 gallons
- Eighty-three (83) Prunus Virginiana of 6’ B&B
- Twenty-five (25) Rhus Trilobata of 5 gallons
- Thirty (30) Salix ‘Flame’ of 6’ B&B

Per the Hailey Municipal Code, Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of four (4”) inch caliper or larger.

In Phase I, the Applicant is proposing a total park space of 4.72 acres in size; therefore, a total of 60 trees are required.

The Applicant is proposing a total of 68 trees, which is in excess of eight (8) trees, per the Hailey Municipal Code. Of the 60 trees required, nine (9) trees shall be of four (4”) inch caliper or larger. The Applicant is proposing eight (8) trees of four (4”) inch caliper or larger. The Applicant shall add at least one (1) more tree of four (4”) inch caliper or larger to the proposed park space (Parcel A). This has been made a Condition of Approval.

The Hailey Municipal Code further states that a maximum of 20% of any single tree species may be used (12 trees in total). The Applicant is proposing a total of 16 trees as a single species (Quercus Alba). This does not meet the Code Requirements and shall be revised to do so. This has been made a Condition of Approval.

The Applicant is also proposing a total of 15 trees as a single species (Malus X ‘Snowdrift’). This does not meet the Code Requirements and shall be revised to do so. This has been made a Condition of Approval.

Furthermore, it was recommended that the Applicant Team consider substituting Quercus Alba with a mix of Quercus Bicolor (Swamp White Oak) and Quercus Macrocarpa (Bur Oak). The Applicant is in favor of this substitution, which will be incorporated into the Landscape Plans at final design.

Water conservation will also be incorporated into the Maintenance Agreement developed for the public right-of-ways (please refer to the Conditions of Approval for further detail). The Commission found that this standard has been met.

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 N/A, as no mini park is proposed at this time.

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**  
N/A, as no park/cultural space is proposed at this time.

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<th>D. 5.</th>
<th>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.</th>
</tr>
</thead>
</table>
|   |   |   | **Staff Comments**  
N/A, as no pathways are proposed in a separate right-of-way. All pathways are proposed to be constructed in either road rights-of-way or within the park/open space parcels. |
|   |   |   |   | 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): |
|   |   |   |   | E. 1. Shall meet the minimum applicable requirements required by Subsection D of this section.  
**Staff Comments**  
Please refer to Section 16.040.110 for further details. The Commission found that this standard has been met. |
|   |   |   |   | E. 2. Shall provide safe and convenient access, including ADA standards.  
**Staff Comments**  
This standard shall be met. The Commission found that this standard has been met. |
|   |   |   |   | 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**  
No gates or restricted access are proposed. Whether private or public, the proposed park space shall be dedicated as public space to benefit the development and allow for public access. The Commission found that this standard has been met. |
|   |   |   |   | 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 drain ways, 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. |
The size of the proposed park space is configured in such a way that is welcoming to intended users. Whether private or public, the proposed park space shall be dedicated as public space to benefit the development, allow for public access, shall be unbuildable, and shall not be subdivided. It is accessible from Carbonate Street, Quigley Road, San Badger Drive and Gray’s Starlight Drive for non-resident users. A small parking area, to better access the proposed park space, is also proposed. The number of parking spaces is yet to be determined.

The proposed parcel is not located in drain ways, floodways or wetland areas. No non-recreational buildings are proposed at this time. The Commission found that this standard has been met.

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<th>E. 5.</th>
<th>Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.</th>
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<tr>
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<td>☐</td>
<td>Staff Comments: The proposed park space does not appear to have a negative impact on adjacent properties and appears to enhance the character of the area. A landscape buffer is also proposed to separate the park space from the neighboring properties to the south. The Commission found that this standard has been met.</td>
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<th></th>
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<th>E. 6.</th>
<th>Shall require low maintenance or provide for maintenance or maintenance endowment.</th>
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<td>Staff Comments: The Applicant Team is proposing low maintenance landscaping, including turf, which will require trimming and mowing. A Maintenance Plan shall be provided. This has been made a Condition of Approval. Water rights are also proposed to be dedicated to service the new park; however, a backup system will likely be required. The Commission found that this standard has been met.</td>
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<th>F.</th>
<th>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):</th>
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<td>F. 1.</td>
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<td>☐</td>
<td>Staff Comments: All pathways and/or sidewalks are proposed to be constructed in either road rights-of-way or within the park/open space parcels. Said pathways provide connectivity to adjacent neighborhoods, as well as circulation within the subdivision. The Commission found that this standard has been met.</td>
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<tr>
<th></th>
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<th>F. 2.</th>
<th>Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.</th>
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<td>☐</td>
<td>☐</td>
<td>Staff Comments: All pathways and/or sidewalks are proposed to be constructed in either road rights-of-way or within the park/open space parcels. Said pathways provide connectivity to adjacent neighborhoods, as well as circulation within the subdivision. The Commission found that this standard has been met.</td>
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<th>G.</th>
<th>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):</th>
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<td>G. 1.</td>
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<td>☐</td>
<td>Staff Comments: Please refer to Section 16.04.110 for further details. The Commission found that this standard has been met.</td>
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<tr>
<td>Item</td>
<td>Description</td>
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<tr>
<td>G. 2.</td>
<td>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).</td>
<td></td>
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<tr>
<td><strong>Staff Comments</strong></td>
<td>The proposed park space (Phase I) complements that of the proposed open space (Phase II), creating one large, cohesive park. The park space nicely integrates and complements Curtis Park, an existing City park that abuts the proposed development. The proposed design is contiguous and interconnecting with the proposed open space and Curtis Park. Due to feedback and public input at the January 21, 2020, the Applicant has reconfigured the proposed park/open space to accommodate for smaller lots, relocate the proposed cottage single-family lots and provide better circulation through the site. The park/open space sees a more compact design, which is still contiguous and interconnecting with the existing Curtis Park (see image below).</td>
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The Commission found that this standard has been met.

| 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** | N/A, as minimal private green space is proposed (Parcel D only). This parcel will be utilized for monumentation only. The Commission found that this standard has been met. |

<p>| G. 4. | The private ownership and maintenance of green space shall be adequately provided for by written agreement. |</p>
<table>
<thead>
<tr>
<th>Staff Comments</th>
<th>Draft C.C. &amp; Rs have been submitted. Maintenance shall be managed and funded by the Subdivision’s HOA, if private space is proposed. The Commission found that this standard has been met.</th>
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<tbody>
<tr>
<td>H.</td>
<td>In-Lieu Contributions:</td>
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<tr>
<td>☐ ☐ ☒</td>
<td>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.</td>
</tr>
<tr>
<td>☒ ☐ ☐</td>
<td>N/A, as no in-lieu contributions are proposed. The Parks and Lands Board met on February 12, 2020 and unanimously voted to accept the park dedication and design as proposed. No recommendations and/or conditions were made.</td>
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<tr>
<td>☒ ☐ ☐</td>
<td>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 these ordinances. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.</td>
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<td>☒ ☐ ☐</td>
<td>Please refer to Section 16.04.110 for further details. The Commission found that this standard has been met.</td>
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<tr>
<td>☒ ☐ ☐</td>
<td>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.</td>
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<td>☒ ☐ ☐</td>
<td>Please refer to Section 16.04.110 for further details. The Commission found that this standard has been met.</td>
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<tr>
<td>☒ ☐ ☐</td>
<td>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.</td>
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<td>☒ ☐ ☐</td>
<td>Please refer to Section 16.04.110 for further details. The Commission found that this standard has been met.</td>
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### 16.05: Improvements Required:

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>City Code</td>
</tr>
<tr>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>N/A</td>
<td>City Standards and Staff Comments</td>
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<tr>
<td>☒ ☐ ☐</td>
<td>16.05.010</td>
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</table>

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.

<table>
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<tr>
<th>Staff Comments</th>
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<td>The Applicant intends to construct all necessary infrastructure.</td>
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</table>

In the January 21, 2020 proposal, the Applicant requested that City Staff allow the installation of asphalt pathways in-lieu of concrete sidewalks on both sides of all public streets within the proposed subdivision. Per the Applicant, the proposed pathways would allow for safe pedestrian circulation throughout the subdivision and to adjacent neighborhoods/Quigley Canyon for recreation.

This was a common discussion point at the January 21, 2020 public hearing. Sidewalks, site circulation and pedestrian-friendly subdivisions were noted in public comment. The Applicant has modified the application to incorporate sidewalks surrounding island-like blocks within the proposed subdivision. The Applicant’s intent is to include enough sidewalk to walk around each block on the sidewalk. A multi-use path, which functions as a sidewalk, runs along San Badger Drive, connecting Old Cutters Subdivision with Quigley Road. This path also runs through the proposed park, connecting to Carbonate Street. The Applicant has stated that this combination of built sidewalk and a partial in-lieu payment will assist the City in the completion of the separated multi-use path along Quigley Road.

The Applicant is requesting an approved alternative to the requirement for sidewalks within residential zoning districts. Pursuant Section 16.05.060, which states that, “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”.

The Applicant believes the addition of a 10’-wide asphalt path and the construction of sidewalks around all interior subdivision blocks is of a superior design and promotes the public health, safety and welfare. First, the Applicant believes the overall design is superior in that it best relates with the City’s 2020 Resiliency efforts. The Applicant feels that it is wasteful to install sidewalk on both sides of the street when a pedestrian could cross a low volume street to access the proposed sidewalk on the other side of the street.

Furthermore, the Applicant also believes the following contribute to the overall design and superiority than that of a neighborhood with sidewalks along both sides of the street:
- Providing sidewalk on one side of the street allows for the separation of parking from pedestrian travel ways.
- Providing a ten (10’) foot wide asphalt path allows pedestrian traffic to more comfortably commute from north to south via the Old Cutters Subdivision and Quigley Road.
• Funds from sidewalk infrastructure can be utilized elsewhere within the City, which can be applied to areas where pedestrian infrastructure is at a higher demand and/or a necessity.

Lastly, the Applicant believes the proposed design promotes the health, safety and welfare of the public in two ways:

1. Providing sidewalks on one side of the street throughout the subdivision allows for pedestrians to circulate through and around the subdivision on a path separated from vehicular traffic.
2. By providing the multi-use path, the Applicant hopes it will further promote a healthy lifestyle where more emphasis is placed on non-vehicular travel.

At the February 18, 2020 public hearing, the Commission commended the Applicant Team for their creative use of sidewalks and ability to better meet the needs of the residents of Hailey. The Commission found the proposed design from the Applicant with regard to sidewalks and pathways adequate for the site.

See discussion in the PUD Staff Report as to the environmental qualities of asphalt versus concrete. The Commission found that this standard has been met.

| ☒ | ☐ | ☐ | 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. | This standard will be met. The Commission found that this standard has been met. |
| ☒ | ☐ | ☐ | 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. | This standard will be met. The Commission found that this standard has been met. |
| ☒ | ☐ | ☐ | 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. | This standard will be met. The Commission found that this standard has been met. |

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**

All public infrastructure shall meet City specifications. No street lights are proposed at this time.

In the Applicant’s original proposal, in-lieu of concrete sidewalks, a 10’-wide separated multi-use asphalt path was proposed. For Phase I, this path paralleled Starlight Drive and Carbonate Street to the west. The path also meandered through the proposed park/open space. A separated multi-use asphalt path was also proposed adjacent to Quigley Road for the project frontage (see comments noted above regarding the completion of this path and contributions from Quigley Farm Development above).

Upon their initial review the Commission recommended that the Applicant refine the proposed plat to consider the following:

- **Consider additional sidewalks within the proposed subdivision.** This was a common discussion point at the January 21, 2020 public hearing. Sidewalks, site circulation and pedestrian-friendly subdivisions were noted in public comment. The Applicant modified the Application to incorporate sidewalks surrounding island-like blocks within the proposed subdivision. The Applicant’s intent is to include enough sidewalk to walk around each block on the sidewalk. A multi-use path, which functions as a sidewalk, runs along San Badger Drive, connecting Old Cutters Subdivision with Quigley Road. This path also runs through the proposed park, connecting to Carbonate Street. The Applicant has stated that this combination of built sidewalk and a partial in-lieu payment will assist the City in the completion of the separated multi-use path along Quigley Road.
At the February 18, 2020 hearing, the Commission commended the Applicant Team for the addition of sidewalks and their ability to better meet the needs of the residents of Hailey.

Additionally, the Applicant proposed to develop the portion of the multi-use separated Quigley Road pathway along the property frontage, which the Commission concurred with. Mountain Rides also requested land area for a future bus stop in this location, which would result in a slight redesign of the path such that it be located behind a future bus stop.

Mountain Rides suggested that the bus stop be completed with:
1. An 80'-in-length, paved, off-street pull out for buses
2. Standard Mountain Rides bus stop signage
3. A Mountain Rides standard, or approved alternative, bus stop shelter, to be located east of the proposed intersection of Sunbeam Street and Quigley Road (southern entrance/exit to the subdivision) and on the north side of Quigley Road.

To accompany this bus shelter, Mountain Rides requests that a bus stop serving passengers traveling in the opposite direction, be installed. Possible locations include:
1. At/near the stop sign on Sunbeam Street, where it intersects with Quigley Road.
2. On the south side of Quigley Road, directly across from Bus Stop A, to be located on the north side of Quigley Road.
Mountain Rides also requested that a bus stop be located in the right-of-way fronting the southwest property line of proposed Lot 54 in the Sunbeam Subdivision (Phase I). This bus stop would include:

1. An 80’ length of curb painted red.
2. Standard Mountain Rides bus stop signage.
3. A Mountain Rides standard, or approved alternative, bus stop shelter, serving passengers in the opposite direction from the bus stop located in front of proposed Lot 54.

Lastly, Mountain Rides requested that a bus stop be located across the proposed street, Gray’s Starlight Drive, fronting the proposed park in Block 6.

Based on the above recommendations outlined by Mountain Rides, the Commission made the following Conditions of Approval:

- The Applicant shall set aside land area for the following public transit facilities and accessories in the following areas:
  - Intersection of Quigley Road and San Badger Drive (north side of Quigley Road):
    - Land area shall be set aside for a future bus stop location along the property frontage of Quigley Road. This area shall allow for a future paved bus stop 80’ in length with adequate off-street pullout for buses.
    - Additional land area shall allow for standard Mountain Rides bus stop signage and bus stop shelter, to be located east of the proposed intersection of San Badger Drive and Quigley Road (southern entrance/exit to the subdivision) and on the north side of Quigley Road.
  - Public right-of-way fronting the southwest property line of proposed Lot 54 in the Sunbeam Subdivision (Phase I) and public right-of-way fronting the proposed park in Block 6 (across Gray’s Starlight Drive):
    - Land area shall be set aside for a future bus stop location along the property frontage of at locations suitable to Mountain Rides and the Applicant. This area shall allow for a future paved bus stop 80’ in length with adequate off-street pullout for buses and red-painted curb.
    - Additional land area shall allow for standard Mountain Rides bus stop signage and bus stop shelter adequate to serve passengers in the opposite direction from the bus stop located in front of proposed Lot 54.
    - The PUD Development Agreement shall stipulate bus stop curb, signage and shelter improvements to take place in Phase II of the project.
For further details, comments and/or concerns noted by City Staff with regard to Streets, Sidewalks, Lighting and Landscaping, please refer to Section 17.06.050. The Commission found that this standard has been met.

|   | ☒ | ☐ | ☐ | 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 | Any and all proposed street cuts shall be per this standard and shall be approved by the Streets Division prior to construction. |
|   | ☒ | ☐ | ☐ | All infrastructure will require detailed final construction drawings, to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval. The Commission found that this standard has been met. |
|   | ☒ | ☐ | ☐ | 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 names and signage are proposed. All proposed street names have been reviewed and approved by the City and the Assessor’s Office. A Street Signage Plan will be needed. This has been made a Condition of Approval. The Commission found that this standard has been met. |
|   | ☒ | ☐ | ☐ | 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 VIIIIB of the Hailey Zoning Ordinance. |
|   | ☒ | ☐ | ☐ | Staff Comments | N/A, as no street lights are shown and/or proposed. |

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 | Sewer services are shown from each lot and connecting into an eight (8") inch sewer main. Connection details to the existing sewer system shall be approved by the Wastewater Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the City and approved by the City prior to construction. All construction must conform to |
City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.

The Commission found the following recommendations by the Wastewater Division appropriate and concurred that said recommendations be listed as Conditions of Approval:

1. As stated in prior reviews, the sewer effluent will need to be split so a portion transmits southerly and a future portion transmits westerly. A sewer profile shall be provided for review.
2. A minimum 6” sewer service is recommended for future redevelopment parcels 14 & 67. This will be required at final design. The Commission found that this standard has been met.

### 16.05.040: Water Connections

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<th>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.</th>
</tr>
</thead>
</table>
|   |   |   | Staff Comments Water services are shown from each lot and connecting into an eight (8”) inch water main. Connection details to the existing water system shall be approved by the Water Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval. The Commission found the following recommendations by the Water Division appropriate and concurred that said recommendations be listed as Conditions of Approval:

- Water valve locations shall be provided at final design.
- Proposed tree plantings shall be located 5’ or more from the water main, water services or water vaults. Trees located within 10’ of water mains shall be the Applicant’s or lot Owner’s responsibility to replace if damaged due to water main repair or maintenance.
- Water mains shall be located 5’ or more from the property lines or other obstructions (i.e., trees, etc.).
- A ‘hot tap’ shall be installed at the Quigley Road tie in.

Please refer to Section 16.04.070(C) regarding municipal potable water use relative to water conservation.
The 2020 Northridge Pressure Study determined the minimum pressure in the Northridge/Old Cutters area was 32-36 psi and recommended solutions that would result in a projected increase to 45 psi (DEQ required minimum pressure is 40 psi). The recommended improvements are proposed to be incorporated into a pending Capital Improvement Plan project list for completion this year.

The SPF Water Analysis for the proposed Sunbeam Subdivision, dated February 3, 2020, used the 2020 Northridge Pressure Study Model to assess impacts with the assumption that recommended improvements are in place. This analysis determined that the addition of Sunbeam Subdivision, with the proposed irrigation demands, would reduce the “to be achieved” Northridge/Old Cutters water pressure from 45 psi down to 43 psi upon completion of both phases. The SPF Analysis also determined that fire flows are acceptable and may be slightly improved over existing conditions.

The 2015 Facilities Planning Study Capital Improvement Project #10 is construction of a new well at an estimated cost of $732,000 excluding land acquisition. The recently completed 2020 Northridge Pressure Study also recommends commencing the process of constructing a new well (Alternatives 4A/B/C) with the estimated cost of approximately $1.05 million excluding land and water right acquisition. The Applicant has proposed to contribute $200,000 towards the development of a new well, which equals approximately 27% of the 2020 estimated cost based on most recent cost estimates. At the February 18, 2020 public hearing, the Commission found that the Applicant’s contribution adequate and a secondary water system unnecessary. Ultimately, the City Council will determine the adequacy of the financial contribution.

Additional evaluation of the Water Study is ongoing with further detail and/or discussion points to be identified; however, it is important to note that the City does need to increase water supply due to demand approaching FIRM capacity. The additional irrigation demands from the Sunbeam Subdivision will contribute to this need to increase supply.

**Water (source):**
- 2015 FPS FIRM Capacity: 7.30 mgd
- 2015 FPS Total Capacity: 9.79 mgd
- 2015 FPS Max Day Demand projected for 2019: 7.9 mgd
- Measured SCADA Capacity: 10.29 mgd (7,150 gpm)
- Measured Demand 2019 (with irrigation): 6.2 mgd

**Notes:**
- SCADA capacity is higher because Turbine provides 1200 gpm vs. 845 gpm in Facility Planning Study.

**Water (rights):**
- 2015 FPS Combined Water Right DIVERSION RATE for the POTABLE water supply (page 54) composed of well production plus Indian
Creek is 10.4 mgd (7200 gpm or 16.05 cfs), which is projected to satisfy demands until 2034.

- 2015 FPS identifies non potable water rights via surface canals or via permitted wells in excess of the previously identified potable rights. The Commission found that this standard has been met.

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### 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, as this project is not within the Townsite Overlay (TO) District. |

### 16.05.050: Drainage

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#### 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 | Drainage details have been submitted. Review of drainage calculations will take place during final design. Design appears to be sufficient for anticipated runoff. The Commission found that this standard has been met. |

### 16.05.060: Utilities

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#### 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 | Utilities will be constructed and installed underground. This has been made a Condition of Approval. Additional utility company comment and engineering details will be required at final design. |

### 16.05.070: Parks, Green Space

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#### 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 | Please refer to Section 16.04.110 for further detail. The Commission found that this standard has been met. |

### 16.05.080: Installation to Specifications; Inspections

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#### 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 ensure the compliance with the Hailey Municipal 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. The Commission found that this standard has been met.

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 standard shall be met. The Commission found that this standard has been met.

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: N/A, as completion of all major infrastructure by the Developer is preferred over bonding.

16.05.100: As Built Plans and Specifications

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. This standard will be met. The Commission found that this standard has been met.

The Commission unanimously recommended approval of the Sunbeam Preliminary Plat Subdivision (Phase I), subject to the following Conditions:

General Conditions:

1. This project is a phased project and is a Planned Unit Development (PUD). This approval is for Phase I of the overall plan. An Area Development Plan and Phasing Plan shall be adopted as part of the PUD Development Agreement prior to approval of the Phase I Preliminary Plat.

2. All Fire Department and Building Department requirements shall be met.

3. Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Hailey Municipal Code.

4. All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.

5. The Final Plat must be submitted within one (1) calendar year from the date of approval of the Preliminary Plat, unless otherwise allowed for within a Phasing Agreement.
6. Any Subdivision Inspection Fees due shall be paid prior to recordation of Final Plat.

7. Any Application Development Fees shall be paid prior to recordation Final Plat.

8. Prior to construction, the Applicant shall submit the following:
   a) A Site Alteration Permit
   b) A Storm Water Pollution Prevention Plan (SWPPP)
   c) An Erosion Control Plan

**Streets and Right-of-Ways:**
9. All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey 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:

   A. The Applicant shall submit a Street Signage Plan at final design.
   B. The Applicant shall submit a Traffic Control Plan and Construction Staging Plan at final design.
   C. All proposed roads within the development shall be dedicated public streets according to City Standard 12.04.010, shall allow public parking and be subject to all other uses and restrictions identified in City Code, with the exception of any private streets approved as part of development of cottage lots.
   D. Vision triangles shall be unobstructed at intersections. This shall be shown on the Civil Plans at final design.
   E. Minimal driveway crossings of the 10’-wide multi-use paths are preferred.
   F. A final landscape plan for the right-of-ways, acceptable to the City and the Applicant, shall be developed prior to final approval of construction drawings, including tree locations.
   G. The Applicant will enter into a Maintenance Agreement with the City, binding on the Subdivision’s HOA, to address landscape maintenance, HOA maintenance of the native grass area between the pathway and roadway, trees, grass and installation and repair of associated irrigation (with the exception of costs to water the landscaping) within the public right-of-way. The Maintenance Agreement shall spell out responsibilities if trees are damaged during snow maintenance and other events.
   H. The Subdivision’s HOA shall keep the 10’-wide multi-use path on San Badger Drive free of snow year-round commencing at the time of Phase II final plat recordation.
   I. All utilities shall be installed underground.
   J. Detailed plans for the proposed pathway/existing Old Cutters sidewalks for the tie in at Gray’s Starlight Drive and San Badger Drive shall be provided at final design.
   K. A portion of Doc Bar Drive within the Old Cutters Subdivision is unpaved. The Applicant shall pave this portion of the street prior to recordation of the final plat of Phase II.
   L. Two cost estimates to determine the final amount of the Phase I partial sidewalk in-lieu payment shall be provided. Pursuant Section 16.05.010 of the Hailey Municipal Code,
the Applicant shall pay the partial sidewalk in-lieu payment prior to City Council review of Final Plat.

M. Canal crossing/Culvert details for the pathway canal shall be provided at final design.

N. Drywell and other construction details shall be provided at final design.

O. The Applicant shall set aside land area for the following public transit facilities and accessories in the following areas:
   i. Intersection of Quigley Road and San Badger Drive (north side of Quigley Road):
      a) Land area shall be set aside for a future bus stop location along the property frontage of Quigley Road. This area shall allow for a future paved bus stop 80’ in length with adequate off-street pullout for buses.
      b) Additional land area shall allow for standard Mountain Rides bus stop signage and bus stop shelter, to be located east of the proposed intersection of San Badger Drive and Quigley Road (southern entrance/exit to the subdivision) and on the north side of Quigley Road.
   ii. Public right-of-way fronting the southwest property line of proposed Lot 54 in the Sunbeam Subdivision (Phase I) and public right-of-way fronting the proposed park in Block 6 (across Gray’s Starlight Drive):
      a) Land area shall be set aside for a future bus stop location along the property frontage of at locations suitable to Mountain Rides and the Applicant. This area shall allow for a future paved bus stop 80’ in length with adequate off-street pullout for buses and red-painted curb.
      b) Additional land area shall allow for standard Mountain Rides bus stop signage and bus stop shelter adequate to serve passengers in the opposite direction from the bus stop located in front of proposed Lot 54.
      c) The PUD Development Agreement shall stipulate bus stop curb, signage and shelter improvements to take place in Phase II of the project.

Water and Wastewater:

10. All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey 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:
   A. Water valve locations shall be provided at final design.
   B. Proposed tree plantings shall be located 5’ or more from the water main, water services or water vaults. Trees located within 10’ of water mains shall be the Applicant’s or lot Owner’s responsibility to replace if damaged due to water main repair or maintenance.
   C. Water mains shall be located 5’ or more from the property lines or other obstructions (i.e., trees, etc.).
   D. A ‘hot tap’ shall be installed at the Quigley Road tie in.
   E. The sewer effluent shall be split so Phase I transmits southerly and Phase II portion transmits westerly. A sewer profile shall also be provided at final design.
   F. A minimum 6” sewer service shall be installed for future redevelopment parcels (i.e., Lots 8, 42, 50 and 65).
Parks and Open Space:

11. Final design for the Phase 1 Park, including detailed review of improvements, shall be approved by the City Council prior to preliminary plat approval.

12. Pursuant Section 16.04.110 of the Hailey Municipal Code, the Applicant shall install at least one (1) more tree of four (4”) inch caliper or larger in the proposed park space (Parcel A).

13. Pursuant Section 16.04.110 of the Hailey Municipal Code, a maximum of twenty (20%) percent of any single tree species may be used. Sixty (60) trees are required and of those, only twelve (12) trees can be of a single species. The sixteen (16) Quercus Alba Trees shall be reduced to twelve (12) trees.

14. Pursuant Section 16.04.110 of the Hailey Municipal Code, a maximum of twenty (20%) percent of any single tree species may be used. Sixty (60) trees are required and of those, only twelve (12) trees can be of a single species. Fifteen (15) Malus X ‘Snowdrift’ Trees shall be reduced to twelve (12) trees.

Other:

15. Hiawatha Canal:

   A. The canal shall be surveyed prior to final plat to accurately determine location.

   B. A plat note shall be added (Plat Note No. __) that states, “No encroachment upon the canal easement interfering with its use and enjoyment is permitted without prior consent of the Hiawatha Canal Company.” This Subdivision is subject to the Hiawatha Canal/Sunbeam Subdivision Maintenance Agreement recorded as Instrument No. ___________, in the records of Blaine County, Idaho”.

16. The following shall be added as a plat note and a restriction in the Development Agreement:
   “The following turf landscape restrictions apply:

   A. For lots less than or equal to 8,000 square feet, a maximum of forty percent (40%) of the total land area of each residential lot may be turf.

   B. For lots greater than 8,000 square feet and less than or equal to 12,000 square feet, a maximum of thirty-five percent (35%) of the total land area of each residential lot may be turf up to a maximum of 3,500 square feet.

   C. For lots greater than 12,000 square feet and less than or equal to 14,000 square feet, a maximum of thirty percent (30%) of the total land area of each residential lot may be turf up to a maximum of 3,500 square feet.

   D. For lots greater than 14,000 square feet, a maximum of twenty-five percent (25%) of the total land area of each residential lot may be turf.

   E. Promotes a low water use landscape through the use of drought tolerant plants either from an approved list or as recommended by a landscape design professional.

   F. Each residential irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent.
17. A plat note (Plat Note No. _____) shall be added that states, “Four (4) single-family cottages lots containing not less than 23 cottage units are proposed within the Subdivision or unless otherwise approved by the City. All single-family cottage lots shall be developed as designated on the plat”.

18. A plat note (Plat Note No. _____) shall be added that states, “Pet food shall be stored and fed in a manner that does not attract nuisance wildlife, such as skunks, raccoons, magpies and red foxes”.

19. A plat note (Plat Note No. _____) shall be added that states, “Recreational activities shall follow the Administrative Guidelines for Winter Wildlife, as set forth by Blaine County, the City of Hailey, the Bureau of Land Management and the Idaho Department of Fish and Game”.

Motion Language:
Approval: Motion to approve the Preliminary Plat Application by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, where Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey, is subdivided into 90 units on 71 lots, finding that the application meets all City Standards, and that Conditions (1) through (19) are met.

Denial: Motion to deny the Preliminary Plat Application by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, where Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey, is subdivided into 90 units on 71 lots, finding that ________________ [Council should cite which standards are not met and provide the reason why each identified standard is not met].

Continuation: Motion to continue the public hearing to ________________ [the Council should specify a date].
Return to AIS
PURPOSE: ISSUE FOR REVISED PUD APPLICATION (02/04/2020)

PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF

GENERAL CONSTRUCTIONS NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE “IDAHO STANDARDS FOR PUBLIC WORKS

CONSTRUCTION” (ISPWC) AND CITY OF HAILEY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF

THE ISPWC AND CITY OF HAILEY STANDARDS ON SITE DURING CONSTRUCTION.

2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AND SHOWN ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE

RESPONSIBLE FOR VERIFYING THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE

RESPONSIBLE FOR THE LOSS OR DAMAGE TO EXISTING UNDERGROUND UTILITIES IN THEIR LOCATION SHOWN ON THE PLANS. THE

CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS

IN ADVANCE OF EXCAVATION.

3. CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY

COMPANY PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL

POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).

5. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPWC SECTION 201.

6. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPWC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND

CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE

SUBGRADE SHALL BE WATERED OR AERATED AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY

MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.

- ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF

COMPACTING ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR

DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.

7. ALL 2” MINUS GRAVEL SHALL CONFORM TO ISPWC 802, TYPE II (ITD STANDARD 703.04, 2”), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION

801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS

DETERMINED BY AASHTO T-99.

8. ALL 3/4” MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPWC 802, TYPE I (ITD STANDARD 703.04, 3/4” B), SHALL BE PLACED IN CONFORMANCE WITH

ISPWC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY

DENSITY AS DETERMINED BY AASHTO T-99.

9. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPWC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT

AGGREGATE SHALL BE 1/2” (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPWC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28

CONFORMING TO TABLE A-1 IN ISPWC SECTION 805.

10. ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24” INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO

AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.

11. PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL PRESERVE ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND

POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE

LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING

THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT

MONUMENT.

12. EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY GALENA ENGINEERING. LIMITED


13. ALL APPARATUS SHALL BE STORED AND MOVED IN CONFORMANCE WITH ISPWC. APPARATUS SHALL BE 15” (38MM) CLEAR FOR TRAFFIC CONFORMABLY WITH THE MANUFACTURER’S SPECIFICATIONS.

14. ALL TRENCHING SHALL CONFORM TO ISPWC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

15. PERID H-118, THE CONTRACTOR SHALL USE A WINDSCREEN OR OTHER PROPER DEVICE TO PROTECT ALL WORKMEN AND PROTECTIVE VESTS AND HEAD PROTECTIVE EYEWEAR TO PROTECT ALL WORKMEN AND PROTECTIVE VESTS AND HEAD PROTECTIVE EYEWEAR TO PROTECT ALL WORKMEN.

16. PROTECTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON PER MARATHON PARTNERS, LLC (RECEIVED FROM GALENA ENGINEERING LTD., DESIGNED BY FRM/CT TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

DEVELOPER
MARATHON PARTNERS, LLC
P.O. BOX 3118
KETCHUM, IDAHO 83333

CIVIL ENGINEER
GALENA ENGINEERING, INC.
317 N. RIVER ST.
HAILEY, IDAHO 83333

LAND SURVEYOR
MARAN PHILLIPS, PLLC
GALENA ENGINEERING, INC.
317 N. RIVER ST.
HAILEY, IDAHO 83333

LANDSCAPE ARCHITECT
BEN TURGEON, OLA
BYLA
323 N. LEWIS ST.
KETCHUM, IDAHO 83340
PURPOSE: ISSUE FOR REVISED PUD APPLICATION (02/04/2020)

S

NOTE

See sheet C0.2 for Survey Narrative and Notes.

LOT 8

LOT 7

8''W

S

S

N00° 06' 02"E 56.77'

S00° 06' 02"W 1241.14'

LOT 11

LOT 13

±0.27 ac.

E2A

LOT 14

118.6'

±15,769 s.f.

±11,467 s.f.

LOT 16

±0.43 ac.

±37,019 s.f.

±0.85 ac.

E2A

LOT 17

LOT 18

165.5'

±16,773 s.f.

±18,168 s.f.

±16,826 s.f.

±18,731 s.f.

184.1'

±0.43 ac.

±37,019 s.f.

±0.85 ac.

E2A

LOT 19

LOT 46

LOT 49

±10,263 s.f.

±0.24 ac.

±10,687 s.f.

±10,393 s.f.

124.7'

±0.25 ac.

±0.24 ac.

±10,263 s.f.

±0.24 ac.

±10,687 s.f.

±10,393 s.f.

124.7'

±0.25 ac.

±0.24 ac.

±10,263 s.f.

±0.24 ac.

±10,687 s.f.

±10,393 s.f.

124.7'

±0.25 ac.

±0.24 ac.
**PURPOSE:** ISSUE FOR REVISED PUD APPLICATION (02/04/2020)

**70' R.O.W. - ROAD WITH CONCRETE SIDEWALK AND PATH TYPICAL SECTION**

- 5' CONCRETE
- 2' ASPHALT

**Right-of-way**
- 5' CONCRETE
- 2' ASPHALT
- IRRIGATED

**NOTE:**
-権利路線
- 混凝土
- 沥青
- 灌溉

**INFORMATION:**
- 70' R.O.W.
- 路面とコンクリートサイドウッドの典型的なセクション
- 5' CONCRETE
- 2' ASPHALT
- IRRIGATED

**EXISTING CONDITIONS:**
- 現存する条件
- 条件

**DESIGN:**
- 設計
- サイドウッドおよびパスの典型的なセクション
- 5' CONCRETE
- 2' ASPHALT
- IRRIGATED

**NOTES:**
- 註
- 注

**REFERENCES:**
- 参考文献
- 文献

**CONSTRUCTION:**
- 施工
- 建設

**MATERIALS:**
- 材料
- 材料

**DETAILS:**
- 詳細
- 詳細

**PERMISSIONS:**
- 許可
- 許可

**NOT FOR CONSTRUCTION:**
- 許可外の使用禁止
- 許可外の使用禁止

**BUYER BEWARE:**
- 購買注意
- 購買注意
LEGEND

- Adjoiner's Lot Line
- Existing Items
- Sewer Manhole
- Water Main
- Gravity Sewer Main
- Edge of Asphalt
- EOA

S
W
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W

General Notes:
1. See Sheet C0.1 for general construction notes.
2. See Sheet C2.5 for water and sewer construction notes.
3. See Sheet C3.0 for standard water details.

Purpose: Issue for revised PUD application (02/04/2020)

Sunbeam Subdivision, Phase 1

Overall Utility Plan

Scale in Feet

Graphic Scale

100 Feet

Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
e-mail galena@galena-engineering.com

Prepared for Marathon Partners, LLC

Prepared With Sections 9 & 10, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho

Location Within Sections 9 & 10, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho

General Notes:
1. See Sheet C0.1 for general construction notes.
2. See Sheet C2.5 for water and sewer construction notes.
3. See Sheet C3.0 for standard water details.
PURPOSE: ISSUE FOR REVISED PUD APPLICATION (02/04/2020)

PREPARED FOR MARATHON PARTNERS, LLC
SUNBEAM SUBDIVISION, PHASE 1
GRAY'S STARLIGHT
AND PROFILE
LOCATED WITHIN SECTIONS 9 & 10, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

SUNBEAM STREET AND ECLIPSE STREET
WATER PLAN AND SEWER PLAN & PROFILE

PROJECT INFORMATION
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GRAPHIC SCALE
0 120
60
Scale in Feet

GENERAL NOTES:
1. SEE SHEET C0.1 FOR GENERAL CONSTRUCTION NOTES.
2. SEE SHEET C2.5 FOR WATER AND SEWER SERVICE DETAIL (DETAIL 3, SHEET C2.5).
3. MARK END OF PIPE WITH BLUE PAINTED T-POST.
4. AVOID UNDERGROUND CONFLICTS.
5. EXTRA FITTINGS MAY BE NECESSARY IN ADDITION TO THOSE SHOWN HEREON TO CONTROL ELEVATION AND ALSO ADJUST TO COMPACT.
6. NOT ALL KEY NOTES MAY BE USED.
7. ELEVATIONS MAY BE NECESSARY IN ADDITION TO THOSE SHOWN HEREON TO CONTROL ELEVATION AND AVOID ADJUSTMENTS AND CONFLICT.

SEWER KEY NOTES
1. SEE SHEET C2.3 FOR REVISIONS.
2. SEE SHEET C2.5 FOR SEWER PROFILE ON BY REVISIONS.
3. 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.

WATER KEY NOTES
1. SEE SHEET C0.1 FOR WATER SERVICE DETAIL (DETAIL 3, SHEET C2.5).
4. INSTALL SEWER MANHOLE P10
5. INSTALL SEWER MANHOLE P11
6. INSTALL SEWER MANHOLE P12
7. INSTALL SEWER MANHOLE P13
8. INSTALL SEWER MANHOLE P14
9. INSTALL SEWER MANHOLE P15
10. INSTALL SEWER MANHOLE P7

SUNBEAM STREET PLAN VIEW
ALIGNMENT: Sunbeam Street
STA: 37+59.29 o/s: 5.50' R
INV IN: 5341.51 (N)
INV OUT: 5341.41 (S)
RIM: 5348.99
SLOPE = 0.50%

ALIGNMENT: Gray's Starlight Drive
STA: 27+87.81 o/s: 13.87' L
INV IN: 5356 5358
INV OUT: 5352 5354 5356 5358
RIM: 5358.30
SLOPE = 0.50%

INSTALL 400 L.F. OF 8" PVC SEWER MAIN
5352
INSTALL 267 L.F. OF 8" PVC SEWER MAIN
5350
INSTALL 224 L.F. OF 8" PVC SEWER MAIN
5348 5350 5352 5354 5356 5358 5360
INSTALL SEWER MANHOLE P10
INSTALL SEWER MANHOLE P11
INSTALL SEWER MANHOLE P12
INSTALL SEWER MANHOLE P13
INSTALL SEWER MANHOLE P14
INSTALL SEWER MANHOLE P15
INSTALL SEWER MANHOLE P7

NOTE: THE SEWER WORK ON THIS SHEET IS TO BE CONSIDERED PRELIMINARY AND IS SUBJECT TO CHANGE.

LEGEND
1. SEE SHEET C0.1 FOR GENERAL CONSTRUCTION NOTES
2. SEE SHEET C2.5 FOR WATER SERVICE DETAIL (DETAIL 3, SHEET C2.5).
3. INSTALL 203 L.F. OF 8" PVC SEWER MAIN
4. INSTALL 25 L.F. OF 8" PVC WATER MAIN
5. INSTALL 8" PVC WATER MAIN

C2.3
NOT FOR CONSTRUCTION
PRELIMINARY

M.T.S.

C2.4

HORIZONTAL SEPARATION REQUIREMENTS

SUNBEAM SUBDIVISION, PHASE 1

PROJECT INFORMATION

P:\sdskproj\3226-06\dwg\Construction\3226-06_SHEETS_C2_utilities.dwg  02/04/20  2:24:05 PM

Snow Pole Shall Be Nordic Fiberglass, Inc., 3'± Model No, FF-2, 72" High, Or Equivalent.

SKS

18" one piece flat locking cover with

CHECKED BY

Unless Otherwise Specified

PREPARED FOR MARATHON PARTNERS, LLC

FRM/CT

DESIGNED BY

FRM/CT

See ISPWC Detail SD-406

C.L. of Street

Property Line

varies

Thermal Coil

Water Meter Furnished and Installed by the City (Paid by Customer with Connection Fees)

4" Insulation Pad

Water Line to Building-Extend 8' Beyond Finished Surface or Ground

45°

3" Min.

Service Tap Saddle

Mueller 6' Bury Thermal Coil

CL. of Street

Mueller 110 PFCBH-388-18-72-FP-NL

Ford C14-33-Q-NL

6" Min.

Kit

15. All parts must be brass and compliant with the low lead rule (<0.25% Pb by weight).

14. All services shall conform to the vertical and horizontal separation requirements per DEQ.

13. Separate service connections to main by a minimum of 2 feet andaddafi circumference.

12. Separation of service connections to main by a minimum of 2 feet and adabi circumference.

11. No service or irrigation connections within 6 feet of meter vault.

10. Connection to the meter box or curb stop shall be; Mueller 110 M.J. x Flange Tee From Main Line

9. Water service lines shall be bedded with Type I Pipe Bedding per the ISPWC-Section 404-Water Service Line and Meters.

8. All copper service shall be wrapped with #6 gauge copper wire thermally insulated wrap every 5'. Run wire to top of vault.

7. All copper service shall be wrapped with #6 gauge copper wire.

6. City shall approve location and elevation of all Fire Hydrants. Fire Hydrants shall be located at street intersections and easements if present.

5. CAUTION: OPEN CORPORATION VALVE BEFORE BACKFILL.

4. Fire hydrants which may be exposed to vehicular damage or obstruction shall have an approved array of bollards or guard post installed to protect them from damage and maintain the minimum distance required for proper operation.

3. Meter vaults shall be Mueller 250CS2172FBBSN or Ford PFCBH-388-18-72-FP-NL.

2. Hydrants shall be Waterous Pacer Model WB-67U-250 or Mueller Super Centurion 250 and conform to the following:

1. Water Services shall be installed in accordance with the current edition of the ISPWC-Section 404-Water Service Line and Meters.

CITY OF HAILEY RESIDENTIAL WATER SERVICE CONNECTION DETAIL (18.14.010.B.3)
PURPOSE: ISSUE FOR REVISED PUD APPLICATION (02/04/2020)

12" Existing Pavement

A. FLUSHING PRIOR TO DISINFECTION

- Aggr. per ISPWC
- Subgrade

B. DISINFECTION OF WATER PIPES

- Horizontal separation from infiltration trenches and dry wells.
- Comply with ANSI/AWWA C 651: Disinfesting water mains, these specifications, and engineer's direction.

Backfill

- Shoring per OSHA

- Failure to accurately locate and preserve any and all underground utilities.

- Aggregate, will be required as backfill.

1) Form: Liquid containing 100% available chlorine under pressure in steel containers.

- N.T.S.


- 6. The completed patch shall not pond water in excess of .02 feet in depth.

- All proposed crossings. Some relocation of water and sewer mains may be required in addition to this.

- ISPWC Section 58.01.08.542.07.

3. METHODS OF CHLORINATION USED TO BE PRE-APPROVED BY THE ENGINEER.

- 25 mg/L for 4 hours.

- Based on 3.25g available chlorine per tablet.

- Adjust for pipe length other than 18 feet.

- Base on 3.25g available chlorine per tablet.

- (1) Adjust for pipe length other than 18 feet.

- (2) Based on 3.25g available chlorine per tablet.

- Table 1

- Table 2

- Table 3

- Take 2 samples from each location at least 24 hours apart.

- 2. Unless otherwise directed by the engineer, collect samples from each 1,200 feet on the new main and one from each branch.

- 4. Follow a pre-approved method.

- 5. If the proposed work will involve the movement of potable water lines (including mains and service lines) with non-potable lines.

- City of Hailey Detail Sewer Manhole - Type A (18.14.010.C.1)

- City of Hailey Sewer Service Connection Detail (18.14.010.C-4)

- Connection for New Sewer

- Flushing and Disinfection

- Flushing prior to disinfection.

- Before passing water through the line, flush thoroughly after the pressure and flow test are complete.

- Keep the contact with all pipes, appurtenances and fittings for prevention of the presence of foreign materials in the water system.

- Piping that is not in use is kept separate from the water system.

- In the event of water supply failure, a back-up water system is operational.

- Coarse sand shall be added to absorb chlorine residues.

- Chlorine residues are not carried along the pipe. Install manual shutoff valves along the length of the line to isolate areas of the water system that cannot be isolated.
Return to AIS
Memorandum

To: Mayor Burke and Hailey City Council;
   Hailey Planning and Zoning

From: Hailey Parks and Lands Board

RE: Recommend to accept park dedication of Sunbeam Subdivision

Date: February 12, 2020

Background: The proposed Sunbeam Subdivision is located between Quigley Gulch and Old Cutters Subdivision and consists of single-family and cottage single-family lots, bike and pedestrian connector trails, and public park and open space consisting of a recreation field, natural play and scenic area with a connection to the existing Curtis Park. The total proposed park space of Phase 1 and Phase 2 is 9.14 acres, which is 5.12 acres more than the City requires.

The proposed park space consists of a path, recreation field, parking area, shade trees and native plantings, a slide into the hillside, boulders and logs as play amenities, a shaded picnic area, sledding knoll, tables and benches, and native and turf grass.

The Parks and Lands Board agrees that the park space is thoughtfully planned and the donation of park space that exceeds City requirements is very generous. The Parks and Lands Board is in favor of the proposed space connecting to the existing Curtis Park.

Recommendation: At the February 12, 2020 meeting, the Parks and Lands Board voted unanimously that the presented park meets the park dedication requirements and recommends to accept the park dedication proposal as is.
Return to AIS
Memorandum

To:    Mayor Burke and Hailey City Council;

Hailey Planning and Zoning

From:  Hailey Tree Committee

RE:   Recommend to accept park dedication of Sunbeam Subdivision with conditions

Date:   February 13, 2020

Background: The proposed Sunbeam Subdivision is located between Quigley Gulch and Old Cutters Subdivision and consists of single-family and cottage single-family lots, bike and pedestrian connector trails, and public park and open space consisting of a recreation field, natural play and scenic area with a connection to the existing Curtis Park. The total proposed park space of Phase 1 and Phase 2 is 9.14 acres, which is 5.12 acres more than the City requires.

The Hailey Tree Committee encourages the applicant team to explore additional species options to add to the already diverse plan. While removing ash from the plan, although not comprehensive, the Committee encourages exploring additional options to include: honey locust, bur oak, Japanese tree lilac, Kentucky coffee tree, horse chestnut, Vanderwolf’s pine, and bristlecone pine. Establishment, growth and health of trees depends on the quality of the supplier and their stock.

The Hailey Tree Committee is in favor of the plan, noting species diversity and groupings of species throughout the design of the streetscape, while incorporating drought tolerant species. The design shows Linden trees shading the picnic area, the Committee noted the potential bee and aphid issues and suggests exchanging these. The Committee supports the design of the path and street being separated by the street trees and is overall pleased with the character the proposed plan will create.

Recommendation: At the February 13, 2020 meeting, the Hailey Tree Committee voted unanimously to accept the street tree plan design with 3 conditions:

1. Removing all ash trees,
2. Incorporate additional appropriate diversity, and
3. The plantings are wildlife appropriate.
Return to AIS
MEMORANDUM

Date: February 21, 2020
To: Brian Yeager
City of Hailey, Idaho
From: Hales Engineering

Subject: ID Hailey - Sunbeam Subdivision Phase I Potential Carbonate Extension

This memorandum discusses a comment received from the Hailey City Planning Commission, that the applicant evaluates the feasibility of providing a third access to the project in Phase I (Carbonate Street extension) to the Sunbeam Subdivision. The following paragraphs will explore the needs / feasibility of this potential option.

Traffic Volumes

Phase I of the Sunbeam Subdivision will include 90 single family dwelling units. According to the Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition, 2017, Phase I will generate the following:

- Daily Trips: 944
- Morning peak hour trips: 71
- Evening peak hour trips: 92

Based on the evening peak hour trip generation as shown in the Sunbeam Subdivision Traffic Impact Study Update (Sunbeam TIS), Hales Engineering, February 11, 2020, Table 3, pg. 13, and repeated above in this memo, 90 single family homes will generate approximately 92 evening peak hour trips. If the planned accesses are provided for Phase I, and approximately 60% use the north accesses to Myrtle Street (56 vehicles), and 63% are inbound (35 vehicles) and 37% are outbound (21 vehicles), see Figure 4 of the Sunbeam TIS. If 40% use the south access to Quigley Road (36 vehicles) with 63% inbound (23 vehicles) and 37% outbound (13 vehicles), then we can evaluate the added traffic to both Myrtle Street and Quigley Road to see if either is overloaded by the additional traffic and if a third access would be needed due to capacity limitations.
Since the future Phase I intersections of San Badger Drive / Myrtle Street and Carbonate Street / Quigley Road both function at LOS A and B, respectively, and the local LOS threshold is LOS C for City Streets, it can be summarized that there is reserve capacity in both intersections to adequately handle the traffic from the proposed Phase I of the Sunbeam Subdivision and an additional connection to Carbonate Street is not needed for capacity reasons.

If Carbonate Street were connected in Phase I, we could anticipate approximately 10% of the peak hour traffic would use this road (9 vehicles).

**Travel Times**

Another method of checking the validity of an additional road is the travel time savings going from one fixed location to another destination on a different travel route.

- **Travel time was measured in lineal feet from the Eclipse Street / San Badger Drive intersection to the Myrtle Street / Buttercup Road intersection, see attachment.**
  - The northwest travel route began at the Eclipse Street / San Badger Drive intersection and went north along San Badger Drive to the intersection with Myrtle Street and then went westerly along Myrtle Street to Buttercup Road, equating to 3,460 lineal feet, and with a speed of 20 mph, would take 1 minute and 58 seconds.
  - The southwest travel route began at the Eclipse Street / San Badger Drive intersection and went west along the proposed Carbonate Street extension to 6th Avenue and northerly along Buttercup Road to the Myrtle Street intersection, equating to 3,390 lineal feet, and with a speed of 20 mph, would take 1 minute and 55 seconds.

- **Travel time was also measured in lineal feet from the Eclipse Street / San Badger Drive intersection to the 6th Avenue / Bullion Street intersection, see attachment.**
  - The southwest travel route began at the Eclipse Street / San Badger Drive intersection and went south along San Badger Drive to the intersection with Quigley Road and then went westerly along Quigley Road to 8th Avenue and then went northwesterly along 8th Avenue to Bullion Street and southwesterly to the 6th Avenue intersection equating to 2,940 lineal feet, and with a speed of 20 mph, would take 1 minute and 40 seconds.
  - The westerly travel route began at the Eclipse Street / San Badger Drive intersection and went west along the proposed Carbonate Street extension to 6th Avenue and southerly along 6th Avenue to the Bullion Street intersection, equating to 1,920 lineal feet, and with a speed of 20 mph, would take 1 minute and 5 seconds.

In summary, the northern travel routes were essentially equal, and the southern routes had a 35 second differential.
Cost Estimate

In order to prepare a cost estimate for the temporary Carbonate Street extension, the following assumptions were made:

1. 22 feet of asphalt roadway surface and associated road base
2. No utilities would be constructed (water and sewer are included for the permanent portion)
3. Drainage improvements
4. No landscape improvements
5. 10% contingency, mobilization, traffic control
6. Construction material testing
7. Construction admin (engineering, surveying)

Total Cost Estimate = $350,000

This temporary road could also require the abandonment of the center watering pivot.

Conclusions / Recommendations

1. The traffic volumes do not justify the need for this additional access / roadway extension
   a. Proposed Phase I accesses can handle the traffic at acceptable LOS
   b. The optional Carbonate Street extension is projected to receive minimal traffic loads
2. Travel times between fixed points yield minimal to no advantage on the northerly route comparison, and little time savings to the southerly route
3. The cost to construct this optional Carbonate Street extension is very costly for the minimally projected traffic loads, $350,000 for 10% of the traffic or 9 vehicles
4. It is not recommended that a temporary Carbonate Street extension be included with the development of the Sunbeam Subdivision, Phase I
A NORTHBOUND PATH OF TRAVEL EXHIBIT
SUNBEAM SUBDIVISION
WITHIN S 9 & 10, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR MARATHON PARTNERS, LLC

PATH OF TRAVEL = 3,460 LF
PATH OF TRAVEL = 3,390 LF

REUSE OF DRAWINGS
These drawings, or any portion thereof, shall not be used on any Project or extension of this Project except by agreement in writing with 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@galena-engineering.com

0 500
GRAPHIC SCALE
Scale in Feet

PROJECT INFORMATION
SHT 1 OF 1
Return to Agenda